

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 8/30/2011
-----------------------------------	---	--

1.0	PHA Information PHA Name: _____ Housing Authority of the City of Tulsa _____ PHA Code: _____ OK073 _____ 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): _____ 07/2012 _____																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ 2508 _____ Number of HCV units: _____ 4801 _____																										
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 type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <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:					
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:																											
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. <i>Include statements related to these programs as applicable.</i>																										
8.0	Capital Improvements. <i>Please complete Parts 8.1 through 8.3, as applicable.</i>																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. <i>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. Attachments ok073c01 through ok073o01</i>																										
8.2	Capital Fund Program Five-Year Action Plan. <i>As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Attachment ok073p01</i>																										
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.																										

9.1	<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>
10.0	<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. 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>
11.0	<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.</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) Attached at the front of the plan.</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) Attached at the front of the plan</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) Attached at the front of the plan</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. Attachment ok073q01 contains the minutes from the RAB meeting</p> <p>(g) Challenged Elements None challenged</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) Attachments ok073c01 through ok073o01</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) Attachment ok073p01</p>

Section 4.0 Attachment

HOUSING AUTHORITY OF THE CITY OF TULSA

**AMENDMENT NO. 3
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 Contract and by mutual agreement, the term is hereby renewed for a two (2) year period, commencing August 9, 2011, and ending August 8, 2013.

- A. This change hereby modifies and supersedes the contract entered into between the parties as it relates to the term of the contract, only. The remaining terms of the original contract are unaffected by this Change Order, specifically as to price and total contract 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: [Signature]
TITLE: Executive Director

**HOUSING AUTHORITY OF THE CITY OF
TULSA**

BY: [Signature]
TITLE: President / CEO

**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 it 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:

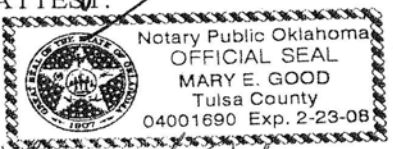
To THA: Roy E. Hancock, Executive Director
HOUSING AUTHORITY OF THE CITY OF TULSA
415 East Independence
Tulsa, OK 74106

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

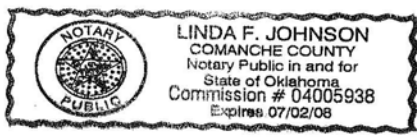
Mary E. Good

ATTEST:



Linda F. Johnson

ATTEST:



²⁰¹ 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) Two 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	96.28%	Within the range
Comanche Park	275	89.88%	Within the range
Apache Manor	160	94.98%	Within the range
Mohawk Park	106	86.65%	Within the range
Riverview Park	190	82.02%	Addressed per policy below
Sandy Park	160	85.23%	Within the range
Parkview Terrace	225	84.06%	Addressed per policy below
South Haven Manor	100	117.41%	Within the range for extremely low
East Central Village	150	123.94%	Within the range for extremely low
Scattered Sites	215	139.42%	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
--------------------------	-------------------------------

See attached file ok073a01

PHA Plan Elements	3. Rent Determination
--------------------------	------------------------------

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

PHA Plan Elements 4. Operation and Management

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

PHA Plan Elements 5. Grievance Procedures

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

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

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

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

At each of the nine public housing family communities and one project based section 8 housing community, THA provides deprogrammed units known as Resource Centers. 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. In addition to the computer lab, there is space for a wide array of literacy, education and employment-based programs.

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.

Update 2012: Previously the Riverview Resource Center utilized neighboring deprogrammed apartment units. Regular Resource Center activities were located in one unit and then contracted GED and Computer Instruction were held in the adjoining unit that was funded through a ROSS Neighborhood Network grant. As a result of the grant ending, this adjoining unit was no longer needed for the contracted services and THA requested this unit be returned to our housing stock. HUD approved this request and as a result the computer lab was relocated to the original Resource Center.

Family Service Coordinators

Update 2012: Through funding received under a ROSS Family Service Coordinator grant, THA has staffed two Family Service Coordinators to provide case management services at the nine public housing family communities. These Service Coordinators complete a needs assessment on all

participants in the program and goals are set according to each individual resident's needs. The Service Coordinators provide job placement assistance, counseling, group networking, and outreach to community resources. The two family Service Coordinators work closely with local agencies to bring programs and services to sites.

Elderly/Disabled Communities

At each of THA's three public housing high rise communities, a Service Coordinator is located on site to help with the needs of the elderly and disabled population. These Service Coordinators are responsible for assuring that the elderly and disabled residents are linked to needed support services to enhance their quality of life, to live independently. They plan, coordinate and deliver social services and resident services training to THA's elderly and disabled residents by meeting with them, both as groups and individually regarding housing, home management, nutrition, family living, leisure/recreational activities and healthcare.

Update 2012: THA also operates two project based section 8 elderly/disabled sites in the Tulsa area. With funds received from a HUD ROSS Multifamily Service Coordinator grant, there is a Service Coordinator staffed at each of these sites to act as a liaison between the residents and various agencies in the Tulsa area to enhance the residents' quality of life – allowing them to live independently. These Service Coordinators complete assessments on all residents to determine the areas of need in the building and provide general case management. They provide educational programming to the residents as well as coordinate social services agency programming for the residents in areas of home management, healthcare, nutrition, etc.

Job Support Program

The Service Coordinators conduct a soft skills employment readiness program called S.A.G.E. (Skills for Attaining Gainful Employment). 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.

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.

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.

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 needed 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 Program Grant. THA makes every effort to gain input from our residents for possible future improvements and needs.

Community Outreach Activities

Update 2012: The Community Relations Department plans numerous community events each year to assist in meeting the needs of our resident. These events include such things as a food drive to re-stock the on-site emergency food pantries, delivery of Christmas food baskets and Angel Tree gifts (by utilizing the Salvation Army) to all elderly homebound residents, partnering with Toys for Tots to bring toys to all children 0-12 living within THA family sites, and organizing a school supply drive to assist families with back to school needs.

Additional community events are planned to raise awareness of public health and safety issues. These include THA's anti-bullying awareness campaign, block parties at each THA family sites, Health and Education Fairs and other events as issues may arise.

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.

Workforce

Update 2012: Workforce Tulsa provides job placement and training services throughout the Tulsa area through a one-stop system. To assist with transportation barriers staff from Workforce provide on-site workshops to THA residents covering resume basics and online job searching techniques. In addition, those attending these workshops have the opportunity to sign up with their Oklahoma JobLink website. This is a database which matches a person to job openings with their specific skills in mind.

Recreation

Constructive activities for youth are provided through comprehensive recreation programs 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

Update 2012: An on-site medical clinic was located in a deprogrammed unit at East Central Village, a public housing community, and was operated by OU Community Health until September 30, 2011. The clinic was originally set up in June 2007 to provide services in this medically underserved area of Tulsa. OU Community Health evaluated the services in this area and determined this area was no longer medically underserved. THA requested this unit be returned to our housing stock as the unit was no longer needed for its intended purpose and HUD approved this request. Although this service is no longer offered on-site, THA continues to work with OU Community Health.

Morton Comprehensive Health Services

Update 2012: Morton provides community outreach at various THA communities. This outreach includes health education presentations and health screenings. In addition, they provide a fixed transportation route available through their transportation program free of charge.

Oklahoma Project Woman

Update 2012: Oklahoma Project Woman provides free breast health education, mammograms, diagnostic procedure and surgeries for Oklahoma men and women with no health insurance. As part of their community outreach at THA properties they provide education programs and information about basic breast health, proper techniques for performing breast self-exams, guideline and importance of mammography, genetics and myths surrounding breast cancer. They also provide printed materials to our residents.

Tulsa Health Department

Update 2012: The Tulsa Health Department provides programs on-site on numerous topics related to health and parenting. These topics include the Know Your Numbers program (blood pressure check, blood sugar levers, weight management, etc), tobacco prevention, oral health, parenting and healthy relationships.

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.

Tulsa Community College

Update 2012: The Tulsa Community College staff work closely with THA's Service Coordinators to provide on-site informational sessions promoting college and financial aid opportunities. During these sessions they cover all programs available and offer hands on assistance with filling out and submitting financial aid applications.

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.

Parent Child Center of Tulsa

Update 2012: The Parent Child Center provides a wide umbrella of services focused on strengthening families to prevent and end child abuse and neglect. The Parent Child Center is involved in numerous THA community events, including the block parties and the anti-bullying campaign. They also provide trainings to the Service Coordinators so they are better prepared to deal with issues as they arise. In addition, they are working closely with THA staff to provide on-site parenting education programs.

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 Gardens, 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.

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 assist with researching fundraiser opportunities to supplement funding for resident programs.

Housing Counseling Activities

Update 2012: Housing Partners of Tulsa, Inc. (HPT) was created in 1991 as a 501(c)(3) not-for-profit corporation. The mission of HPT is “to provide a wide range of affordable housing options for low and moderate-income Tulsans and to promote programs leading to self-sufficiency and homeownership.” To achieve these ends, HPT will initiate cooperative efforts within the private and public sectors to mobilize resources and coordinate programs.

HPT received approval from HUD as a certified Housing Counseling Agency effective December 10, 1998. In September 1999, HPT received a Housing Counseling Grant to fund the housing counseling activities and received these activities through 2007. Currently these activities are funding under the HOME program and HPT will continue to apply for HOME funds for this program.

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

HPT is staffed by a Senior Manager of Community Relations and Housing Counselors who provide homebuyer education and counseling for Tulsa residents. The Housing Counselors provides a comprehensive homebuyer education program designed to assist potential homebuyers. HPT promotes affordable homeownership opportunities for first-time homebuyers through education and activities utilizing HOME grant funds to provide down payment assistance. Qualified buyers that complete the program and purchase a home in Tulsa city limits may receive 5% of purchase price up to \$5,000 to use for down payment and closing costs. Homebuyer education consists of a wide range of topics that include “Is Homeownership Right for You?”, “Steps to Buying a Home”, “Budgeting and Goal Setting”. Potential homebuyers receive instructions on the actual process of buying a home. Topics included in this section are: “The Home Loan Application Process”, “How to Find a Home”, “Making an Offer” and “Maintaining Your Home”. In addition to group homebuyer education, one-on-one counseling is offered this includes a financial evaluation where a Housing Counselor assists the potential homebuyer with developing a budget, reviewing their credit scores and report, and preparing a personalized action plan to guide them to homeownership.

The Senior Manager of Community Relations and the Housing Counselors network with local agencies which in turn allows them to promote housing counseling services that meet the housing needs and problems of the targeted area.

In addition to offering Fair Housing rights, Predatory Lending, Foreclosure Prevention, Financial Literacy, Truth in Lending education, Real Estate Settlement Procedures education, in the future HPT plans to expand its financial literacy program by offering more extensive budgeting counseling.

Section 8 Family Self-Sufficiency Program

Update 2012: In 1991 THA introduced the Family Self-Sufficiency Program. This program is instrumental in assisting low-income families by filling the gap and helping them make the transition from public assistance to becoming economically independent.

Each participant decides their own individual set of goals with their Family Self-Sufficiency Coordinator depending on their specific need. These goals may include completing their GED or continuing their education at a two or four-year college. Some participants receive vocational or technical training. Many participants enter the work force for the first time, while others continue to work in their desired fields.

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

The Family Self-Sufficiency Program provides community support and resources to encourage and assist families toward becoming self sufficient, but the desire to succeed and become independent comes from the participants. Quarterly trainings on financial management, searching for employment and credit counseling are offered to participants to assist them in their journey to financial freedom.

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

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

In 2010, THA graduated 11 FSS participants and disbursed \$75,537.23 in escrow funds to participants obtaining their goals. In 2011, THA has continued to be committed to our participants in assisting them in becoming fully self-sufficient with continued educational and training opportunities with our partners, including, Tulsa Works, Consumer Credit Counseling, Tulsa Technology Center, University of Phoenix, St. Gregory's College, Workforce Oklahoma and Housing Partners of Tulsa.

PHA Plan Elements 8. Safety and Crime Prevention

Updated 2012: The Tulsa Housing Authority provides foot patrols to deter the criminal element on the properties. Full time trained investigators have increased to three. An Online Fraud Report is also available. Suspected fraud, illegal activities and program abuse can be reported anonymously 24 hours a day by submitting a Fraud Report at THA website, www.tulsahousing.org. Reports are received by the Chief Security officer and assigned to an investigator. Investigations are completed and the results forwarded to the appropriate personnel.

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.

THA will 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, THA 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 THA’s facilities are inaccessible to or unusable by persons with disabilities.

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

THA’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, 2010 and 2009*. Reports for years ended June 30, 2011 and 2010 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 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.tulсахousing.org			
	THA-Central Office	415 E Independence	Tulsa	OK	74106
<u>Management Offices:</u>					
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

Update 2011: 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 had planned to rebuild these five units as elderly/disabled cottages at LaFortune Tower utilizing RHF Capital Fund Program funds.

Update 2012: Unfortunately, the Environmental Review revealed an above ground storage tank at a nearby refinery that could not be mitigated and resulted in LaFortune Cottages as an ineligible location for the construction of new units.

On June 27, 2011, THA requested and received approval from HUD to change the scope of the RHF

funding from development of new construction to acquisition of existing single family homes.

As of January 10, 2012, THA Development Staff has acquired 5 single family homes for this purpose and has obligated the RHF funding accordingly. THA Development Staff will complete minor repairs and alterations to ensure that these units meet HQS and REAC standards as well as properly recording the required Declarations of Trust for each unit. All 5 units should be occupied by January 27, 2012.

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 2011: 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.

Update 2012: The Environmental Review was approved on September 7, 2011. THA has included funding to demolish the remaining slabs and footings in the 2011 CFP. As soon as the funding for this grant is allocated into LOCCS, THA will remove the slab and footings and final approval for demolition will be requested from HUD.

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 single 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.

Update 2012: THA closed its first home loan under the HCV Homeownership option in 2003. THA currently has 20 families participating in the HCV Homeownership program. In 6 years, we have not experienced one foreclosure. We attribute this to the strong partnership with Housing Partners of

Tulsa and their housing counseling services. THA has 30 vouchers available for use under the Voucher Homeownership program.

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	2009
ok073m01	2010
ok073n01	2011
ok073o01	2012

Section 8.2 Attachments

8.2 Capital Fund Program Five-Year Plan

See attached file: ok073p01

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

Homeownership Goals

Increase CHDO Homeownership Opportunities through acquisition and rehabilitation activities.

- Work with City of Tulsa to reduce Environmental/Historic Review approvals.
- Utilize 2009 HOME Grant Funds and Proceeds for the acquisition and rehabilitation of up to 22 homes over a two year period.

- Apply for additional HOME CHDO Set Aside Grant Funds in subsequent years to continue and increase acquisition and rehabilitation activities.

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

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

Update 2012: A stalled economy and collapse of the mortgage market has significantly slowed progress of HOME Acquisition and Rehabilitation programs across the nation. Upon meeting with HUD and The City of Tulsa Grants Administration Department, it is evident that the 2010, 2011, & 2012 HOME awarded program funding could be used in a very effective manner by utilizing these funds for the HOME eligible activity of Homeowner Rehabilitation invested of Acquisition and Rehabilitation. In the upcoming year, the CHDO will work develop a Homeowner Rehabilitation Program and seek approval from the City of Tulsa and HUD to utilize the 2010, 2011, & 2012 awarded HOME funding for this eligible activity.

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

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

Community Relations Goal

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

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

Update 2012: As of now, the ability for THA's Community Relations Department to apply as a stand alone 501c3 is not an available avenue. However, as grant and foundation funding is announced, research is conducted to see if the needs and services fall within HPT's mission and align with THA's focus. If feasible, HPT pursues the funding opportunity to assist THA in meeting these needs. Fundraising for department needs continues through such things as food and school supply drives. Staff levels and funding sources are reviewed on an ongoing basis. We recently received funding

awards for the 2011 PH-FSS grant, 2011 ROSS Family Service Coordinator grant and are currently applying for the 2011 Housing Counseling, etc.

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 2011: 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.

Update 2012: On December 2, 2010, THA submitted a request to revise ARRA CFRC Grants OK07300000409R & OK7300000709R following the October 18, 2010 termination of the EPC Agreements with Ameresco, Inc. to perform the EPC improvements originally included under these two grants.

Both of these grants had a deadline of September of 2011 for expenditure. With the assistance of THA contracted Architect, THA met with various engineering firms to ascertain the likelihood of identifying and developing the necessary specifications for procurement of alternative qualifying projects. With the short timeline, it was determined that it would not be feasible to perform further engineering studies to identify alternative projects. It would also not be feasible to perform the necessary procurement, due diligence, and complete construction before the expenditure deadline would expire.

In February of 2011, THA notified HUD of the THA Board of Commissioners decision to not pursue the implementation of these two grants and also requested rescission of the funding. On June 27, 2011, HUD issued THA notification of the official recapture of the remaining funding for each grant.

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.

Update 2012: In Part 7(a) HOPE VI or Mixed Finance Modernization or Development, THA described the HUD approved switch from development of 5 new construction units utilizing CFP RHF funding to acquisition of 5 single family homes. With this change in scope, THA is revising the prior reported goal as:

- Complete legal closing for all 5 single family homes by January 10, 2012.
- File the required Declaration of Trust for each home at the Tulsa County Assessors Office upon obtaining legal ownership of each property.
- Complete any necessary minor repairs and alterations to ensure each home is compliant with HQS and REAC inspection standards by January 27, 2012.
- Achieve 100% occupancy of all five units no later than February 1, 2012.

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 2011: The rehabilitation of Riverview with major exterior modernization has been completed. Focus will now shift to rehabilitate Sandy Park with major exterior modernization.

Update 2012: The Physical Needs Assessment (PNA) per Amp is nearing completion and will be finalized by the end of the year. The computer based tracking system per AMP is in the development stage and Phase 1 of the HVAC Modernization for Riverview is underway.

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 2011: 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.

Update 2012: Security staff has provided on site training for residents and staff and have been instrumental in organizing Neighborhood Watch programs. Security staff has completed a camera assessment and are continuing to investigate the feasibility of installing closed circuit television cameras or wireless cameras that can be utilized with a central monitoring station.

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 2011: 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.

Update 2012: Regulatory training for EIV, Rent Calculation, Annual and Interim recertification's, as well as, Fair Housing continues to be conducted annually and a site specific training program is in the development phase. Several Property Management staff completed the Public Housing Management course and obtained their Public Housing Management certification.

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 2011: 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

Update 2012: THA sponsored Leasing Fairs in March, April and May 2011 at the THA offices. The Landlord Relations Specialist held New Landlord Orientations in April and October 2011 to educate landlords on THA policy and procedure as well as HUD regulations. Landlord trainings were held in May, July, November and December 2011. The trainings included tenant screening, THA leasing procedures, Housing Quality Standards and rent increase procedures. The landlord newsletter was created and sent to all landlords in July 2011. THA is no longer a member of the Tulsa Apartment Association. However, the Vice President of MIS is on the Advisory board for TulsaHousingSearch.org.

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.

Update 2012: Ms. Sheila Jackson-Johnson's term expires January 20, 2014.

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 and other attachments are noted above in previous sections)

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

Attachment for Section 11.0(f)

Section 8 HCV members of the RAB include Teyana Hawkins, Arthur Gaines, and Tracy Carter. Public Housing members are Jacqueline Flores, Donald Rose, Linda O’Brien, Superstar Wesley, Tammy Hindman, Bernice Titchenor, Ken Johnson, LaRue Simmons, and Shahidah Sykes.

Only one comment received during the meeting and the following comments were submitted after the deadline.

Apache Manor – Comment from RAB meeting

Question - Is security going to start walking the site again?

Response – THA has set aside funds for security at the site to cover the guard gate.

Question - If every property is allocated monies for improvement, how does our community request changes and renovations made on our property?

Response – THA encourages residents to communicate their requests and comments. Comments should be conveyed in writing to any member of THA staff.

Question - How can we request new parks and more trees and plants onsite?

Response - THA in conjunction with Up With Trees, planted new trees on the site in recent years. THA will continue to add trees and plants to the sites.

Question – In the annual report it said there is a commity(sic) that helps with an onsite emergency food pantry, how do we get that started on our property?

Response - Each Resource Center has and has had for many years an on-site food pantry for residents who need emergency food. When a resident comes into the Resource Center needing food assistance, the Service Coordinator gives each family an amount of food to last 1-2 days and will also refer them to agencies that can help with more of a supply.

Recently, the adjoining apartment to the Apache Resource Center had a mice infestation which carried over into the Resource Center. The food pantry had to be cleaned out and food thrown away. But the pantry has since been re-stocked.

No other sites received written comments from its residents.

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

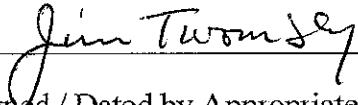
See attached file: ok073q01

**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
OMB# 2577-0226
Expires 08/30/2011

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

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



Signed / Dated by Appropriate State or Local Official

PRO-101

**PHA Certifications of Compliance
with PHA Plans and Related
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

**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 ___ X ___ Annual PHA Plan for the PHA fiscal year beginning 2012, 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
 PHA Name

OK073
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Years 2012- 2013

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 3/15/12

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 08/30/2011

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
PHA Name

OK073
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

Ruth K Nelson

Date

3/15/12

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Tulsa

Program/Activity Receiving Federal Grant Funding

FW-1182 and FW-3117

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

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

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

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

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace

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

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

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d (2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
- f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d (2), with respect to any employee who is so convicted ---
 - (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- g Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a thru f

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

See attached list

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

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

Name of Authorized Official
Chea Redditt

Title
President/Chief Executive Officer

Signature

Date

X 

3/15/2010

**Certification of Payments
to Influence Federal Transactions**

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

OMB Approval No. 2577-0157 (Exp. 01/31/2014)

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-L.L.L., 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 sub recipients 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)

3/15/2012


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: NA	
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: Chea Redditt Title: President/CEO Telephone No.: 918-581-5722 Date: 3/15/12	
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.

Financial Resources:		
Sources	Planned Sources and Uses	Planned Uses
		Planned \$ 2012
1. Federal Grants		
a)	Public Housing Operating Fund Formula	\$ 8,450,484
b)	Public Housing Capital Fund Program	\$ 3,502,917
c)	Annual Contributions for Section 8 Tenant-Based Assistance	\$ 28,472,888
d)	Annual Contributions for Section 8 Tenant-Based Assistance	\$ 645,024
e)	Annual Contributions for Section 8 Project-Based Assistance	\$ 3,144,881
f)	Resident Opportunity and Self-Sufficiency Grants	\$ 509,856
g)	Service Coordinator Multi-Family	\$ 160,236
2. Prior Year Federal Grants (unobligated funds only)		
a)	2008 Public Housing Capital Fund Program	\$ 43,781
b)	2009 Public Housing Capital Fund Program	\$ 217,144
c)	2010 Public Housing Capital Fund Program	\$ 1,345,308
3. Dwelling Rental Income		
a)	Public Housing Dwelling Rental Income	\$ 2,672,551
b)	Section 8 Project Based Dwelling Rental Income	\$ 1,169,476
4. Other Income		
a)	Public Housing Operations Interest	\$ 128,969
b)	Public Housing Operations Other Income	\$ 318,910
c)	Section 8 Project Based Interest	\$ 14,308
d)	Section 8 Project Based Other Income	\$ 58,181
e)	Section 8 Tenant Based Interest	\$ 10,261
f)	Section 8 Tenant Based Other Income	\$ 21,490
g)	Annual Contributions for Section 8 Tenant-Based Assistance	\$ 187,045
h)	Section 8 Tenant Based Interest	\$ 240
i)	Section 8 Tenant Based Other Income	\$ 343
j)	Central Office Cost Center Interest	\$ 32,319
k)	Central Office Cost Center Other Income	\$ 46,808
5. Non-Federal Sources		
a)	CDBG Contracts with the City of Tulsa	\$ 44,222
b)	Auxiliary Fund Interest/Other Income	\$ 34,493
c)	Nogales Realty LLC	\$ 6,208
	Total Resources	\$ 51,238,343

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

Years Ended June 30, 2010 and 2009

HOUSING AUTHORITY OF THE CITY OF TULSA

TABLE OF CONTENTS

	<u>Page</u>
Management Discussion and Analysis	
Independent Auditors' Report	1-2
Entity Wide Financial Statements:	
Statements of Net Assets	3
Statements of Revenues and Expenses and Changes in Net Assets	4
Statements of Cash Flows	5
Notes to Financial Statements	6-20
Supplementary Information:	
Schedule of Expenditures of Federal Awards	21-22
Notes to Schedule of Expenditures of Federal Awards	23
Financial Data Schedule	24-31
Independent Auditors' Report on Other Supplementary Information	32
Statement and Certification of Actual Modernization Cost - Certificate Project Number OK56P07350105	33
Statement and Certificates of Actual Modernization Cost - Certificate Project Number OK56P07350106	34
Other Reports and Schedules in Accordance with <i>Government Auditing Standards</i> and OMB Circular A-133	
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 <i>Government Auditing Standards</i>	35-36
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	37-38
Schedule of Findings and Questioned Costs	39-40
Corrective Action Plan (Unaudited)	41
Status of Prior Year Findings	42
Combining Financial Statements:	
Independent Auditors' Report on Combining Financial Statements	43
Combining Statement of Net Assets	44-45
Combining Statement of Revenues, Expenses, and Changes in Net Assets	46

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, 2010. Please read it in conjunction with the Authority's financial statements.

FINANCIAL HIGHLIGHTS

- The Authority's net assets decreased by \$1,713,795 or 2% during the year ended June 30, 2010, from \$87,177,157 at June 30, 2009 to \$85,463,362 at June 30, 2010.
- Total operating revenues increased by \$182,769 or 4% for the year ended June 30, 2010, from \$4,095,397 for the year ended June 30, 2009 to \$4,278,166 for the year ended June 30, 2010.
- Total operating expenses of the Authority increased by \$1,172,542 or 5% for the year ended June 30, 2010, from \$25,293,344 for the year ended June 30, 2009 to \$26,465,886 for the year ended June 30, 2010.
- Total non-operating revenues (expenses), including capital grants, decreased by \$481,112 or 2% for the year ended June 30, 2010, from \$20,955,037 for the year ended June 30, 2009 to \$20,473,925 for the year ended June 30, 2010.

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>2010</u>	<u>2009</u>
Current assets	\$ 28,627,763	\$ 30,161,305
Capital assets	72,264,299	69,902,655
Other assets	<u>59,215</u>	<u>130,792</u>
	<u>\$100,951,277</u>	<u>\$100,194,752</u>
Current liabilities	\$ 8,780,863	\$ 5,765,234
Long-term debt	<u>6,707,052</u>	<u>7,252,361</u>
	<u>15,487,915</u>	<u>13,017,595</u>
Net assets:		
Invested in capital assets, net of related debt	65,693,262	62,952,025
Restricted	2,940,640	8,453,153
Unrestricted	<u>16,829,460</u>	<u>15,771,979</u>
Total net assets	<u>85,463,362</u>	<u>87,177,157</u>
	<u>\$100,951,277</u>	<u>\$100,194,752</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 \$1,533,542. 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 \$1,713,795 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	\$15,771,979
Change in Unrestricted Net Assets	<u>1,057,481</u>
Unrestricted Net Assets at the end of the year	<u>\$16,829,460</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 2010 Section 8 Housing Choice Vouchers housing assistance payments. In 2010, the Section 8 subsidy amount less the Section 8 housing assistance payments was approximately (\$1,546,833).

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>2010</u>	<u>2009</u>
Revenues		
Operating grants and subsidies	\$37,758,125	\$38,789,857
Capital grants and contributions	6,659,047	4,360,749
Tenant rental and other operating revenues	4,278,166	4,095,397
Interest income	350,273	686,432
Other	<u>1,623,657</u>	<u>1,977,532</u>
Total Revenues	<u>50,669,268</u>	<u>49,909,967</u>

	<u>2010</u>	<u>2009</u>
Expenses		
Administrative and general	\$ 9,124,195	\$ 9,112,312
Tenant services	1,224,371	1,402,897
Utilities	2,752,669	2,993,697
Maintenance	7,423,453	6,093,457
Protective services	719,675	644,175
Housing Assistance payments	25,362,583	24,285,919
Depreciation	5,221,523	5,046,806
Interest	<u>554,594</u>	<u>573,614</u>
Total Expenses	<u>52,383,063</u>	<u>50,152,877</u>
Change in Net Assets	<u>\$ (1,713,795)</u>	<u>\$ (242,910)</u>

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

Operating grants and subsidies decreased by approximately \$1,031,000 primarily due to a \$2,000,000 state mental health and substance abuse services grant and an \$854,248 property contribution from an Authority component unit in 2009 not received in 2010. The decrease is offset by an increase in Section 8 funding of approximately \$791,000 (including vouchers, moderate rehabilitation and multi-family rental assistance), an increase in operating modernization grants of approximately \$611,000, and increase in Low Rent Public Housing operating subsidies of approximately \$475,000.

Capital grants and contributions revenue increased by approximately \$2,298,000, primarily due to capital fund projects in 2010, associated with the Authority's Capital Fund program, which was supplemented with similar federal stimulus funds from the American Recovery and Reinvestment Act.

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

Housing Assistance payments increased by approximately \$1,077,000, due to the Authority placing more tenants in the Section 8 Housing Choice Vouchers Program.

Maintenance expenses increased by approximately \$1,330,000 primarily due to approximately \$2,525,000 in costs incurred in 2010 compared to approximately \$1,628,000 in 2009 in relation to the construction costs of the Building Tulsa Building Lives Initiative.

Most other expenses increased moderately due to inflation, with some decreasing due to cost cutting measures and improved cost oversight.

CAPITAL ASSETS AND DEBT ADMINISTRATION

As of year-end, the Authority had \$72,264,299 invested (net) in a variety of capital assets as reflected in the following schedule, which represents a net increase of \$2,361,644 from the end of last year.

	<u>2010</u>	<u>2009</u>
Land, buildings and improvements	\$134,624,945	\$126,262,669
Furniture and equipment	<u>12,794,419</u>	<u>13,610,055</u>
Total cost of assets	147,419,364	139,872,724
Accumulated depreciation	<u>(75,155,065)</u>	<u>(69,970,069)</u>
Net	<u>\$ 72,264,299</u>	<u>\$ 69,902,655</u>

CHANGE IN CAPITAL ASSETS

The following summarizes the changes in capital assets:

Balance, beginning of year	\$69,902,655
Additions to capital assets	7,924,181
Disposal of capital assets, net	(341,014)
Depreciation	<u>(5,221,523)</u>
Balance, end of year	<u>\$72,264,299</u>

This year's major additions were capital improvement programs from capital fund grants, were supplemented with similar federal stimulus funds from the American Recovery and Reinvestment Act ("ARRA"). Capitalized ARRA federal expenditures totaled approximately \$3,660,000 during the fiscal year ended June 30, 2010.

Debt Outstanding

As of June 30, 2010, outstanding debt was \$7,264,727, compared to \$7,779,745 at June 30, 2009. This represents a decrease of \$515,018, and is attributable to current year principal payments on the debt, net of bond discount amortization.

OUTSTANDING DEBT AT YEAR END

THAC Series 2001A bonds	\$1,410,000
Unamortized discount on bonds	(20,294)
Nogales Housing Partners LP - FHLB Debt	117,000
Inhofe Plaza Debt	<u>5,758,021</u>
	<u>\$7,264,727</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.



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, 2010 and 2009 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, 2010 and 2009 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.

In accordance with *Government Auditing Standards*, we have also issued our report dated March 28, 2011, 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.

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

The Management Discussion and Analysis is not a required part of the basic financial statements but is 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.

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. This supplemental schedule is also the responsibility of the Authority's management. Such information has been subjected to the auditing procedures applied in our audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

The accompanying Financial Data Schedule is presented for purposes of additional analysis as required by the U.S. Department of Housing and Urban Development, Real Estate Assessment Center, and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in our audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

A handwritten signature in cursive script that reads "Justin Fischler & Co".

March 28, 2011

HOUSING AUTHORITY OF THE CITY OF TULSA

STATEMENTS OF NET ASSETS

<i>June 30,</i>	2010	2009
ASSETS		
Current Assets		
Cash and cash equivalents	\$ 2,402,636	\$ 3,143,984
Accounts receivable:		
HUD and other governmental entities	3,468,968	1,137,671
Tenants, net of allowance for doubtful accounts of \$39,037 in 2010 and \$44,361 in 2009	43,988	45,362
Other	550,523	552,503
Accrued interest receivable	242,105	253,449
Inventories	1,036,222	1,001,533
Prepaid expenses	647,949	627,007
Investments	16,043,566	13,290,568
Restricted investments	<u>4,191,806</u>	<u>10,109,228</u>
Total Current Assets	<u>28,627,763</u>	<u>30,161,305</u>
Net Property and Equipment	<u>72,264,299</u>	<u>69,902,655</u>
Other Assets	<u>59,215</u>	<u>130,792</u>
Total Assets	<u><u>\$ 100,951,277</u></u>	<u><u>\$ 100,194,752</u></u>

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

	2010	2009
LIABILITIES AND NET ASSETS		
Current Liabilities		
Current maturities of long-term debt	\$ 557,675	\$ 527,384
Accounts payable-trade	4,317,148	1,921,788
Accounts payable-HUD and other governmental	114,497	304,110
Accounts payable-tenant security deposits	347,436	376,345
Accrued salaries, wages, and payroll taxes	282,782	203,200
Accrued compensated absences	1,625,960	1,536,559
Accrued interest payable	275,012	226,364
Accrued liabilities and other	335,338	508,080
Deferred revenues	925,015	161,404
Total Current Liabilities	8,780,863	5,765,234
Long Term Debt	6,707,052	7,252,361
Total Liabilities	15,487,915	13,017,595
Net Assets		
Invested in capital assets, net of related debt	65,693,262	62,952,025
Restricted	2,940,640	8,453,153
Unrestricted	16,829,460	15,771,979
Total Net Assets	85,463,362	87,177,157
Total Liabilities and Net Assets	\$ 100,951,277	\$ 100,194,752

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

<i>Years Ended June 30,</i>	2010	2009
Operating Revenues:		
Dwelling rent	\$ 4,186,639	\$ 3,995,550
Nondwelling rent	91,527	99,847
Total Operating Revenues	4,278,166	4,095,397
Operating Expenses:		
Ordinary maintenance and operations	7,423,453	6,093,457
Administration	7,504,528	8,025,978
Utilities	2,752,669	2,993,697
Protective services	719,675	644,175
Tenant services	1,224,371	1,402,897
Insurance	941,199	848,220
Bad debts	78,515	88,741
Other general expenses	599,953	149,373
Depreciation	5,221,523	5,046,806
Total Operating Expenses	26,465,886	25,293,344
Operating Loss	(22,187,720)	(21,197,947)
Nonoperating Revenues (Expense):		
Direct HUD contributions and grants:		
Public housing modernization	1,226,238	615,032
Public housing operating subsidies	8,773,817	8,283,831
Section 8 grants and subsidies	26,828,576	26,037,672
Other	738,924	654,783
Other governmental grants and subsidies	190,570	3,198,539
Housing assistance payments	(25,362,583)	(24,285,919)
Interest income	350,273	686,432
Interest expense	(554,594)	(573,614)
Gain (loss) on disposition of property and equipment	(342,515)	220,088
Other	1,966,172	1,757,444
Total Nonoperating Revenues (Expense)	13,814,878	16,594,288
Change in Net Assets Before Capital Grants	(8,372,842)	(4,603,659)
Capital Grants and Contributions	6,659,047	4,360,749
Change in Net Assets	(1,713,795)	(242,910)
Net Assets, beginning of year	87,177,157	87,420,067
Net Assets, end of year	\$ 85,463,362	\$ 87,177,157

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

HOUSING AUTHORITY OF THE CITY OF TULSA

STATEMENTS OF CASH FLOWS

<i>Years Ended June 30,</i>	2010	2009
Cash Flows From Operating Activities:		
Cash received for dwelling rent	\$ 4,283,067	\$ 4,055,753
Cash received for nondwelling rent	96,189	99,847
Cash paid to employees	(10,660,455)	(10,424,566)
Cash paid to vendors and supplies	(10,842,268)	(9,923,645)
Net Cash Used In Operating Activities	(17,123,467)	(16,192,611)
Cash Flows From Investing Activities:		
Purchase of unrestricted investments	(35,593,489)	(21,805,363)
Sales and maturities of unrestricted investments	32,840,491	20,780,546
Interest received	362,166	576,330
Change in restricted investments	5,959,358	4,341,589
Net Cash Provided By Investing Activities	3,568,526	3,893,102
Cash Flows From Capital and Related Financing Activities:		
Federal grants	6,742,856	4,360,749
Principal payments on long-term debt	(527,194)	(492,191)
Interest paid	(475,495)	(510,497)
Additions to property and equipment	(7,924,181)	(6,357,005)
Proceeds from sale of property and equipment	-	220,088
Net Cash Used In Capital and Related Financing	(2,184,014)	(2,778,856)
Cash Flows from Noncapital Financing Activities:		
Operating subsidies and grants	38,289,868	38,702,795
Housing assistance payments	(25,362,583)	(24,285,919)
Other grants, contributions and subsidies	2,070,322	2,938,165
Net Cash Provided By Noncapital Financing Activities	14,997,607	17,355,041
Net Increase (Decrease) in Cash and Cash Equivalents	(741,348)	2,276,676
Cash and Cash Equivalents, beginning of year	3,143,984	867,308
Cash and Cash Equivalents, end of year	\$ 2,402,636	\$ 3,143,984

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

	2010	2009
Reconciliation of Operating Loss to Net Cash Used		
Operating Activities:		
Operating loss	\$ (22,187,720)	\$ (21,197,947)
Adjustments to reconcile operating loss to net cash used in operating activities:		
Depreciation and amortization	5,221,523	5,055,028
Net change in:		
Accounts receivable	12,173	(164,385)
Inventories	(34,689)	40,276
Prepaid expenses	(11,076)	42,037
Accounts payable, accrued liabilities and other liabilities	(123,678)	32,380
Net Cash Used In Operating Activities	<u>\$ (17,123,467)</u>	<u>\$ (16,192,611)</u>

HOUSING AUTHORITY OF THE CITY OF TULSA

NOTES TO FINANCIAL STATEMENTS

YEARS ENDED JUNE 30, 2010 AND 2009

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 and 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 had 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 \$28 million at June 30, 2010 and \$27 million at June 30, 2009.

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 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 AUTHORITY OF THE CITY OF TULSA

NOTES TO FINANCIAL STATEMENTS

YEARS ENDED JUNE 30, 2010 AND 2009

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 through the City of Tulsa, under its HOME program. These properties are included as part of inventories in the accompanying financial statements.

For properties purchased prior to June 15, 2009, amounts received under the HOME program for property and renovation costs are required to be repaid to the City of Tulsa upon 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 \$-0- at June 30, 2010 and \$208,000 at June 30, 2009. As of June 30, 2010, all properties purchased prior to June 15, 2009 were sold, and all proceeds due back to the City of Tulsa were repaid.

On June 15, 2009, HPT entered into a contract with the City of Tulsa to continue the purchase and renovation of property under the HOME program. Under the contract, amounts received for property and renovation costs are not required to be repaid to the City of Tulsa upon sale of the property. Amounts received for the sale of renovated homes are considered proceeds and are retained by HPT for the acquisition and renovation of additional properties for home ownership. The contract also allows various administrative costs incurred by HPT to be reimbursed by the City of Tulsa.

- On June 15, 2009, HPT entered into a contract with the City of Tulsa to administer HOME program funds set aside for the purpose of providing down payment assistance to eligible, potential homeowners. Once eligibility is determined, HPT provides a down payment to the homeowner at closing. Among other requirements, this assistance is not required to be paid back to HPT unless the house is sold within five years of the purchase date.
- HPT also 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.

HOUSING AUTHORITY OF THE CITY OF TULSA

NOTES TO FINANCIAL STATEMENTS

YEARS ENDED JUNE 30, 2010 AND 2009

During the year ended June 30, 2008, 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, Building Lives initiative. During the year ended June 30, 2009, HPT transferred the property back to the Authority.

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 150 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 143 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, 2010 AND 2009

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. There were no limited partner capital contributions for the years ended June 30, 2010 and 2009.

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.

Property One Management Group, LLC ("Property One"), is a blended component unit of the Authority and is a nonprofit organization, organized by the Authority, to purchase, manage, improve, and sell real estate.

There are separate audited financial statements for the component units THAC, HPT, and Nogales LP, 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.

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 nonoperating revenues and expenses.

HOUSING AUTHORITY OF THE CITY OF TULSA

NOTES TO FINANCIAL STATEMENTS

YEARS ENDED JUNE 30, 2010 AND 2009

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, 2010.

Investments

Investments (including restricted investments) consist of U.S. agency securities, certificates of deposit, money market 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 \$4,191,806 at June 30, 2010 and \$10,109,228 at June 30, 2009 and consist of the following:

- Money market funds held by the Authority for tenants' security deposits, in the amount of \$-0- at June 30, 2010 and \$264,667 at June 30, 2009. As of June 30, 2010, funds restricted for tenants' security deposits are cash equivalents.
- The Authority's investments in U.S. Agency Securities, certificates of deposit and money market funds for Section 8 Housing Assistance Payments totaled \$2,228,501 and \$5,595,058 as of June 30, 2010 and 2009, respectively.
- The Authority's investments in certificates of deposit and money market funds for its DMHSAS Grant totaled \$-0- and \$2,623,341 as of June 30, 2010 and 2009, respectively. As of June 30, 2010, all funds under this grant have been expended.
- 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 \$483,939 at June 30, 2010 and \$488,804 at June 30, 2009.
- 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 \$952,039 at June 30, 2010 and \$972,248 at June 30, 2009.

HOUSING AUTHORITY OF THE CITY OF TULSA

NOTES TO FINANCIAL STATEMENTS

YEARS ENDED JUNE 30, 2010 AND 2009

- Certificates of deposit held by the Authority for Section 8 escrows, in the amount of \$313,912 at June 30, 2010 and \$-0- at June 30, 2009. At June 30, 2009, funds restricted for Section 8 escrows were cash equivalents.

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 \$213,415 at June 30, 2010 and \$165,110 at June 30, 2009.

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.

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.

HOUSING AUTHORITY OF THE CITY OF TULSA

NOTES TO FINANCIAL STATEMENTS

YEARS ENDED JUNE 30, 2010 AND 2009

HPT, Property One, 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, Property One, 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 Nogales LP'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 \$79,259 at June 30, 2010 and \$81,425 at June 30, 2009.
- 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 \$530,375 at June 30, 2010 and \$521,517 at June 30, 2009.
- The Authority's expendable materials and supplies, which are stated at weighted-average cost. Expendable materials and supplies amounted to \$426,588 at June 30, 2010 and \$398,591 at June 30, 2009.

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.

Deferred Revenues

Deferred revenues consist of tenant rental revenue, Section 8 subsidies, and other revenue received in advance.

Compensated Absences

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

HOUSING AUTHORITY OF THE CITY OF TULSA

NOTES TO FINANCIAL STATEMENTS

YEARS ENDED JUNE 30, 2010 AND 2009

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, 2010 and 2009 consists primarily of amounts restricted, as required by HUD, for Section 8 Housing Choice Voucher housing assistance payments and amounts restricted for escrows and reserve for replacements.

Reclassifications

Certain reclassifications have been made in the 2009 financial statements to conform to the classifications used in 2010. These reclassifications relate primarily to the classification of expenses and have no effect on the change in net assets.

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.

* * * * *

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, 2010 and 2009, as follows:

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2010 AND 2009

Deposits	2010 Category			Bank Balance	Carrying Amounts
	A	B	C		
Cash and cash equivalents	\$ 250,000	\$2,060,359	\$ -	\$ 2,310,359	\$ 2,402,636
Certificates of deposit and other time deposits (classified as investments)	<u>10,348,908</u>	<u>3,817,370</u>	<u>-</u>	<u>14,166,278</u>	<u>14,166,278</u>
	<u>\$10,598,908</u>	<u>\$5,877,729</u>	<u>\$ -</u>	<u>\$16,476,637</u>	<u>\$16,568,914</u>
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>16,195,039</u>	<u>6,310,470</u>	<u>-</u>	<u>22,505,509</u>	<u>22,505,509</u>
	<u>\$16,871,480</u>	<u>\$ 9,187,024</u>	<u>\$ -</u>	<u>\$26,053,504</u>	<u>\$25,649,532</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.

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, 2010 and 2009, are as follows:

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2010 AND 2009

	2010 Category			Carrying Amount
	1	2	3	
Federal Home Loan Mortgage Corporation - AAA Rated	\$ -	\$1,109,094	\$ -	\$1,109,094
Federal Home Loan Bank - AAA Rated	-	3,370,000	-	3,370,000
Federal National Mortgage Association - AAA Rated	-	1,590,000	-	1,590,000
	<u>\$ -</u>	<u>\$6,069,094</u>	<u>\$ -</u>	<u>\$6,069,094</u>

	2009 Category			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>

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.

As of June 30, 2010, the maturities of the Authority's and component units' investments, including restricted, are as follows:

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2010 AND 2009

<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	\$6,069,094	\$	\$6,069,094	\$	\$

3. PROPERTY AND EQUIPMENT

Activity in property and equipment is as follows for the year ended June 30, 2010:

	<u>06/30/09</u>	<u>Increases</u>	<u>Decreases/ Reclasses</u>	<u>06/30/10</u>
Land (not depreciated)	\$ 21,624,495	\$ -	\$(3,703,063)	\$ 17,921,432
Buildings and improvements	104,638,174	8,704,791	3,360,548	116,703,513
Furniture and equipment	<u>13,610,055</u>	<u>702,458</u>	<u>(1,518,094)</u>	<u>12,794,419</u>
Total Depreciable Assets	<u>118,248,229</u>	<u>9,407,249</u>	<u>1,842,454</u>	<u>129,497,932</u>
Less Accumulated Depreciation	<u>(69,970,069)</u>	<u>(5,221,523)</u>	<u>36,527</u>	<u>(75,155,065)</u>
Net Property and Equipment	<u>\$ 69,902,655</u>	<u>\$ 4,185,726</u>	<u>\$(1,824,082)</u>	<u>\$ 72,264,299</u>

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/ Reclasses</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	<u>12,984,426</u>	<u>1,188,955</u>	<u>(563,326)</u>	<u>13,610,055</u>
Total Depreciable Assets	<u>113,780,038</u>	<u>5,500,888</u>	<u>(1,032,697)</u>	<u>118,248,229</u>
Less Accumulated Depreciation	<u>(65,672,614)</u>	<u>(5,046,806)</u>	<u>749,351</u>	<u>(69,970,069)</u>
Net Property and Equipment	<u>\$ 70,035,797</u>	<u>\$ 1,308,707</u>	<u>\$(1,441,849)</u>	<u>\$ 69,902,655</u>

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2010 AND 2009

4. ACCOUNTS RECEIVABLE - HUD AND OTHER GOVERNMENTAL ENTITIES

Accounts receivable - HUD and other governmental entities consists of the following as of June 30, 2010 and 2009:

	<u>2010</u>	<u>2009</u>
Accounts Receivable - HUD		
Capital fund program	\$ 998,909	\$ 629,567
American Recovery and Reinvestment Act ("ARRA") - Capital fund program	2,163,281	-
Low rent public housing	176,519	123,049
Section 8	-	109,077
Community development block grants	73,356	-
Other grants	<u>31,188</u>	<u>153,258</u>
Total HUD	3,443,253	1,014,951
Accounts Receivable - Other governmental entities	<u>25,715</u>	<u>122,720</u>
	<u>\$3,468,968</u>	<u>\$1,137,671</u>

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, 2010 and 2009:

<u>Description</u>	<u>Issue Date</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>Principal Balance</u> 2010	<u>2009</u>
<u>THAC</u>					
First Lien Revenue Bonds, Series 2001A	12/1/01	7/1/11	5.20% - 5.40%	\$1,410,000	\$1,860,000
<u>Inhofe</u>					
Mortgage Note Payable	4/10/07	4/10/17	6.50%	5,758,021	5,835,215
<u>Nogales</u>					
Mortgage Note Payable	1/1/06	12/31/35	4.83% at June 30, 2010	<u>117,000</u>	<u>117,000</u>

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2010 AND 2009

<u>Description</u>	<u>Issue Date</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>Principal Balance</u>	
				<u>2010</u>	<u>2009</u>
				7,285,021	7,812,215
Less current maturities				(557,675)	(527,384)
Less unamortized issue discount on THAC bonds payable				<u>(20,294)</u>	<u>(32,470)</u>
				<u>\$6,707,052</u>	<u>\$7,252,361</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.

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.

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2010

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>
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
2015	-	-	107,534	352,154	-	-	107,534	352,154
Thereafter	-	-	<u>5,284,538</u>	<u>723,577</u>	<u>117,000</u>	<u>342,481</u>	<u>5,401,538</u>	<u>1,066,058</u>
	<u>\$1,410,000</u>	<u>\$117,250</u>	<u>\$5,758,021</u>	<u>\$2,548,534</u>	<u>\$117,000</u>	<u>\$342,481</u>	<u>\$7,285,021</u>	<u>\$3,008,265</u>

Activity in long-term debt is as follows for the years ended June 30, 2010 and 2009:

	<u>2010</u>	<u>2009</u>
Balance, beginning of year	\$7,779,745	\$8,271,936
Principal repayments	(527,194)	(502,338)
Amortization of debt issuance discount	<u>12,176</u>	<u>10,147</u>
	<u>\$7,264,727</u>	<u>\$7,779,745</u>

7. 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.

8. RETIREMENT PLAN

Governmental Accounting Standards Board ("GASB") Statement No. 45 "Accounting and Financial Reporting for Past Employment Benefits Other Than Pensions" became effective in the year ended June 30, 2010 for the Authority. The Authority has no benefit plans as contemplated by GASB Statement No. 45.

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2010

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, 2010 totaled approximately \$408,000 and \$428,000, respectively.

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

9. 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.

SUPPLEMENTARY INFORMATION

HOUSING AUTHORITY OF THE CITY OF TULSA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Year Ended June 30, 2010

Federal Grantor/Program Title	Federal CFDA Number	Current Year Receipts	Current Year Expenditures
Housing Authority of the City of Tulsa			
U.S. Department of Housing and Urban Development ("HUD")			
Capital Fund Cluster			
Capital Fund Program	(*) 14.872	\$ 4,115,594	\$ 4,115,594
ARRA Capital Fund Program	(*) 14.885	3,769,691	3,769,691
		<u>7,885,285</u>	<u>7,885,285</u>
Low Rent Public Housing	(*) 14.850	<u>8,726,398</u>	<u>8,726,398</u>
Section 8 Subsidies			
Rental vouchers	14.871	23,271,748	23,271,748
Moderate rehabilitation ("MR")	(*) 14.856	621,084	621,084
		<u>23,892,832</u>	<u>23,892,832</u>
Other HUD Grants			
Resident Opportunity and Supportive Services ("ROSS")	14.870	273,187	273,187
Community Development Block Grant (passed through the City of Tulsa)	14.218	158,666	158,666
		<u>431,853</u>	<u>431,853</u>
Corporation for National Service:			
Ameri Corps (passed through the Community Service Commission)	94.006	190,570	190,570
Total Cash Awards of Authority		<u>\$ 41,126,938</u>	<u>\$ 41,126,938</u>

(*) Major Program

HOUSING AUTHORITY OF THE CITY OF TULSA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS (CONTINUED)

Year Ended June 30, 2010

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	\$ 307,071	\$ 307,071
<u>Nogales Housing Partners LP</u>			
HUD			
Operating subsidy from Authority	14.850	\$ 47,419	\$ 47,419
<u>Towne Square Fund</u>			
HUD			
Section 8 Rental Assistance (*)	14.195	\$ 669,541	\$ 669,541
<u>Meadows Fund</u>			
HUD			
Section 8 Rental Assistance (*)	14.195	\$ 720,669	\$ 720,669
<u>Inhofe Plaza Fund</u>			
HUD			
Section 8 Rental Assistance (*)	14.195	\$ 700,621	\$ 700,621
<u>Tulsa Housing Assistance Corporation</u>			
HUD			
Section 8 Rental Assistance	14.195	\$ 808,573	\$ 808,573
Multi-family Housing Service Coordinator	14.191	36,340	36,340
Total Cash Awards of THAC		\$ 844,913	\$ 844,913
Grand Totals		\$ 44,417,172	\$ 44,417,172

(*) Major Program

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED JUNE 30, 2010

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, 2010.

3. HOME PROGRAM GRANT

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

Expenditures for property held for resale	\$ 80,609
Expenditures for non-capital costs	<u>226,462</u>
	<u>\$307,071</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 Tulsa Housing Assistance Corporation. A separate audit of compliance with compliance requirements applicable to this entities' major federal programs was performed, if required.

**HOUSING AUTHORITY OF THE CITY OF TULSA
FINANCIAL DATA SCHEDULE**

June 30, 2010

Line Item No.	Description	1 Business Activities	14.182 N/C S/R Section 8 Programs	14.191 Multifamily Housing Service Coordinators	14.218 Community Development Block Grants/Entitlement Grants	14.239 HOME Investment Partnerships Program	14.856 Lower Income Housing Assistance Program Section 8 Moderate Rehabilitation	14.866 Revitalization of Severely Distressed Public Housing	14.870 Resident Opportunity and Supportive Services
Balance Sheet									
111	Cash - Unrestricted	\$ 301,588	\$ 47,344	\$ -	\$ -	\$ 25,947	\$ -	\$ 156,637	\$ -
112	Cash - Restricted - Modernization and Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
113	Cash - Other Restricted	\$ -	\$ -	\$ 2,997	\$ -	\$ -	\$ 260,683	\$ -	\$ -
114	Cash - Tenant Security Deposits	\$ 7,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
115	Cash - Restricted for Payment of Current Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
100	Total Cash	\$ 308,998	\$ 47,344	\$ 2,997	\$ -	\$ 25,947	\$ 260,683	\$ 156,637	\$ -
121	Accounts Receivable - PHA Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
122	Accounts Receivable - HUD Other Projects	\$ -	\$ -	\$ 2,909	\$ -	\$ -	\$ -	\$ -	\$ 9,126
124	Accounts Receivable - Other Government	\$ -	\$ -	\$ -	\$ 73,356	\$ 19,153	\$ -	\$ -	\$ -
125	Accounts Receivable - Miscellaneous	\$ 7,531	\$ -	\$ -	\$ -	\$ -	\$ 78	\$ -	\$ -
126	Accounts Receivable - Tenants	\$ 3,852	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
126.1	Allowance for Doubtful Accounts - Tenants	\$ (2,600)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
126.2	Allowance for Doubtful Accounts - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
127	Notes, Loans, & Mortgages Receivable - Current	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
128	Fraud Recovery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
128.1	Allowance for Doubtful Accounts - Fraud	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
129	Accrued Interest Receivable	\$ 42,330	\$ -	\$ -	\$ -	\$ -	\$ 2,722	\$ -	\$ -
120	Total Receivables, net of Allowances for Doubtful Accounts	\$ 51,113	\$ -	\$ 2,909	\$ 73,356	\$ 19,153	\$ 2,800	\$ -	\$ 9,126
131	Investments - Unrestricted	\$ 2,219,140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
132	Investments - Restricted	\$ 213,415	\$ -	\$ -	\$ -	\$ -	\$ 198,359	\$ -	\$ -
135	Investments - Restricted for Payment of Current Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142	Prepaid Expenses and Other Assets	\$ 10,407	\$ -	\$ -	\$ -	\$ -	\$ 103	\$ -	\$ -
143	Inventories	\$ -	\$ -	\$ -	\$ -	\$ 79,259	\$ -	\$ -	\$ -
143.1	Allowance for Obsolete Inventories	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
144	Inter Program Due From	\$ 1,667,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 970,501	\$ -
145	Assets Held for Sale	\$ 530,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
150	Total Current Assets	\$ 5,000,521	\$ 47,344	\$ 5,906	\$ 73,356	\$ 124,359	\$ 461,947	\$ 1,127,138	\$ 9,126
161	Land	\$ 255,147	\$ -	\$ -	\$ -	\$ -	\$ 329	\$ -	\$ -
162	Buildings	\$ 3,407,033	\$ 730	\$ -	\$ -	\$ -	\$ 16,866	\$ 1,404,292	\$ -
163	Furniture, Equipment & Machinery - Dwellings	\$ 35,127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
164	Furniture, Equipment & Machinery - Administration	\$ 25,053	\$ 5,163	\$ -	\$ -	\$ -	\$ 12,519	\$ -	\$ -
165	Leaschold Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
166	Accumulated Depreciation	\$ (837,371)	\$ (4,920)	\$ -	\$ -	\$ -	\$ (26,646)	\$ -	\$ -
167	Construction in Progress	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
168	Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
160	Total Capital Assets, Net of Accumulated Depreciation	\$ 2,884,989	\$ 973	\$ -	\$ -	\$ -	\$ 3,068	\$ 1,404,292	\$ -
171	Notes, Loans and Mortgages Receivable - Non-Current	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
172	Notes, Loans and Mortgages Receivable - Non-Current - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
173	Grants Receivable - Non Current	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
174	Other Assets	\$ 2,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
176	Investments in Joint Ventures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
180	Total Non-current Assets	\$ 2,887,053	\$ 973	\$ -	\$ -	\$ -	\$ 3,068	\$ 1,404,292	\$ -
190	Total Assets	\$ 7,887,574	\$ 48,317	\$ 5,906	\$ 73,356	\$ 124,359	\$ 465,015	\$ 2,531,430	\$ 9,126
311	Bank Overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts Payable <= 90 Days	\$ 47,339	\$ -	\$ -	\$ 6,837	\$ 787	\$ 1,280	\$ 2,276	\$ 4,247
313	Accounts Payable >90 Days Past Due	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
321	Accrued Wage/Payroll Taxes Payable	\$ -	\$ -	\$ -	\$ -	\$ 1,646	\$ 255	\$ -	\$ -
322	Accrued Compensated Absences - Current Portion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 344	\$ -	\$ -
324	Accrued Contingency Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
325	Accrued Interest Payable	\$ 239,762	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
331	Accounts Payable - HUD PHA Programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,125	\$ -	\$ -
332	Accounts Payable - PHA Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
333	Accounts Payable - Other Government	\$ -	\$ -	\$ -	\$ -	\$ 372	\$ -	\$ -	\$ -
341	Tenant Security Deposits	\$ 7,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
342	Deferred Revenues	\$ 2,779	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

See independent auditors' report.

**HOUSING AUTHORITY OF THE CITY OF TULSA
FINANCIAL DATA SCHEDULE**

June 30, 2010

Line Item No.	Description	1 Business Activities	14.182 N/C S/R Section 8 Programs	14.191 Multifamily Housing Service Coordinators	14.218 Community Development Block Grants/Entitlement Grants	14.239 HOME Investment Partnerships Program	14.856 Lower Income Housing Assistance Program_Section 8 Moderate Rehabilitation	14.866 Revitalization of Severely Distressed Public Housing	14.870 Resident Opportunity and Supportive Services
343	Current Portion of Long-term Debt - Capital Projects/Mortgage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
344	Current portion of long-term debt - operating borrowings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
345	Other Current Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
346	Accrued Liabilities - Other	\$ 7,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
347	Inter Program - Due To	\$ 1,164,832	\$ -	\$ 5,906	\$ 66,519	\$ 3,395	\$ 1,970	\$ 2,400	\$ 4,879
348	Loan Liability - Current	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
310	Total Current Liabilities	\$ 1,469,586	\$ -	\$ 5,906	\$ 73,356	\$ 6,200	\$ 117,974	\$ 4,676	\$ 9,126
351	Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$ 117,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
352	Long-term Debt, Net of Current - Operating Borrowings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
353	Non-current Liabilities - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
354	Accrued Compensated Absences - Non Current	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,114	\$ -	\$ -
355	Loan Liability - Non Current	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
356	FASB 5 Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
357	Accrued Pension and OPEB Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
350	Total Non-Current Liabilities	\$ 117,000	\$ -	\$ -	\$ -	\$ -	\$ 4,114	\$ -	\$ -
300	Total Liabilities	\$ 1,586,586	\$ -	\$ 5,906	\$ 73,356	\$ 6,200	\$ 122,088	\$ 4,676	\$ 9,126
508.1	Invested in Capital Assets, Net of Related Debt	\$ 2,767,989	\$ 973	\$ -	\$ -	\$ -	\$ 3,068	\$ 1,404,292	\$ -
509.2	Fund Balance Reserved	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
511.2	Unreserved, Designated Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
511.1	Restricted Net Assets	\$ 212,415	\$ -	\$ -	\$ -	\$ 118,159	\$ 339,859	\$ -	\$ -
512.1	Unrestricted Net Assets	\$ 3,219,584	\$ 47,344	\$ -	\$ -	\$ -	\$ -	\$ 1,122,462	\$ -
512.2	Unreserved, Undesignated Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
513	Total Equity/Net Assets	\$ 6,300,988	\$ 48,317	\$ -	\$ -	\$ 118,159	\$ 342,927	\$ 2,526,754	\$ -
600	Total Liabilities and Equity/Net Assets	\$ 7,887,574	\$ 48,317	\$ 5,906	\$ 73,356	\$ 124,359	\$ 465,015	\$ 2,531,430	\$ 9,126

Income Statement									
70300	Net Tenant Rental Revenue	\$ 131,819	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70400	Tenant Revenue - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70500	Total Tenant Revenue	\$ 131,819	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70600	HUD PHA Operating Grants	\$ 47,419	\$ -	\$ 36,340	\$ 158,666	\$ 307,071	\$ 621,084	\$ -	\$ 273,187
70610	Capital Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70710	Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70720	Asset Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70730	Book Keeping Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70740	Front Line Service Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70750	Other Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70700	Total Fee Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70800	Other Government Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71100	Investment Income - Unrestricted	\$ 103,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71200	Mortgage Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71300	Proceeds from Disposition of Assets Held for Sale	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71310	Cost of Sale of Assets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71400	Fraud Recovery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71500	Other Revenue	\$ 278,602	\$ -	\$ -	\$ -	\$ -	\$ 3,169	\$ 205,688	\$ -
71600	Gain or Loss on Sale of Capital Assets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
72000	Investment Income - Restricted	\$ 773	\$ -	\$ -	\$ -	\$ -	\$ 1,941	\$ -	\$ -
70000	Total Revenue	\$ 562,508	\$ -	\$ 36,340	\$ 158,666	\$ 307,071	\$ 626,194	\$ 205,688	\$ 273,187
91100	Administrative Salaries	\$ 257,200	\$ -	\$ -	\$ -	\$ 80,857	\$ 11,714	\$ -	\$ 38,795
91200	Auditing Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 979	\$ -	\$ -
91300	Management Fee	\$ 16,945	\$ -	\$ -	\$ -	\$ -	\$ 13,164	\$ -	\$ -
91310	Book-keeping Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,229	\$ -	\$ -
91400	Advertising and Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
91500	Employee Benefit Contributions - Administrative	\$ -	\$ -	\$ -	\$ -	\$ 20,337	\$ 3,360	\$ -	\$ 12,409

See independent auditors' report.

**HOUSING AUTHORITY OF THE CITY OF TULSA
FINANCIAL DATA SCHEDULE**

June 30, 2010

Line Item No.	Description	1 Business Activities	14.182 N/C S/R Section 8 Programs	14.191 Multifamily Housing Service Coordinators	14.218 Community Development Block Grants/Entitlement Grants	14.239 HOME Investment Partnerships Program	14.856 Lower Income Housing Assistance Program Section 8 Moderate Rehabilitation	14.866 Revitalization of Severely Distressed Public Housing	14.870 Resident Opportunity and Supportive Services
91600	Office Expenses	\$ 76,806	\$ -	\$ -	\$ -	\$ 3,029	\$ 2,568	\$ 85,275	\$ -
91700	Legal Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7	\$ -	\$ -
91800	Travel	\$ -	\$ -	\$ -	\$ -	\$ 661	\$ 68	\$ -	\$ -
91810	Allocated Overhead	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
91900	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
91000	Total Operating - Administrative	\$ 351,451	\$ -	\$ -	\$ -	\$ 104,884	\$ 40,089	\$ 85,275	\$ 51,204
92000	Asset Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
92100	Tenant Services - Salaries	\$ -	\$ -	\$ 29,090	\$ -	\$ -	\$ -	\$ -	\$ 146,732
92200	Relocation Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
92300	Employee Benefit Contributions - Tenant Services	\$ -	\$ -	\$ 7,169	\$ -	\$ -	\$ -	\$ -	\$ 32,028
92400	Tenant Services - Other	\$ -	\$ -	\$ 81	\$ 14,605	\$ -	\$ -	\$ -	\$ 41,423
92500	Total Tenant Services	\$ -	\$ -	\$ 36,340	\$ 14,605	\$ -	\$ -	\$ -	\$ 220,183
93100	Water	\$ 3,747	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93200	Electricity	\$ 4,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93300	Gas	\$ 971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93400	Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93500	Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93600	Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93700	Employee Benefit Contributions - Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93800	Other Utilities Expense	\$ 3,024	\$ -	\$ -	\$ 3,070	\$ -	\$ 426	\$ -	\$ 1,573
93000	Total Utilities	\$ 11,761	\$ -	\$ -	\$ 3,070	\$ -	\$ 426	\$ -	\$ 1,573
94100	Ordinary Maintenance and Operations - Labor	\$ 11,146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
94200	Ordinary Maintenance and Operations - Materials and Other	\$ 11,887	\$ -	\$ -	\$ -	\$ -	\$ 58	\$ -	\$ -
94300	Ordinary Maintenance and Operations Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225	\$ -	\$ -
94500	Ordinary Maintenance and Operations - Ordinary Maintenance	\$ 1,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
94000	Total Maintenance	\$ 24,053	\$ -	\$ -	\$ -	\$ -	\$ 283	\$ -	\$ -
95100	Protective Services - Labor	\$ 2,254	\$ -	\$ -	\$ 89,700	\$ -	\$ -	\$ -	\$ -
95200	Protective Services - Other Contract Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 227
95300	Protective Services - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
95500	Employee Benefit Contributions - Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
95000	Total Protective Services	\$ 2,254	\$ -	\$ -	\$ 89,700	\$ -	\$ -	\$ -	\$ 227
96110	Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96120	Liability Insurance	\$ 18,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96130	Workmen's Compensation	\$ 831	\$ -	\$ -	\$ -	\$ -	\$ 212	\$ -	\$ -
96140	All Other Insurance	\$ 1,590	\$ -	\$ -	\$ -	\$ -	\$ 467	\$ -	\$ -
96100	Total Insurance Premiums	\$ 20,757	\$ -	\$ -	\$ -	\$ -	\$ 679	\$ -	\$ -
96300	Other General Expenses	\$ 13,529	\$ -	\$ -	\$ 51,291	\$ 115,970	\$ -	\$ -	\$ -
96210	Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 556	\$ -	\$ -
96300	Payments in Lieu of Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96400	Bad debt - Tenant Rents	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96500	Bad debt - Mortgages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96600	Bad debt - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96800	Severance Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96000	Total Other General Expenses	\$ 13,664	\$ -	\$ -	\$ 51,291	\$ 115,970	\$ 556	\$ -	\$ -
96710	Interest of Mortgage (or Bonds) Payable	\$ 59,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720	Interest on Notes Payable (Short and Long Term)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96730	Amortization of Bond Issue Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96700	Total Interest Expense and Amortization Cost	\$ 59,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96900	Total Operating Expenses	\$ 483,838	\$ -	\$ 36,340	\$ 158,666	\$ 220,854	\$ 42,033	\$ 85,275	\$ 275,187
97000	Excess of Operating Revenue over Operating Expenses	\$ 78,670	\$ -	\$ -	\$ -	\$ 86,217	\$ 584,161	\$ 120,413	\$ -
97100	Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
97200	Casualty Losses - Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

See independent auditors' report.

**HOUSING AUTHORITY OF THE CITY OF TULSA
FINANCIAL DATA SCHEDULE**

June 30, 2010

Line Item No.	Description	1 Business Activities	14.182 N/C S/R Section 8 Programs	14.191 Multifamily Housing Service Coordinators	14.218 Community Development Block Grants/Entitlement Grants	14.239 HOME Investment Partnerships Program	14.856 Lower Income Housing Assistance Program_Section 8 Moderate Rehabilitation	14.866 Revitalization of Severely Distressed Public Housing	14.870 Resident Opportunity and Supportive Services
97300	Housing Assistance Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 544,002	\$ -	\$ -
97350	HAP Portability-In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
97400	Depreciation Expense	\$ 168,285	\$ 423	\$ -	\$ -	\$ -	\$ 694	\$ -	\$ -
97500	Fraud Losses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
97600	Capital Outlays - Governmental Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
97700	Debt Principal Payments - Governmental Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
97800	Dwelling Units Rent Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
90000	Total Expenses	\$ 652,123	\$ 423	\$ 36,340	\$ 158,666	\$ 220,854	\$ 586,719	\$ 85,276	\$ 273,187
10010	Operating Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10020	Operating Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10030	Operating Transfers from/to Primary Government	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10040	Operating Transfers from/to Component Unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10050	Proceeds from Notes, Loans and Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10060	Proceeds from Property Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10070	Extraordinary Items, Net Gain/Loss	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10080	Special Items (Net Gain/Loss)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10091	Inter Project Excess Cash Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10092	Inter Project Excess Cash Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10093	Transfers between Program and Project - In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10094	Transfers between Project and Program - Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10100	Other Other Financing Source (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10000	Excess (Deficiency) of Revenue Over (Under) Total Expenses	\$ (89,615)	\$ (423)	\$ -	\$ -	\$ 86,217	\$ 39,465	\$ 120,413	\$ -
11020	Required Annual Debt Principal Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11030	Requinging Equity	\$ 6,390,603	\$ 48,740	\$ -	\$ -	\$ 31,942	\$ 303,462	\$ 2,406,341	\$ -
11040	Prior period Adjustments, Equity Transfers and Correction of Errors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11050	Changes in Compensated Absence Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11060	Changes in Contingent Liability Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11070	Changes in Unrecognized Pension Transition Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11080	Changes in Special Term/Sovereign Benefits Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11090	Changes in Allowance for Doubtful Accounts - Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11100	Changes in Allowance for Doubtful Accounts - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11170	Administrative Fee Equity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11180	Housing Assistance Payments Equity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11190	Unit Months Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,356	\$ -	\$ -
11210	Number of Unit Months Leased	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,107	\$ -	\$ -
11270	Excess Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11610	Land Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11620	Building Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11630	Furniture & Equipment - Dwelling Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11640	Furniture & Equipment - Administrative Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11650	Leaschold Improvements Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11660	Infrastructure Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13510	CFPP Debt Service Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13901	Replacement Housing Factor Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

See independent auditors' report.

**HOUSING AUTHORITY OF THE CITY OF TULSA
FINANCIAL DATA SCHEDULE**

June 30, 2010

Line No.	Description	14.871 Housing Choice Vouchers	2 State/Local	6 Component Units	94.006 AmeriCorps	14.885 Formula Capital Fund Stimulus Grant	COCC	Project Total	Subtotal	ELIM	Total
Balance Sheet											
111	Cash - Unrestricted	\$ 102,130	\$ -	\$ 163,499	\$ -	\$ -	\$ -	\$ 985,612	\$ 1,782,757	\$ -	\$ 1,782,757
112	Cash - Restricted - Modernization and Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
113	Cash - Other Restricted	\$ 378,013	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 641,693	\$ -	\$ 641,693
114	Cash - Tenant Security Deposits	\$ -	\$ -	\$ 109,662	\$ -	\$ -	\$ -	\$ 229,529	\$ 346,601	\$ -	\$ 346,601
115	Cash - Restricted for Payment of Current Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
100	Total Cash	\$ 480,143	\$ -	\$ 273,161	\$ -	\$ -	\$ -	\$ 1,215,141	\$ 2,771,051	\$ -	\$ 2,771,051
121	Accounts Receivable - PHA Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
122	Accounts Receivable - HUD Other Projects	\$ -	\$ -	\$ -	\$ -	\$ 2,163,281	\$ 136,505	\$ 1,038,923	\$ 3,350,744	\$ -	\$ 3,350,744
124	Accounts Receivable - Other Government	\$ -	\$ -	\$ -	\$ 25,715	\$ -	\$ -	\$ -	\$ 118,224	\$ -	\$ 118,224
125	Accounts Receivable - Miscellaneous	\$ 3,797	\$ -	\$ 2,577	\$ 2,600	\$ -	\$ 130,386	\$ 161,526	\$ 308,495	\$ -	\$ 308,495
126	Accounts Receivable - Tenants	\$ -	\$ -	\$ 15,612	\$ -	\$ -	\$ -	\$ 118,597	\$ 138,061	\$ -	\$ 138,061
126.1	Allowance for Doubtful Accounts - Tenants	\$ -	\$ -	\$ (6,673)	\$ -	\$ -	\$ -	\$ (75,651)	\$ (84,924)	\$ -	\$ (84,924)
126.2	Allowance for Doubtful Accounts - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
127	Notes, Loans, & Mortgages Receivable - Current	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
128	Fraud Recovery	\$ 316,612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 316,612	\$ -	\$ 316,612
128.1	Allowance for Doubtful Accounts - Fraud	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
129	Accrued Interest Receivable	\$ 54,815	\$ -	\$ 17,522	\$ -	\$ -	\$ 13,413	\$ 111,303	\$ 242,105	\$ -	\$ 242,105
120	Total Receivables, net of Allowances for Doubtful Accounts	\$ 375,224	\$ -	\$ 29,038	\$ 28,315	\$ 2,163,281	\$ 280,304	\$ 1,354,698	\$ 4,389,317	\$ -	\$ 4,389,317
131	Investments - Unrestricted	\$ 2,346,395	\$ -	\$ 1,383,089	\$ -	\$ -	\$ 1,850,045	\$ 8,244,897	\$ 16,043,566	\$ -	\$ 16,043,566
132	Investments - Restricted	\$ 2,346,054	\$ -	\$ 1,435,978	\$ -	\$ -	\$ -	\$ -	\$ 4,191,806	\$ -	\$ 4,191,806
135	Investments - Restricted for Payment of Current Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142	Prepaid Expenses and Other Assets	\$ 20,082	\$ -	\$ 81,950	\$ 1,429	\$ -	\$ 99,333	\$ 772,992	\$ 986,298	\$ -	\$ 986,298
143	Inventories	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 429,691	\$ -	\$ 508,950	\$ -	\$ 508,950
143.1	Allowance for Obsolete Inventories	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,103)	\$ -	\$ (3,103)	\$ -	\$ (3,103)
144	Inter Program Due From	\$ -	\$ -	\$ 207,697	\$ 4,460	\$ -	\$ 747,465	\$ -	\$ 3,597,196	\$ (3,597,196)	\$ -
145	Assets Held for Sale	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 530,375	\$ -	\$ 530,375
150	Total Current Assets	\$ 5,565,898	\$ -	\$ 3,410,913	\$ 34,204	\$ 2,163,281	\$ 3,403,735	\$ 11,587,728	\$ 33,015,456	\$ (3,597,196)	\$ 29,418,260
161	Land	\$ -	\$ -	\$ 372,178	\$ -	\$ -	\$ 854,954	\$ 16,438,824	\$ 17,921,432	\$ -	\$ 17,921,432
162	Buildings	\$ 64,018	\$ -	\$ 19,386,009	\$ -	\$ -	\$ 7,899,397	\$ 84,525,168	\$ 116,703,513	\$ -	\$ 116,703,513
163	Furniture, Equipment & Machinery - Dwellings	\$ -	\$ -	\$ 134,086	\$ -	\$ -	\$ 69	\$ 100,816	\$ 270,098	\$ -	\$ 270,098
164	Furniture, Equipment & Machinery - Administration	\$ 319,294	\$ -	\$ 12,834	\$ -	\$ -	\$ 4,057,356	\$ 8,092,102	\$ 12,524,321	\$ -	\$ 12,524,321
165	Leasehold Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
166	Accumulated Depreciation	\$ (323,923)	\$ -	\$ (8,678,332)	\$ -	\$ -	\$ (5,904,110)	\$ (59,379,763)	\$ (75,155,065)	\$ -	\$ (75,155,065)
167	Construction in Progress	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
168	Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
160	Total Capital Assets, Net of Accumulated Depreciation	\$ 59,389	\$ -	\$ 11,226,775	\$ -	\$ -	\$ 6,907,666	\$ 49,777,147	\$ 72,264,299	\$ -	\$ 72,264,299
171	Notes, Loans and Mortgages Receivable - Non-Current	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
172	Notes, Loans and Mortgages Receivable - Non-Current - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
173	Grants Receivable - Non-Current	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
174	Other Assets	\$ -	\$ -	\$ 57,151	\$ -	\$ -	\$ -	\$ -	\$ 59,215	\$ -	\$ 59,215
176	Investments in Joint Ventures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
180	Total Non-current Assets	\$ 59,389	\$ -	\$ 11,283,926	\$ -	\$ -	\$ 6,907,666	\$ 49,777,147	\$ 72,323,514	\$ -	\$ 72,323,514
190	Total Assets	\$ 5,625,287	\$ -	\$ 14,694,839	\$ 34,204	\$ 2,163,281	\$ 10,311,401	\$ 61,264,875	\$ 105,338,970	\$ (3,597,196)	\$ 101,741,774
311	Bank Overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts Payable <= 90 Days	\$ 91,664	\$ -	\$ 407,809	\$ 375	\$ 2,131,676	\$ 445,618	\$ 1,310,668	\$ 4,450,576	\$ -	\$ 4,450,576
313	Accounts Payable >90 Days Past Due	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
321	Accrued Wage/Payroll Taxes Payable	\$ 26,573	\$ -	\$ 97,851	\$ -	\$ -	\$ 93,211	\$ 63,246	\$ 282,782	\$ -	\$ 282,782
322	Accrued Compensated Absences - Current Portion	\$ 20,914	\$ -	\$ 4,632	\$ -	\$ -	\$ 68,354	\$ 31,279	\$ 125,523	\$ -	\$ 125,523
324	Accrued Contingency Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
325	Accrued Interest Payable	\$ -	\$ -	\$ 35,250	\$ -	\$ -	\$ -	\$ -	\$ 275,012	\$ -	\$ 275,012
331	Accounts Payable - HUD PHA Programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,125	\$ -	\$ 114,125
332	Accounts Payable - PHA Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
333	Accounts Payable - Other Government	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 372	\$ -	\$ 372
341	Tenant Security Deposits	\$ -	\$ -	\$ 110,497	\$ -	\$ -	\$ -	\$ 229,529	\$ 347,436	\$ -	\$ 347,436
342	Deferred Revenues	\$ 682,333	\$ -	\$ 11,698	\$ -	\$ -	\$ -	\$ 261,753	\$ 958,563	\$ -	\$ 958,563

See independent auditors' report.

**HOUSING AUTHORITY OF THE CITY OF TULSA
FINANCIAL DATA SCHEDULE**

June 30, 2010

Line Item No.	Description	14.871 Housing Choice Vouchers	2 State/Local	6 Component Units	94.006 AmeriCorps	14.885 Formula Capital Fund Stimulus Grant	COCC	Project Total	Subtotal	ELIM	Total
343	Current Portion of Long-term Debt - Capital Projects/Mortgage	\$ -	\$ -	\$ 557,675	\$ -	\$ -	\$ -	\$ -	\$ 557,675	\$ -	\$ 557,675
344	Current portion of long-term debt - operating borrowings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
345	Other Current Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,962	\$ 13,962	\$ -	\$ 13,962
346	Accrued Liabilities - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,464	\$ 7,464	\$ -	\$ 7,464
347	Inter Program - Due To	\$ 214,492	\$ -	\$ 1,856,600	\$ 33,829	\$ 31,605	\$ 515	\$ 210,254	\$ 3,597,196	\$ (3,597,196)	\$ -
348	Loan Liability - Current	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
310	Total Current Liabilities	\$ 1,055,976	\$ -	\$ 3,082,012	\$ 34,204	\$ 2,163,281	\$ 607,698	\$ 2,120,691	\$ 10,730,686	\$ (3,597,196)	\$ 7,133,490
351	Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$ -	\$ -	\$ 6,590,052	\$ -	\$ -	\$ -	\$ -	\$ 6,707,052	\$ -	\$ 6,707,052
352	Long-term Debt, Net of Current - Operating Borrowings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
353	Non-current Liabilities - Other	\$ 313,912	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 313,912	\$ -	\$ 313,912
354	Accrued Compensated Absences - Non Current	\$ 249,994	\$ -	\$ 55,369	\$ -	\$ -	\$ 817,065	\$ 373,895	\$ 1,500,437	\$ -	\$ 1,500,437
355	Loan Liability - Non Current	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
356	FASB 5 Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
357	Accrued Pension and OPEB Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
350	Total Non-Current Liabilities	\$ 563,906	\$ -	\$ 6,645,421	\$ -	\$ -	\$ 817,065	\$ 373,895	\$ 8,521,401	\$ -	\$ 8,521,401
300	Total Liabilities	\$ 1,599,882	\$ -	\$ 9,727,433	\$ 34,204	\$ 2,163,281	\$ 1,424,763	\$ 2,494,586	\$ 19,252,087	\$ (3,597,196)	\$ 15,654,891
508.1	Invested in Capital Assets, Net of Related Debt	\$ 59,389	\$ -	\$ 4,772,738	\$ -	\$ -	\$ 6,907,666	\$ 49,777,147	\$ 65,693,262	\$ -	\$ 65,693,262
509.2	Fund Balance - Reserved	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
511.2	Unreserved, Designated Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
511.1	Restricted Net Assets	\$ 1,781,327	\$ -	\$ 487,880	\$ -	\$ -	\$ -	\$ -	\$ 2,940,640	\$ -	\$ 2,940,640
512.1	Unrestricted Net Assets	\$ 2,184,689	\$ -	\$ (293,212)	\$ -	\$ -	\$ 1,978,972	\$ 9,093,142	\$ 17,452,981	\$ -	\$ 17,452,981
512.2	Unreserved, Undesignated Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
513	Total Equity/Net Assets	\$ 4,025,405	\$ -	\$ 4,967,406	\$ -	\$ -	\$ 8,886,638	\$ 58,870,289	\$ 86,086,883	\$ -	\$ 86,086,883
600	Total Liabilities and Equity/Net Assets	\$ 5,625,287	\$ -	\$ 14,694,839	\$ 34,204	\$ 2,163,281	\$ 10,311,401	\$ 61,364,875	\$ 105,338,970	\$ (3,597,196)	\$ 101,741,774

Income Statement											
70300	Net Tenant Rental Revenue	\$ -	\$ -	\$ 1,214,144	\$ -	\$ -	\$ -	\$ 3,114,369	\$ 4,460,332	\$ -	\$ 4,460,332
70400	Tenant Revenue - Other	\$ -	\$ -	\$ 38,107	\$ -	\$ -	\$ -	\$ 66,084	\$ 104,191	\$ -	\$ 104,191
70500	Total Tenant Revenue	\$ -	\$ -	\$ 1,252,251	\$ -	\$ -	\$ -	\$ 3,180,453	\$ 4,564,523	\$ -	\$ 4,564,523
70600	HUD PHA Operating Grants	\$ 23,271,748	\$ -	\$ 2,899,404	\$ -	\$ 109,804	\$ 557,370	\$ 10,376,665	\$ 38,658,758	\$ (270,957)	\$ 38,387,801
70610	Capital Grants	\$ -	\$ -	\$ -	\$ -	\$ 3,659,887	\$ 174,443	\$ 2,824,717	\$ 6,659,047	\$ -	\$ 6,659,047
70710	Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,307,608	\$ -	\$ 2,307,608	\$ (2,307,608)	\$ -
70720	Asset Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 271,320	\$ -	\$ 271,320	\$ (271,320)	\$ -
70730	Book Keeping Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 611,110	\$ -	\$ 611,110	\$ (611,110)	\$ -
70740	Front Line Service Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,265,099	\$ -	\$ 2,265,099	\$ (2,265,099)	\$ -
70750	Other Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70700	Total Fee Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,455,137	\$ -	\$ 5,455,137	\$ (5,455,137)	\$ -
70800	Other Government Grants	\$ 1,053	\$ -	\$ 89,700	\$ 190,570	\$ -	\$ 154,571	\$ 185,694	\$ 621,588	\$ (431,018)	\$ 190,570
71100	Investment Income - Unrestricted	\$ 41,288	\$ -	\$ 23,723	\$ -	\$ -	\$ 95,836	\$ 93,215	\$ 357,957	\$ (42,928)	\$ 315,029
71200	Mortgage Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71300	Proceeds from Disposition of Assets Held for Sale	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71310	Cost of Sale of Assets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71400	Fraud Recovery	\$ 38,890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,890	\$ -	\$ 38,890
71500	Other Revenue	\$ 291,807	\$ 62,709	\$ 69,341	\$ 137,925	\$ -	\$ 1,040,417	\$ 524,013	\$ 2,633,871	\$ (685,319)	\$ 1,948,552
71600	Gain or Loss on Sale of Capital Assets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (342,515)	\$ -	\$ (342,515)	\$ -	\$ (342,515)
72000	Investment Income - Restricted	\$ 36,878	\$ 1,224	\$ 2,103	\$ -	\$ -	\$ -	\$ -	\$ 42,919	\$ -	\$ 42,919
70000	Total Revenue	\$ 23,681,664	\$ 63,933	\$ 4,336,722	\$ 348,495	\$ 3,769,691	\$ 7,135,259	\$ 17,184,757	\$ 58,690,175	\$ (6,885,359)	\$ 51,804,816
91100	Administrative Salaries	\$ 1,180,852	\$ -	\$ 274,637	\$ -	\$ -	\$ 3,373,745	\$ 1,264,349	\$ 6,482,689	\$ (1,477,694)	\$ 5,004,995
91200	Auditing Fees	\$ 41,029	\$ -	\$ 22,349	\$ -	\$ -	\$ 3,569	\$ 47,656	\$ 115,582	\$ -	\$ 115,582
91300	Management Fee	\$ 585,921	\$ -	\$ 272,902	\$ -	\$ 109,804	\$ -	\$ 1,680,571	\$ 2,679,307	\$ (2,582,060)	\$ 97,247
91310	Book-keeping Fee	\$ 404,683	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198,196	\$ 611,110	\$ (611,110)	\$ -
91400	Advertising and Marketing	\$ -	\$ -	\$ 1,081	\$ -	\$ -	\$ -	\$ 11,927	\$ 13,008	\$ -	\$ 13,008
91500	Employee Benefit Contributions - Administrative	\$ 305,747	\$ -	\$ 106,421	\$ -	\$ -	\$ 1,010,426	\$ 274,337	\$ 1,733,037	\$ (4,934)	\$ 1,728,103

See independent auditors' report.

**HOUSING AUTHORITY OF THE CITY OF TULSA
FINANCIAL DATA SCHEDULE**

June 30, 2010

Line Item No.	Description	14.871 Housing Choice Vouchers	2 State/Local	6 Component Units	94.006 AmeriCorps	14.885 Formula Capital Fund Stimulus Grant	COCC	Project Total	Subtotal	ELIM	Total
91600	Office Expenses	\$ 35,101	\$ -	\$ 33,920	\$ -	\$ -	\$ 447,897	\$ 237,332	\$ 921,928	\$ (107,234)	\$ 814,694
91700	Legal Expense	\$ 351	\$ -	\$ 5,719	\$ -	\$ -	\$ 31,885	\$ 5,332	\$ 43,494	\$ -	\$ 43,494
91800	Travel	\$ 3,974	\$ -	\$ 3,970	\$ -	\$ -	\$ 19,623	\$ 2,101	\$ 30,397	\$ -	\$ 30,397
91810	Allocated Overhead	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
91900	Other	\$ -	\$ -	\$ 62,876	\$ -	\$ -	\$ -	\$ -	\$ 62,876	\$ -	\$ 62,876
91000	Total Operating - Administrative	\$ 2,557,660	\$ -	\$ 783,875	\$ -	\$ 109,804	\$ 4,887,185	\$ 3,722,001	\$ 12,693,428	\$ (4,783,032)	\$ 7,910,396
92000	Asset Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 271,320	\$ 271,320	\$ (271,320)	\$ -
92100	Tenant Services - Salaries	\$ -	\$ -	\$ 16,567	\$ 704,269	\$ -	\$ -	\$ 452,009	\$ 848,667	\$ (141,379)	\$ 707,288
92200	Relocation Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
92300	Employee Benefit Contributions - Tenant Services	\$ -	\$ -	\$ -	\$ 32,723	\$ -	\$ -	\$ 95,397	\$ 167,317	\$ (29,710)	\$ 137,607
92400	Tenant Services - Other	\$ -	\$ -	\$ 100,209	\$ -	\$ -	\$ -	\$ 242,053	\$ 398,371	\$ (18,895)	\$ 379,476
92500	Total Tenant Services	\$ -	\$ -	\$ 16,567	\$ 337,201	\$ -	\$ -	\$ 789,459	\$ 1,414,355	\$ (189,984)	\$ 1,224,371
93100	Water	\$ -	\$ -	\$ 72,194	\$ -	\$ -	\$ 1,598	\$ 332,959	\$ 410,498	\$ -	\$ 410,498
93200	Electricity	\$ -	\$ -	\$ 314,457	\$ -	\$ -	\$ 51,245	\$ 527,165	\$ 896,886	\$ -	\$ 896,886
93300	Gas	\$ -	\$ -	\$ 110,980	\$ -	\$ -	\$ 30,647	\$ 595,291	\$ 737,889	\$ -	\$ 737,889
93400	Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93500	Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93600	Sewer	\$ -	\$ -	\$ 95,234	\$ -	\$ -	\$ -	\$ 406,594	\$ 501,828	\$ -	\$ 501,828
93700	Employee Benefit Contributions - Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93800	Other Utilities Expense	\$ 16,562	\$ -	\$ 71,279	\$ -	\$ -	\$ 4,594	\$ 189,500	\$ 290,028	\$ -	\$ 290,028
93000	Total Utilities	\$ 16,562	\$ -	\$ 664,144	\$ -	\$ -	\$ 88,084	\$ 2,051,509	\$ 2,837,129	\$ -	\$ 2,837,129
94100	Ordinary Maintenance and Operations - Labor	\$ -	\$ -	\$ 435,833	\$ -	\$ -	\$ 1,034,987	\$ 1,680,578	\$ 3,162,544	\$ -	\$ 3,162,544
94200	Ordinary Maintenance and Operations - Materials and Other	\$ 3,947	\$ 2,525,035	\$ 141,424	\$ -	\$ -	\$ 210,476	\$ 640,756	\$ 3,535,563	\$ -	\$ 3,535,563
94300	Ordinary Maintenance and Operations Contracts	\$ 8,724	\$ -	\$ 245,129	\$ -	\$ -	\$ 93,454	\$ 1,796,503	\$ 2,144,035	\$ (1,473,208)	\$ 670,827
94500	Ordinary Maintenance and Operations - Ordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 334,493	\$ 335,513	\$ -	\$ 335,513
94000	Total Maintenance	\$ 12,671	\$ 2,525,035	\$ 822,386	\$ -	\$ -	\$ 1,338,917	\$ 4,452,330	\$ 9,175,675	\$ (1,473,208)	\$ 7,702,467
95100	Protective Services - Labor	\$ -	\$ -	\$ 1,757	\$ -	\$ -	\$ -	\$ 36,451	\$ 130,162	\$ (35,187)	\$ 94,975
95200	Protective Services - Other Contract Costs	\$ -	\$ -	\$ 217,217	\$ -	\$ -	\$ -	\$ 529,552	\$ 746,996	\$ (89,700)	\$ 657,296
95300	Protective Services - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
95500	Employee Benefit Contributions - Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
95000	Total Protective Services	\$ -	\$ -	\$ 218,974	\$ -	\$ -	\$ -	\$ 566,003	\$ 877,158	\$ (124,887)	\$ 752,271
96110	Property Insurance	\$ -	\$ -	\$ 78,989	\$ -	\$ -	\$ 58,735	\$ 399,900	\$ 537,624	\$ -	\$ 537,624
96120	Liability Insurance	\$ -	\$ -	\$ 19,745	\$ -	\$ -	\$ -	\$ 67,914	\$ 105,995	\$ -	\$ 105,995
96130	Workmen's Compensation	\$ 22,809	\$ -	\$ 15,227	\$ 11,294	\$ -	\$ 74,930	\$ 74,060	\$ 199,363	\$ -	\$ 199,363
96140	All Other Insurance	\$ 7,922	\$ -	\$ 53,461	\$ -	\$ -	\$ 16,565	\$ 35,907	\$ 115,912	\$ -	\$ 115,912
96100	Total Insurance Premiums	\$ 30,731	\$ -	\$ 167,422	\$ 11,294	\$ -	\$ 150,230	\$ 577,781	\$ 958,894	\$ -	\$ 958,894
96200	Other General Expenses	\$ 26,450	\$ -	\$ 71,548	\$ -	\$ -	\$ -	\$ 81,623	\$ 360,411	\$ -	\$ 360,411
96210	Compensated Absences	\$ 38,811	\$ -	\$ 18,537	\$ -	\$ -	\$ 109,619	\$ 108,234	\$ 275,757	\$ -	\$ 275,757
96300	Payments in Lieu of Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96400	Bad debt - Tenant Rents	\$ -	\$ -	\$ 32,573	\$ -	\$ -	\$ -	\$ 68,230	\$ 100,938	\$ -	\$ 100,938
96500	Bad debt - Mortgages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96600	Bad debt - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96800	Severance Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96000	Total Other General Expenses	\$ 65,261	\$ -	\$ 122,658	\$ -	\$ -	\$ 109,619	\$ 258,087	\$ 737,106	\$ -	\$ 737,106
96710	Interest of Mortgage (or Bonds) Payable	\$ -	\$ -	\$ 537,624	\$ -	\$ -	\$ -	\$ -	\$ 597,522	\$ (42,928)	\$ 554,594
96720	Interest on Notes Payable (Short and Long Term)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96730	Amortization of Bond Issue Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96700	Total Interest Expense and Amortization Cost	\$ -	\$ -	\$ 537,624	\$ -	\$ -	\$ -	\$ -	\$ 597,522	\$ (42,928)	\$ 554,594
96900	Total Operating Expenses	\$ 2,682,885	\$ 2,525,035	\$ 3,333,650	\$ 348,495	\$ 109,804	\$ 6,574,035	\$ 12,688,490	\$ 29,562,587	\$ (6,885,359)	\$ 22,677,228
97000	Excess of Operating Revenue over Operating Expenses	\$ 20,998,779	\$ (2,461,102)	\$ 1,003,072	\$ -	\$ -	\$ 3,659,887	\$ 561,224	\$ 4,496,267	\$ 29,127,588	\$ 29,127,588
97100	Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
97200	Casualty Losses - Non-capitalized	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 35,408	\$ 45,408	\$ -	\$ 45,408

See independent auditors' report.

**HOUSING AUTHORITY OF THE CITY OF TULSA
FINANCIAL DATA SCHEDULE**

June 30, 2010

Line Item No.	Description	14.871 Housing Choice Vouchers	2 State/Local	6 Component Units	94.006 AmeriCorps	14.885 Formula Capital Fund Stimulus Grant	COCC	Project Total	Subtotal	ELIM	Total
97300	Housing Assistance Payments	\$ 24,818,581	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,362,583	\$ -	\$ 25,362,583
97350	HAP Portability-In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
97400	Depreciation Expense	\$ 26,956	\$ -	\$ 773,974	\$ -	\$ 12,672	\$ 726,317	\$ 3,512,202	\$ 5,221,523	\$ -	\$ 5,221,523
97500	Fraud Losses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
97600	Capital Outlays - Governmental Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
97700	Debt Principal Payment - Governmental Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
97800	Dwelling Units Rent Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
90000	Total Expenses	\$ 27,528,422	\$ 2,525,035	\$ 4,117,624	\$ 348,495	\$ 122,476	\$ 7,300,352	\$ 16,236,100	\$ 60,192,101	\$ (6,885,359)	\$ 53,306,742
10010	Operating Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 284,474	\$ -	\$ 284,474	\$ -	\$ 284,474
10020	Operating Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (284,474)	\$ (284,474)	\$ -	\$ (284,474)
10030	Operating Transfers from/to Primary Government	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10040	Operating Transfers from/to Component Unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10050	Proceeds from Notes, Loans and Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10060	Proceeds from Property Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10070	Extraordinary Items, Net Gain/Loss	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10080	Special Items (Net Gain/Loss)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10091	Intr Project Excess Cash Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10092	Intr Project Excess Cash Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10093	Transfers between Program and Project - In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 854,625	\$ -	\$ 854,625	\$ -	\$ 854,625
10094	Transfers between Project and Program - Out	\$ -	\$ (854,625)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (854,625)	\$ -	\$ (854,625)
10100	Other Other Financing Source (Uses)	\$ -	\$ (854,625)	\$ -	\$ -	\$ -	\$ 1,139,099	\$ (284,474)	\$ -	\$ -	\$ (854,625)
10000	Excess (Deficiency) of Revenue Over (Under) Total Expenses	\$ (3,846,750)	\$ (3,315,727)	\$ 219,098	\$ -	\$ 3,647,215	\$ 974,006	\$ 664,183	\$ (1,501,926)	\$ -	\$ (1,501,926)
11020	Required Annual Debt Principal Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11030	Beginning Equity	\$ 7,872,163	\$ 3,315,727	\$ 4,748,308	\$ -	\$ -	\$ 7,912,632	\$ 54,558,891	\$ 87,588,809	\$ -	\$ 87,588,809
11040	Prior period Adjustments, Equity Transfers and Correction of Errors	\$ -	\$ -	\$ -	\$ -	\$ (3,647,215)	\$ -	\$ 3,647,215	\$ -	\$ -	\$ -
11050	Changes in Compensated Absence Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11060	Changes in Contingent Liability Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11070	Changes in Unrecognized Pension Transition Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11080	Changes in Special Term/Severance Benefit Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11090	Changes in Allowance for Doubtful Accounts - Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11100	Changes in Allowance for Doubtful Accounts - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11170	Administrative Fee Equity	\$ 2,244,078	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,244,078	\$ -	\$ 2,244,078
11180	Housing Assistance Payments Equity	\$ 1,781,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,781,327	\$ -	\$ 1,781,327
11190	Unit Months Available	\$ 56,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,596	\$ 87,244	\$ -	\$ 87,244
11210	Number of Unit Months Leased	\$ 53,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,325	\$ 93,790	\$ -	\$ 93,790
11270	Excess Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,526,817	\$ 7,526,817	\$ -	\$ 7,526,817
11610	Land Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11620	Building Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11630	Furniture & Equipment - Dwelling Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,143,846	\$ 6,143,846	\$ -	\$ 6,143,846
11640	Furniture & Equipment - Administrative Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 341,059	\$ 341,059	\$ -	\$ 341,059
11650	Leasehold Improvements Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11660	Infrastructure Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13510	CFPP Debt Service Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13901	Replacement Housing Factor Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

See independent auditors' report.

Sartain Fischbein + Co.



Accounting + Consulting since 1951

Independent Auditors' Report on Other Supplementary Information

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

We have audited the statement of net assets of the Housing Authority of the City of Tulsa, (the "Authority"), as of June 30, 2010 and 2009, and the related statements of revenues, expenses and changes in net assets, and cash flows for the years then ended and have issued our report thereon dated March 28, 2011, which appears on page 1 and page 2. 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 audit.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information on pages 32 - 33 is presented for purposes of additional analysis and is not a required part of the basic financial statements. The supplementary information is the responsibility of the Authority's management. Such information has been subjected to the auditing procedures applied in our audit of the basic financial statements and, in our opinion, is fairly stated in all material respects when considered in relation to the basic financial statements taken as a whole.

March 28, 2011

HOUSING AUTHORITY OF THE CITY OF TULSA
STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COST
CERTIFICATE PROJECT NUMBER OK56P07350105
JUNE 30, 2010

1. The actual development cost of the project is as follows:

	Classification	OK56P07350105
1408	Management improvements	\$ 906,630
1410	Administration	392,254
1430	Fees and costs	94,526
1450	Site improvements	424,429
1460	Dwelling structures	1,594,603
1465	Dwelling equipment	314,292
1470	Non-dwelling structures	60,000
1475	Non-dwelling equipment	<u>135,808</u>
		<u>\$3,922,542</u>

2. The distribution of costs by major cost accounts as shown above and the actual modernization cost certificate submitted to HUD on March 28, 2011 are in agreement with the Authority's records.
3. All modernization costs and related liabilities have been paid.
4. The Authority had no budget overruns.

	Funds approved	\$3,922,542
	Funds advanced	<u>3,922,542</u>
	Excess of funds approved	<u>\$ -</u>
	Funds advanced	\$3,922,542
	Funds expended	<u>3,922,542</u>
	Excess of funds advanced	<u>\$ -</u>

HOUSING AUTHORITY OF THE CITY OF TULSA
STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COST
CERTIFICATE PROJECT NUMBER OK56P07350106
JUNE 30, 2010

1. The actual development cost of the project is as follows:

	Classification	OK56P07350106
1406	Operations	\$ 70,000
1408	Management improvements	815,530
1410	Administration	360,500
1430	Fees and costs	110,308
1450	Site improvements	420,200
1460	Dwelling structures	1,466,089
1465	Dwelling equipment	329,629
1470	Non-dwelling structures	69,476
1475	Non-dwelling equipment	<u>269,205</u>
		<u>\$3,910,937</u>

2. The distribution of costs by major cost accounts as shown above and the actual modernization cost certificate submitted to HUD on March 28, 2011 are in agreement with the Authority's records.
3. All modernization costs and related liabilities have been paid.
4. The Authority had no budget overruns.

Funds approved	\$3,910,937
Funds advanced	<u>3,910,937</u>
Excess of funds approved	<u>\$ -</u>
Funds advanced	\$3,910,937
Funds expended	<u>3,910,937</u>
Excess of funds advanced	<u>\$ -</u>

**OTHER REPORTS AND SCHEDULES IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS*
AND OMB CIRCULAR A-133**

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, 2010, and have issued our report thereon dated March 28, 2011. 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 deficiency in internal control 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 and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, 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 provisions 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 28, 2011



**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, 2010. 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, which received approximately \$845,000 in federal awards. This amount is not included as part of our audit of the Authority's compliance with requirements applicable to each major program because this entity and its funds had a separate compliance audit 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.

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, 2010.

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

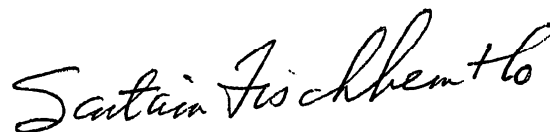
INTERNAL CONTROL OVER COMPLIANCE

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 deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis.

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, 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.



March 28, 2011

HOUSING AUTHORITY OF THE CITY OF TULSA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Year Ended June 30, 2010

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 Rental Assistance 14.856/14.195

Public and Indian Housing 14.850

Capital Fund Cluster

Public Housing Capital Fund Program 14.872

ARRA - Public Housing Capital Fund Stimulus (Formula)

Recovery Act Funded 14.885

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

\$1,307,168

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, 2010

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

CORRECTIVE ACTION PLAN (UNAUDITED)

Year Ended June 30, 2010

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

HOUSING AUTHORITY OF THE CITY OF TULSA

STATUS OF PRIOR YEAR FINDINGS

Year Ended June 30, 2010

Prior Year Findings and Questioned Costs

There were no findings or questioned costs related to the year ended June 30, 2009.

COMBINING FINANCIAL STATEMENTS

Sartain Fischbein + Co.



Accounting + Consulting since 1951

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 our audit of the Authority's financial statements and, in our opinion, is fairly stated in our material respects in relation to the Authority's financial statements taken as a whole.

A handwritten signature in black ink that reads "Sartain Fischbein + Co".

March 28, 2011

HOUSING AUTHORITY OF THE CITY OF TULSA

COMBINING STATEMENT OF NET ASSETS

June 30, 2010

	Authority Grants and Subsidies				Authority Auxiliary Fund	Multifamily Component Units				Housing Partners of Tulsa, Inc.	Housing Assistance Corporation	Property One	Nogales LLC Nogales LP Newton	Eliminations	Total
	Public Housing	Section 8	HOPE VI	Other		Meadows	Towne Square	Inhofe Plaza	Murdock Villa						
ASSETS															
Current Assets															
Cash and cash equivalents	\$ 846,726	\$ 788,170	\$ 156,637	\$ -	\$ 44,929	\$ 43,592	\$ 46,479	\$ 59,396	\$ 78,446	\$ 74,186	\$ 6	\$ 6,176	\$ 257,893	\$ -	\$ 2,402,636
Accounts receivable:															
HUD and other governmental entities	3,338,709	-	-	108,197	-	-	-	2,909	19,153	-	-	-	-	-	3,468,968
Tenants, net of allowance	33,797	-	-	-	-	3,891	1,175	3,786	87	-	-	-	1,252	-	43,988
Other	217,328	320,487	-	2,600	7,531	-	-	2,577	-	-	-	-	-	-	550,523
Accrued interest receivable	124,716	57,537	-	-	34,718	7,353	5,496	3,483	1,190	-	-	-	7,612	-	242,105
Inventories	426,588	-	-	-	530,375	-	-	-	-	79,259	-	-	-	-	1,036,222
Prepaid expenses	533,976	20,187	-	1,429	-	31,177	28,439	11,272	11,062	-	-	-	10,407	-	647,949
Investments	10,094,942	-	-	-	1,725,504	655,764	264,031	273,517	189,777	-	-	-	493,636	-	16,043,566
Restricted investments	-	2,542,413	-	-	-	108,494	82,904	210,150	1,034,430	-	-	-	213,415	-	4,191,806
Interprogram	747,465	-	970,501	4,460	1,667,073	167,572	27,903	690	1,996	9,536	-	-	-	(3,597,196)	-
Total Current Assets	16,364,247	6,075,189	1,127,138	116,686	4,010,130	1,017,843	456,427	562,294	1,322,474	182,134	6	6,176	984,215	(3,597,196)	28,627,763
Net Property and Equipment	56,684,813	63,430	1,404,292	-	232,658	3,106,731	1,541,799	5,657,126	899,419	21,700	-	-	2,652,331	-	72,264,299
Other Assets	-	-	-	-	-	-	-	10,250	46,901	-	-	-	2,064	-	59,215
Total Assets	\$ 73,049,060	\$ 6,138,619	\$ 2,531,430	\$ 116,686	\$ 4,242,788	\$ 4,124,574	\$ 1,998,226	\$ 6,229,670	\$ 2,268,794	\$ 203,834	\$ 6	\$ 6,176	\$ 3,638,610	\$ (3,597,196)	\$ 100,951,277

See independent auditors' report on combining information.

HOUSING AUTHORITY OF THE CITY OF TULSA

COMBINING STATEMENT OF NET ASSETS

June 30, 2010

	Authority Grants and Subsidies				Authority Auxiliary Fund	Multifamily Component Units				Housing Partners of Tulsa, Inc.	Housing Assistance Corporation	Property One	Nogales LLC Nogales LP		Total
	Public Housing	Section 8	HOPE VI	Other		Meadows	Towne Square	Inhofe Plaza	Murdock Villa				Newton	Eliminations	
LIABILITIES AND NET ASSETS															
Current Liabilities															
Current maturities of long-term debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,675	\$ 475,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 557,675
Accounts payable-trade	3,754,534	92,944	2,276	11,459	1,274	221,443	106,237	27,138	43,264	10,514	-	-	46,065	-	4,317,148
Accounts payable-IUD and other governmental entities	-	114,125	-	-	-	-	-	-	-	372	-	-	-	-	114,497
Accounts payable-tenant security deposits	229,529	-	-	-	-	29,521	20,944	29,562	30,470	-	-	-	7,410	-	347,436
Accrued salaries, wages, and payroll taxes	156,457	26,828	-	-	-	4,055	4,676	2,434	86,686	1,646	-	-	-	-	282,782
Accrued compensated absences	1,290,593	275,366	-	-	-	11,381	16,869	31,751	-	-	-	-	-	-	1,625,960
Accrued interest payable	-	-	-	-	-	-	-	-	35,250	-	-	-	239,762	-	275,012
Accrued liabilities and other	13,962	313,912	-	-	-	-	-	-	-	-	-	-	7,464	-	335,338
Deferred revenues	228,205	682,333	-	-	-	1,356	2,347	3,253	4,742	-	-	-	2,779	-	925,015
Interprogram	242,374	216,462	2,400	105,227	194,281	1,559,788	14,482	4,360	283,753	3,518	-	-	970,551	(3,597,196)	-
Total Current Liabilities	5,915,654	1,721,970	4,676	116,686	195,555	1,827,544	165,555	181,173	959,165	16,050	-	-	1,274,031	(3,597,196)	8,780,863
Long Term Debt	-	-	-	-	-	-	-	5,675,348	914,706	-	-	-	117,000	-	6,707,052
Total Liabilities	5,915,654	1,721,970	4,676	116,686	195,555	1,827,544	165,555	5,856,519	1,873,871	16,050	-	-	1,391,031	(3,597,196)	15,487,915
Net Assets															
Invested in capital assets, net of related debt	56,684,813	63,430	1,404,292	-	232,658	3,106,731	1,541,799	(100,895)	203,403	21,700	-	-	2,535,331	-	65,693,262
Restricted	-	2,121,186	-	-	-	105,257	84,073	209,390	84,384	122,935	-	-	213,415	-	2,940,640
Unrestricted	10,448,593	2,232,033	1,122,462	-	3,814,575	(914,958)	206,799	284,656	107,136	43,149	6	6,176	(501,167)	-	16,829,460
Total Net Assets	67,133,406	4,416,649	2,526,754	-	4,047,233	2,297,030	1,832,671	373,151	394,923	187,784	6	6,176	2,247,579	-	85,463,362
Total Liabilities and Net Assets	\$ 73,049,060	\$ 6,138,619	\$ 2,531,430	\$ 116,686	\$ 4,242,788	\$ 4,124,574	\$ 1,898,226	\$ 6,229,670	\$ 2,268,794	\$ 203,834	\$ 6	\$ 6,176	\$ 3,638,610	\$ (3,597,196)	\$ 100,951,277

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, 2010

	Authority Grants and Subsidies				Authority Auxiliary Fund	Multifamily Component Units				Housing Partners of Tulsa, Inc.	Housing Assistance Corporation	Property One	Nogales LLC		Total	
	Public Housing	Section 8	HOPE VI	Other		Meadows	Towne Square	Inhofe Plaza	Murdock Villa				Nogales LP Newton	Eliminations		
Operating Revenues:																
Dwelling rent	\$ 2,840,676	\$ -	\$ -	\$ -	\$ -	\$ 347,553	\$ 122,139	\$ 364,361	\$ 380,091	\$ -	\$ -	\$ -	\$ 131,819	\$ -	\$ -	\$ 4,186,639
Non dwelling rent	53,420	-	-	-	-	17,108	15,648	5,351	-	-	-	-	-	-	-	91,527
Total Operating Revenues	2,894,096	-	-	-	-	364,661	137,787	369,712	380,091	-	-	-	131,819	-	-	4,278,166
Operating Expenses:																
Ordinary maintenance and operations	5,512,233	12,954	-	2,525,035	1,020	291,815	203,032	162,401	165,138	-	-	-	23,033	(1,473,208)	-	7,423,453
Administration	8,584,442	2,597,749	85,275	51,204	311,890	216,962	195,193	146,811	207,135	122,599	59	131	39,430	(5,054,352)	-	7,504,528
Utilities	2,055,133	16,988	-	4,643	1,205	252,614	125,084	163,601	122,845	-	-	-	10,556	-	-	2,752,669
Protective services	533,407	-	-	89,927	-	34,511	178,858	3,848	1,757	-	-	-	2,254	(124,887)	-	719,875
Tenant services	789,459	-	-	571,989	-	-	16,567	-	36,340	-	-	-	-	(189,984)	-	1,224,371
Insurance	710,316	31,410	-	11,294	-	37,268	35,075	15,043	80,036	-	-	-	20,757	-	-	941,199
Bad debts	45,807	-	-	-	-	15,073	10,670	6,830	-	-	-	-	135	-	-	78,515
Other general expenses	253,261	65,817	-	51,291	-	27,098	4,028	(2,589)	9,866	177,652	-	-	13,529	-	-	599,953
Depreciation	4,251,191	28,073	-	-	27,991	216,726	121,238	153,300	282,710	-	-	-	140,294	-	-	5,221,523
Total Operating Expenses	22,735,249	2,752,991	85,275	3,305,383	342,106	1,092,067	889,745	649,245	905,827	300,251	59	131	249,988	(6,842,431)	-	26,465,886
Operating Loss	(19,841,153)	(2,752,991)	(85,275)	(3,305,383)	(342,106)	(727,406)	(751,958)	(279,533)	(525,736)	(300,251)	(59)	(131)	(118,169)	6,842,431	-	(22,187,720)
Nonoperating Revenues (Expense):																
Direct HUD contributions and grants:																
Public housing modernization	1,226,238	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,226,238
Public housing operating subsidies	8,997,355	-	-	-	-	-	-	-	-	-	-	-	47,419	(270,957)	-	8,773,817
Section 8 grants and subsidies	-	23,892,832	-	-	-	720,669	669,541	700,621	844,913	-	-	-	-	-	-	26,828,576
Other	-	-	-	431,853	-	-	-	-	-	307,071	-	-	-	-	-	738,924
Other governmental grants and subsidies	340,265	1,053	-	190,570	-	14,147	75,553	-	-	-	-	-	-	(431,018)	-	190,570
Housing assistance payments	-	(25,362,583)	-	-	-	-	-	-	-	-	-	-	-	-	-	(25,362,583)
Interest income	181,376	80,107	-	1,224	94,927	11,505	7,266	4,477	2,338	240	-	-	9,741	(42,928)	-	350,273
Interest expense	-	-	-	-	-	(42,928)	-	(382,495)	(112,201)	-	-	-	(59,898)	42,928	-	(554,594)
Gain on disposition of property and equipment	(342,515)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(342,515)
Other	6,998,297	333,866	205,688	220,634	278,052	3,135	680	12,721	11,090	41,915	-	-	550	(6,140,456)	-	1,966,172
Total Nonoperating Revenues (Expense)	17,401,016	(1,054,725)	205,688	844,281	372,979	706,528	753,040	335,324	746,140	349,226	-	-	(2,188)	(6,842,431)	-	13,814,878
Change in Net Assets Before Capital Grants	(2,440,137)	(3,807,716)	120,413	(2,461,102)	30,873	(20,878)	1,082	55,791	220,404	48,975	(59)	(131)	(120,357)	-	-	(8,372,842)
Capital Grants and Contributions	6,659,047	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,659,047
Change in Net Assets	4,218,910	(3,807,716)	120,413	(2,461,102)	30,873	(20,878)	1,082	55,791	220,404	48,975	(59)	(131)	(120,357)	-	-	(1,713,795)
Net Assets, beginning of year	62,059,871	8,224,365	2,406,341	3,315,727	4,016,360	2,317,908	1,831,589	317,360	174,519	138,809	65	6,307	2,367,936	-	-	87,177,157
Transfers	854,625	-	-	(854,625)	-	-	-	-	-	-	-	-	-	-	-	-
Net Assets, end of year	\$ 67,133,406	\$ 4,416,649	\$ 2,526,754	\$ -	\$ 4,047,233	\$ 2,297,030	\$ 1,832,671	\$ 373,151	\$ 394,923	\$ 187,784	\$ 6	\$ 6,176	\$ 2,247,579	\$ -	\$ -	\$ 85,463,362

See independent auditors' report on combining information.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011


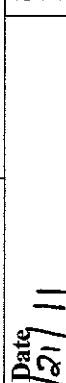
Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		FFY of Grant: 2005 FFY of Grant Approval: 2005	
PHA Name: HOUSING AUTHORITY OF THE CITY OF TULSA		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OK56R07350105 Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011		<input type="checkbox"/> Revised Annual Statement (revision no:()) <input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost	Total Actual Cost ¹
Line		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		
10	1460 Dwelling Structures		
11	1465 I Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495 I Relocation Costs		
17	1499 Development Activities ⁴	\$93,545.00	\$93,545.00

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/31/2011

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: 2005 FFY of Grant Approval: 2005			
PHA Name: HOUSING AUTHORITY OF THE CITY OF TULSA		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OK56R07350105 Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011		<input type="checkbox"/> Revised Annual Statement (revision no: () <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 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	\$93,545.00	\$93,545.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	
				11/21/11	

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 II: Supporting Pages		Federal FFY of Grant: 2005				
PHA Name: HOUSING AUTHORITY OF THE CITY OF TULSA		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No: OK56R07350105				
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	
73-19 SCATTERED SITES	DEVELOPMENT ACTIVITIES	1499	1	\$93,545 00	\$93,545 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
 OMB No. 2577-0226
 Expires 09/31/2011

Part II: Supporting Pages		Federal FFY of Grant:				
PHA Name:	Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/No): Replacement Housing Factor Grant No:	Total Estimated Cost	Total Actual Cost			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No	Quantity	Total Actual Cost		Status of Work
				Original	Revised ¹ Funds Obligated 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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

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 FRY of Grant:	
PHA Name:					
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

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 8/31/2011

Part I: Summary		FFY of Grant: 2006 FFY of Grant Approval: 2006	
PHA Name: HOUSING AUTHORITY OF THE CITY OF TULSA		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OK56R07350106 Date of CFFP:	
Type of Grant	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011	<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Actual Cost ¹
Line	Summary by Development Account	Total Estimated Cost Revised ²	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		
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	\$104,377.00
		\$104,377.00	\$104,377.00

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/31/2011

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: 2006 FFY of Grant Approval: 2006	
PHA Name: HOUSING AUTHORITY OF IHE CITY OF TULSA		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OK56R07350106 Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011		<input type="checkbox"/> Revised Annual Statement (revision no: () <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$96,235.00	\$104,377.00
21	Amount of line 20 Related to IBP Activities		\$104,377.00
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		Date	Signature of Public Housing Director
		11/21/11	

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
 OMB No. 2577-0226
 Expires 08/31/2011

Part II: Supporting Pages		Federal FFY of Grant: 2006					Status of Work	
PHA Name: HOUSING AUTHORITY OF THE CITY OF TULSA		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): No Replacement Housing Factor Grant No: OK56R07350106			Total Estimated Cost		Total Actual Cost	
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 Obligated²	Funds Expended²	
73-19 SCATTERED SIIES	DEVELOPMENT ACTIVITIES	1499	1	\$96,235 00	\$104,377 00	\$104,377 00	\$104,377 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.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/31/2011

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

Part II: Supporting Pages		Federal FFY of Grant:			Federal FFY of Grant:			
PHA Name:		Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/No): Replacement Housing Factor Grant No:			Total Actual Cost			
Development Number Name/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
				Original	Revised ¹			

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
OMB No 2577-0226
Expires 08/31/2011

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:							
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Actual Expenditure End 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.

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

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:	
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.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

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: 2007	
PHA Name: HOUSING AUTHORITY OF THE CITY OF TULSA		Capital Fund Program Grant No: Replacement Housing Factor Grant No: OK56R07350107		FFY of Grant Approval: 2007	
Date of CFFP:					
Type of Grant	<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:())		
	<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011		<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ 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	\$113,534.00	\$113,534.00	\$113,534.00	\$113,534.00

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/31/2011

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: 2007 FFY of Grant Approval: 2007	
PHA Name: HOUSING AUTHORITY OF IHE CITY OF TULSA		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OK56R07350107 Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011		<input type="checkbox"/> Revised Annual Statement (revision no: () <input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Actual Cost ¹	
Line		Original	Revised ²
18a	1501 Collateralization or 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)	\$113,534.00	\$113,534.00
21	Amount of line 20 Related to LBP Activities		\$113,534.00
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

¹ 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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

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

Part II: Supporting Pages		Federal FFY of Grant: 2007					Status of Work
PHA Name: HOUSING AUTHORITY OF THE CITY OF TULSA		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No); No Replacement Housing Factor Grant No: OK56R07350107			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
				\$113,534.00	\$113,534.00	\$113,534.00	\$113,534.00
73-19 SCATTERED SITES	DEVELOPMENT ACTIVITIES	1499	1				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
 OMB No. 2577-0226
 Expires 09/31/2011

Part II: Supporting Pages			Federal FFY of Grant:		Status of Work		
PHA Name:	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No:	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories			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

U S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

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:
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	

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

Part III: Implementation Schedule for Capital Fund Financing Program						
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		Federal FY of Grant: 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		Replacement Housing Factor Grant No:		FFY of Grant	
PHA Name:		Capital Fund Program Grant No: OK56PO7350107		Replacement Housing Factor Grant No:		2007	
Housing Authority of the City of Tulsa		Date of CFFP:				FFY of Grant Approval:	
						2007	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)		Final Performance and Evaluation Report	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		<input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09				<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹		
		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	\$96,565.65		
3	1408 Management Improvements	\$685,055.50	\$751,055.50	\$751,055.50	\$751,055.50		
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	\$154,162.60	\$154,162.60		
8	1440 Site Acquisition						
9	1450 Site Improvements	\$365,184.35	\$297,284.35	\$297,284.35	\$297,284.35		
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	\$120,500.00	\$120,500.00		
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)	\$71,255.50	\$0.00	\$0.00	\$0.00	\$0.00	
20	Amount of Annual Grant: (sum of line 2-10)	\$3,743,634.00	\$3,743,634.00	\$3,743,634.00	\$3,743,634.00		
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities	\$42,300.00	\$4,800.00	\$0.00	\$0.00	\$0.00	
23	Amount of line 20 Related to Security - Soft Costs	\$287,493.65	\$43,796.43	\$43,796.43	\$43,796.43		
24	Amount of line 20 Related to Security - Hard Costs	\$239,450.00	\$57,393.59	\$57,393.59	\$52,228.59		
25	Amount of line 20 Related to Energy Conservation Measures	\$387,000.00	\$511,307.36	\$648,477.70	\$648,477.70		

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.

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

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

Part I: Summary	
PHA Name: Housing Authority of the City of Tulsa	Grant Type and Number Capital Fund Program Grant No: OK56PO7350107 Date of CFFP: Replacement Housing Factor Grant No:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09	FFY of Grant 2007 FFY of Grant Approval: 2007
<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Final Performance and Evaluation Report	<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Total Actual Cost ¹
Line Summary by Development Account	Total Estimated Cost Original Revised ² Obligated Expended
Signature of Executive Director 	Signature of Public Housing Director Date 1/25/12


INC

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No: 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	Funds Obligated ²	Funds Expended ²	
	OPERATING EXPENSES	1406		\$96,566.65	\$0.00	\$0.00	\$0.00	
	MANAGEMENT IMPROVEMENTS	1408		\$369,733.21	\$369,733.21	\$369,733.21	\$369,733.21	
	Security	419102	1 ad	\$0.00	\$303.84	\$303.84	\$303.84	
	Salaries	419103		\$192,055.50	\$239,357.20	\$239,357.20	\$239,357.20	
	Staff Training	419105	1	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	
	Computer Software	419106	2	\$12,000.00	\$10,464.00	\$10,464.00	\$10,464.00	
	Facility Officers	419108	1	\$100,000.00	\$0.00	\$0.00	\$0.00	
	Management Improvement Trainer	419109	1	\$66,000.00	\$104,608.17	\$104,608.17	\$104,608.17	
	ADMINISTRATION	1410		\$374,363.40	\$374,363.40	\$374,363.40	\$374,363.40	
	Non Technical Salaries	141001	6	\$41,720.00	\$374,363.40	\$374,363.40	\$374,363.40	
	Technical Salaries	141002	7	\$219,021.40	\$0.00	\$0.00	\$0.00	
	Benefits	141009	7	\$97,622.00	\$0.00	\$0.00	\$0.00	
	Sundry Admin. Costs	141019	1 lumps sum	\$16,000.00	\$0.00	\$0.00	\$0.00	
	FEES AND COSTS	1430		\$177,162.60	\$3,906.25	\$3,906.25	\$3,906.25	
	A/E Fees	143001	1 contract	\$50,000.00	\$0.00	\$0.00	\$0.00	
	Consultant Fees	143002	1 contract	\$25,000.00	\$3,906.25	\$3,906.25	\$3,906.25	
	Contract Coordinators	143003		\$102,162.60	\$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.

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

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

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			Federal FY of Grant:				
Housing Authority of the City of Tulsa		Capital Fund Program Grant No: OK56PO7350107			2007				
		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	Funds Obligated ²	Funds Expended ²		
OK073000000	CENTRAL OFFICE			\$235,600.00	\$198,541.01	\$198,541.01	\$198,541.01		
	SITE IMPROVEMENTS	1450		\$ -	\$350.00	\$350.00	\$350.00		
	Parking & Paving	145002	1 ad	0	\$350.00	\$350.00	\$350.00		
	DWELLING EQUIPMENT	1465		\$5,000.00	\$69.00	\$69.00	\$69.00		
	Replacement Window A/C Units	146504	50	\$0.00	\$69.00	\$69.00	\$69.00		
	Fire Suppression	146510	1 unit	\$5,000.00	\$0.00	\$0.00	\$0.00		
	NON DWELLING STRUCTURES	1470		\$27,500.00	\$104,456.70	\$104,456.70	\$104,456.70		
	Carpet	147003	0	\$15,000.00	\$0.00	\$0.00	\$0.00		
	Security Equipment	147015	1 camera	\$0.00	\$2,120.00	\$2,120.00	\$2,120.00		
	Gym Floors	147017	0	\$12,500.00	\$0.00	\$0.00	\$0.00		
	Roof Replacement	147001	one half	\$0.00	\$69,481.77	\$69,481.77	\$69,481.77		
	HVAC Replacement	147002	1 unit	\$0.00	\$11,305.00	\$11,305.00	\$11,305.00		
	Warehouse Renovations	147005	lump sum	\$0.00	\$21,549.93	\$21,549.93	\$21,549.93		

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
Expires 4/30/2011

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No: OK56P07350107		2007				
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		OFFP (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	
	CENTRAL OFFICE							
	NON DWELLING EQUIPMENT	1475		\$203,100.00	\$93,665.31	\$93,665.31	\$93,665.31	
	Computer Hardware	147501	25	\$45,000.00	\$25,000.33	\$25,000.33	\$25,000.33	
	Copiers	147502	3	\$35,500.00	\$0.00	\$0.00	\$0.00	
	Printers	147503	1	\$12,600.00	\$0.00	\$0.00	\$0.00	
	TV/MCR	147504	0	\$1,000.00	\$0.00	\$0.00	\$0.00	
	Office Furniture	147505	0	\$4,000.00	\$0.00	\$0.00	\$0.00	
	Vehicle Replacement	147507	3	\$100,000.00	\$20,008.05	\$20,008.05	\$20,008.05	
	Security Equipment	147511	1 system	\$5,000.00	\$48,656.93	\$48,656.93	\$48,656.93	
OK073000001	TOTAL SEMINOLE HILLS			\$36,847.07	\$117,434.38	\$117,434.38	\$117,434.38	
	SITE IMPROVEMENTS	1450		\$19,800.00	\$3,553.54	\$3,553.54	\$3,553.54	
	Parking & Paving	145002	480 sqft	\$2,400.00	\$0.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	2000 sqft	\$2,400.00	\$0.00	\$0.00	\$0.00	
	Fencing	145004		\$0.00	\$3,553.54	\$3,553.54	\$3,553.54	
	Sewer Line Replacement	145005	100 ft	\$15,000.00	\$0.00	\$0.00	\$0.00	
	DWELLING STRUCTURE	1460		\$7,000.00	\$89,151.57	\$89,151.57	\$89,151.57	
	Painting	146003	30 bldgs	\$0.00	\$89,151.57	\$89,151.57	\$89,151.57	
	HVAC	146010	0	\$4,500.00	\$0.00	\$0.00	\$0.00	
	Kitchen Reno/504	146013	0	\$2,500.00	\$0.00	\$0.00	\$0.00	
	FEES AND COSTS	1430		\$0.00	\$10,834.40	\$10,834.40	\$10,834.40	
	Contract Coordinators	143003	† Coordinator	\$0.00	\$10,834.40	\$10,834.40	\$10,834.40	
	NON DWELLING EQUIPMENT	1475		\$0.00	\$1,451.66	\$1,451.66	\$1,451.66	
	Security Equipment	147511	1 unit	\$0.00	\$1,451.66	\$1,451.66	\$1,451.66	
	DWELLING EQUIPMENT	1465		\$5,103.04	\$0.00	\$0.00	\$0.00	
	Ranges & Refrigerators	146503	0	\$5,103.04	\$0.00	\$0.00	\$0.00	
	MANAGEMENT IMPROVEMENTS	1408		\$4,944.03	\$12,443.21	\$12,443.21	\$12,443.21	
	Security	419102	1 contract	\$4,944.03	\$12,347.42	\$12,347.42	\$12,347.42	
	Computer Software	419106	1	\$0.00	\$95.79	\$95.79	\$95.79	

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
Expires 4/30/2011

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No: 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	\$0.00	\$0.00	\$0.00	
	FEES AND COSTS	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	Contract Coordinators	143003	1	\$0.00	\$0.00	\$0.00	\$0.00	
	SITE IMPROVEMENTS	1450		\$4,900.00	\$0.00	\$0.00	\$0.00	
	Parking & Paving	145002	240 sqft	\$1,200.00	\$0.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	1000 sqft	\$1,200.00	\$0.00	\$0.00	\$0.00	
	Sewer Line Replacement	145005	15 ft	\$2,500.00	\$0.00	\$0.00	\$0.00	
	DWELLING EQUIPMENT	1465		\$2,551.52	\$0.00	\$0.00	\$0.00	
	Ranges & Refrigerators	146503	0	\$2,551.52	\$0.00	\$0.00	\$0.00	
	MANAGEMENT IMPROVEMENTS	1408		\$4,766.10	\$0.00	\$0.00	\$0.00	
	Security	419102	1 contract	\$4,766.10	\$0.00	\$0.00	\$0.00	
OK073000003	TOTAL COMANCHE PARK			\$340,163.49	\$271,955.67	\$271,955.67	\$271,955.67	
	FEES AND COSTS	1430		\$0.00	\$11,668.04	\$11,668.04	\$11,668.04	
	Contract Coordinators	143003		\$0.00	\$11,668.04	\$11,668.04	\$11,668.04	
	SITE IMPROVEMENTS	1450		\$34,400.00	\$30,803.00	\$30,803.00	\$30,803.00	
	Parking/Paving/504	145002	0	\$2,400.00	\$21,896.00	\$21,896.00	\$21,896.00	
	Sewer Line Replacement	145005	0	\$25,000.00	\$0.00	\$0.00	\$0.00	
	Gas System Upgrade	145007	1	\$5,000.00	\$757.00	\$757.00	\$757.00	
	Sidewalks	145016	85 lft	\$2,000.00	\$0.00	\$0.00	\$0.00	
	Fencing	145004	10000 ft	\$0.00	\$8,150.00	\$8,150.00	\$8,150.00	

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
Expires 4/30/2011

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

Part II. Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No: 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	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	
	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	
	Siding Replacement	146002	1 ad	\$0.00	\$142.73	\$142.73	\$142.73	
	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	
	Fan Replacement	147021	1	\$0.00	\$2,002.50	\$2,002.50	\$2,002.50	
	NON DWELLING EQUIPMENT	1475		\$5,000.00	\$7,810.00	\$7,810.00	\$7,810.00	
	Hot Water Tanks	147514	20	\$0.00	\$7,810.00	\$7,810.00	\$7,810.00	
	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	
	Computer Software	419106	1	\$0.00	\$186.82	\$186.82	\$186.82	
	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	

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
Expires 4/30/2011

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

Part II: Supporting Pages		Grant Type and Number		FFFP (Yes/No):		Federal FFY of Grant:	
PHA Name:		Capital Fund Program Grant No: OK56PO7350107		2007		2007	
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No):		Status of Work	
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
OK074000004	TOTAL PIONEER PLAZA			\$220,887.40	\$295,558.52	\$295,558.52	\$295,558.52
	FEES AND COSTS	1430		\$0.00	\$9,181.87	\$9,181.87	\$9,181.87
	Contract Coordinators	143003	3	\$0.00	\$9,181.87	\$9,181.87	\$9,181.87
	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
	Tub Surrounds	146023	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
	DWELLING EQUIPMENT	1465		\$135,250.00	\$239.01	\$239.01	\$239.01
	Fire System Upgrade	146512	1 ad	\$1,000.00	\$239.01	\$239.01	\$239.01
	FEI	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
	Computer Software	419106	1	\$0.00	\$129.75	\$129.75	\$129.75

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
Expires 4/30/2011

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: 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		
OK073000004	PIONEER PLAZA NON DWELLING EQUIPMENT Security Cameras	1475 147511	0	\$6,000.00 \$6,000.00	\$0.00 \$0.00	\$0.00 \$0.00	
OK073000005	TOTAL APACHE MANOR MANAGEMENT IMPROVEMENTS	1408		\$214,895.85	\$434,760.11	\$434,760.11	
	Security	419102	1 Contract	\$112,506.35	\$136,445.15	\$136,445.15	In Progress
	Computer Software	419106	1	\$0.00	\$108.70	\$108.70	In Progress
	FEES AND COSTS	1430	5	\$0.00	\$11,727.84	\$11,727.84	In Progress
	Contract Coordinators	143003		\$0.00	\$11,727.84	\$11,727.84	In Progress
	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

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		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		
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

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
Expires 4/30/2011

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No: 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		Status of Work
				Original	Revised ¹	
				Funds Obligated ²	Funds Expended ²	
OK073000006	TOTAL MOHAWK MANOR			\$96,464.38	\$40,793.25	\$40,793.25
	FEES AND COSTS	1430		\$0.00	\$15,209.89	\$15,209.89
	Architect/Engineering Fees	143001	3	\$0.00	\$800.00	\$800.00 In Progress
	Contract Coordinators	143003	3	\$0.00	\$14,409.89	\$14,409.89 In Progress
	SITE IMPROVEMENTS	1450		\$4,800.00	\$0.00	\$0.00
	Paving/Parking	145002	480 ft2	\$2,400.00	\$0.00	\$0.00
	Drainage/Site Improvements	145003	2400 ft2	\$2,400.00	\$0.00	\$0.00
	DWELLING STRUCTURES	1460		\$70,000.00	\$17,000.00	\$17,000.00
	HVAC Installation	146010	0	\$50,000.00	\$0.00	\$0.00
	Sewer Lines	146024	850 LF	\$15,000.00	\$17,000.00	\$17,000.00 Complete
	Upgrade Main Building Electrical	146017	0	\$5,000.00	\$0.00	\$0.00
	MANAGEMENT IMPROVEMENTS	1408		\$8,390.09	\$8,583.36	\$8,583.36
	Security	419102	1 contract	\$8,390.09	\$8,511.35	\$8,511.35 In Progress
	Computer Software	149106	1	\$0.00	\$72.01	\$72.01 In Progress
	DWELLING EQUIPMENT	1465		\$8,274.29	\$0.00	\$0.00
	Ranges & Refrigerators	146503	0	\$5,634.60	\$0.00	\$0.00
	Window AC	146504	0	\$2,639.69	\$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.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No: 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	Funds Obligated ²	Funds Expended ²	
OK073000006	MOHAWK MANOR NON DWELLING EQUIPMENT Security Equipment	1475 147511	0	\$5,000.00 \$5,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
OK073000007	TOTAL HEWGLETT TERRACE FEES AND COSTS Contract Coordinators	1430 143003	3	\$211,604.97 \$0.00	\$56,908.22 \$9,826.76	\$56,908.22 \$9,826.76	\$56,908.22 \$9,826.76	In Progress
	SITE IMPROVEMENTS Parking/Paving	1450 145002	750 sqft 9000 sqft	\$70,300.00 \$4,800.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	Drainage/Site Improvements	145003	0	\$18,000.00	\$0.00	\$0.00	\$0.00	
	Sewer Line Replacement	145001	100	\$2,500.00	\$0.00	\$0.00	\$0.00	
	Valve Replacement	145010	0	\$45,000.00	\$0.00	\$0.00	\$0.00	
	DWELLING STRUCTURES Door Replacement	1460 146011	0	\$52,500.00 \$15,500.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	Shower Repair/Replacement Kitchen Cabinets	146023 146013	0 0	\$12,000.00 \$25,000.00	\$0.00 \$0.00	\$0.00 \$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.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant			
PHA Name:		Capital Fund Program Grant No: OK56PO7350107		2007			
Housing Authority of the City of Tulsa		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		
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	146504	2	\$0.00	\$2,495.00	\$2,495.00	Complete
	Facility Equipment Inventory	145601	0	\$7,500.00	\$0.00	\$0.00	
	Ranges & Refrigerators	146503	0	\$5,250.00	\$0.00	\$0.00	
	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		\$2,600.00	\$0.00	\$0.00	
	Security Equipment	147510	1 system	\$2,600.00	\$0.00	\$0.00	
	MANAGEMENT IMPROVEMENTS	1408		\$6,554.97	\$6,719.72	\$6,719.72	In Progress
	Security	419102	2	\$6,554.97	\$6,617.82	\$6,617.82	In Progress
	Computer Software	419106	1	\$0.00	\$101.90	\$101.90	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.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: 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		
OK073000008	TOTAL RIVERVIEW TERRACE			\$104,885.28	\$29,240.82	\$29,240.82	
	FEES AND COSTS	1430		\$0.00	\$15,343.92	\$15,343.92	
	Architect/Engineering fees	143001	1	\$0.00	\$8,263.50	\$8,263.50	In Progress
	Contract Coordinators	143003	2	\$0.00	\$7,080.42	\$7,080.42	In Progress
	SITE IMPROVEMENTS	1460		\$19,900.00	\$0.00	\$0.00	
	Paving/Parking	145002	400 sqft	\$2,400.00	\$0.00	\$0.00	
	Piers	145004	1 unit	\$5,000.00	\$0.00	\$0.00	
	Sewer Line Replacement	145005	100 ft	\$12,500.00	\$0.00	\$0.00	
	DWELLING STRUCTURES	1460		\$35,000.00	\$0.00	\$0.00	
	Termite Treatment/Structural Repairs	146007	0	\$10,000.00	\$0.00	\$0.00	
	Bathroom Renovations	146008	0	\$10,000.00	\$0.00	\$0.00	
	Kitchen Renovations	146013	0	\$10,000.00	\$0.00	\$0.00	
	Upgrade Main Building Electrical	146017	0	\$5,000.00	\$0.00	\$0.00	
	NON DWELLING STRUCTURES	1470		\$27,500.00	\$0.00	\$0.00	
	Office & Community Center Reno	147016	0	\$25,000.00	\$0.00	\$0.00	
	HVAC Enclosures	147013	0	\$2,500.00	\$0.00	\$0.00	
	MANAGEMENT IMPROVEMENTS	1408		\$7,654.00	\$8,172.76	\$8,172.76	
	Security	419102	1 contract	\$7,654.00	\$8,043.68	\$8,043.68	In Progress
	Computer Software	419106	1	\$0.00	\$129.08	\$129.08	In Progress
	DWELLING EQUIPMENT	1465		\$14,831.28	\$5,724.14	\$5,724.14	
	Ranges & Refrigerators	146503	0	\$10,099.76	\$0.00	\$0.00	
	Window AC	146504	10	\$4,731.52	\$5,724.14	\$5,724.14	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.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant				
PHA Name:		Capital Fund Program Grant No: OK56PO7350107		2007				
Housing Authority of the City of Tulsa		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	Funds Obligated ²	Funds Expended ²	
OK073000010	TOTAL SANDY PARK			\$270,214.55	\$73,233.60	\$73,233.60	\$73,233.60	
	FEES AND COSTS	1430		\$0.00	\$5,460.07	\$5,460.07	\$5,460.07	
	Architect/Engineering Fees	143001	3	\$0.00	\$1,587.50	\$1,587.50	\$1,587.50	In Progress
	Contract Coordinators	143003	3	\$0.00	\$3,872.57	\$3,872.57	\$3,872.57	In Progress
	SITE IMPROVEMENTS	1450		\$31,900.00	\$255.00	\$255.00	\$255.00	
	Paving/Parking	145002	0	\$2,000.00	\$0.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	2000 sqft	\$2,400.00	\$0.00	\$0.00	\$0.00	
	Chain Link Fencing	145004	0	\$12,500.00	\$0.00	\$0.00	\$0.00	
	Sewer Line Replacement	145005	0	\$10,000.00	\$0.00	\$0.00	\$0.00	
	Gas System Upgrade	145007	1	\$5,000.00	\$255.00	\$255.00	\$255.00	In Progress
	DWELLING STRUCTURES	1460		\$217,400.00	\$60,000.00	\$60,000.00	\$60,000.00	
	Siding	146002	0	\$150,000.00	\$0.00	\$0.00	\$0.00	
	Painting	146003	0	\$50,000.00	\$0.00	\$0.00	\$0.00	
	Upgrade Main Building Electrical	146017	0	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Water Heaters	146011	0	\$2,400.00	\$0.00	\$0.00	\$0.00	
	Termite Treatment/Structural Repairs	146007	0	\$10,000.00	\$0.00	\$0.00	\$0.00	
	Shower Replacement	146023	30	\$0.00	\$60,000.00	\$60,000.00	\$60,000.00	Complete
	MANAGEMENT IMPROVEMENTS	1408		\$8,425.05	\$7,122.53	\$7,122.53	\$7,122.53	
	Security	419102	1 Contract	\$8,425.05	\$7,013.83	\$7,013.83	\$7,013.83	In Progress
	Computer Software	419106	1	\$0.00	\$108.70	\$108.70	\$108.70	In Progress
	DWELLING EQUIPMENT	1465		\$12,489.50	\$396.00	\$396.00	\$396.00	
	Ranges & Refrigerators	146503	0	\$6,505.06	\$0.00	\$0.00	\$0.00	
	Window AC	146504	1	\$3,984.44	\$396.00	\$396.00	\$396.00	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.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56P07350107		2007			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No):			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised ¹		
OK073000011	TOTAL OSAGE HILLS						
OK073000012	TOTAL PARKVIEW TERRACE			\$178,203.23	\$361,790.04	\$361,790.04	
	FEES AND COSTS	1430		\$0.00	\$16,413.78	\$16,413.78	
	Contract Coordinators	143003	5	\$0.00	\$16,413.78	\$16,413.78	In Progress
	SITE IMPROVEMENTS	1450		\$7,500.00	\$171,905.99	\$171,905.99	
	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
	Sidewalks	145016	20	\$0.00	\$2,792.63	\$2,792.63	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

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		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56P07350107		2007			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No):			
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised 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	146011	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 Shower	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	In Progress
	Computer Software	419106	1	\$0.00	\$152.85	\$152.85	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.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: 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		
OK073000013	TOTAL LAFORTUNE TOWER			\$186,638.42	\$41,323.64	\$41,323.64	
	FEES AND COSTS	1430		\$0.00	\$14,219.53	\$14,219.53	
	Contract Coordinators	143003	3	\$0.00	\$14,219.53	\$14,219.53	In Progress
	SITE IMPROVEMENTS	1450		\$6,800.00	\$30.00	\$30.00	
	Gas System Upgrades	145007	1	\$2,000.00	\$30.00	\$30.00	In Progress
	Site Signage	145015	1	\$4,800.00	\$0.00	\$0.00	
	DWELLING STRUCTURES	1460		\$45,000.00	\$19,676.10	\$19,676.10	
	Tub Surrounds	146023	0	\$10,000.00	\$0.00	\$0.00	
	Kitchen Cabinets	146013	0	\$25,000.00	\$0.00	\$0.00	
	VCT Flooring	146005	0	\$10,000.00	\$0.00	\$0.00	
	Balcony Repair	146018	10	\$0.00	\$19,676.10	\$19,676.10	Complete
	DWELLING EQUIPMENT	1465		\$117,750.00	\$0.00	\$0.00	
	FEL	146501	0	\$7,500.00	\$0.00	\$0.00	
	Heating System	146502	0	\$100,000.00	\$0.00	\$0.00	
	Ranges & Refrigerators	146503	0	\$5,250.00	\$0.00	\$0.00	
	Elevator Upgrade	146506	0	\$5,000.00	\$0.00	\$0.00	
	NON DWELLING STRUCTURE	1470		\$10,000.00	\$0.00	\$0.00	
	Security Equipment	147015	0	\$0.00	\$0.00	\$0.00	
	Lobby & Community Center Renovations	147016	0	\$10,000.00	\$0.00	\$0.00	
	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	In Progress
	Computer Software	419106	1	\$0.00	\$136.55	\$136.55	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.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56P07350107		2007			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No):			
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised ¹		
OK073000017	TOTAL SOUTH HAVEN MANOR			\$109,414.06	\$400,235.38	\$400,235.38	
	FEES AND COSTS	1430		\$0.00	\$7,771.44	\$7,771.44	
	A/E fees	143001	1	\$0.00	\$1,615.50	\$1,615.50	In Progress
	Contract Coordinators	143003	2	\$0.00	\$6,155.94	\$6,155.94	In Progress
	SITE IMPROVEMENTS	1450		\$26,050.00	\$8,936.63	\$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	
	Basketball Court	145009	1	\$4,800.00	\$0.00	\$0.00	
	Fencing	145004	1500 ft	\$14,250.00	\$8,150.00	\$8,150.00	In Progress
	Signage	145015	1	\$0.00	\$618.75	\$618.75	Complete
	DWELLING STRUCTURES	1460		\$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	In Progress
	Entry Doors	146006	10	\$0.00	\$6,000.00	\$6,000.00	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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56P07350107		2007			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No):			
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised 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	In Progress
	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

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
Expires 4/30/2011

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: 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		
OK073000018	EAST CENTRAL VILLAGE TOTAL			\$204,178.35	\$131,892.90	\$131,892.90	
	FEES AND COSTS	1430		\$0.00	\$4,969.44	\$4,969.44	
	Contract Coordinators	143003	2	\$0.00	\$4,969.44	\$4,969.44	In Progress
	SITE IMPROVEMENTS	1450		\$32,000.00	\$6,099.14	\$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	145015	1	\$4,800.00	\$0.00	\$0.00	
	Fencing	145004	250 ft	\$8,450.00	\$0.00	\$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	In Progress
	Bathroom Remodel	146008	15 units	\$50,000.00	\$0.00	\$0.00	
	Fascia & Soffit	146002	20 units	\$50,000.00	\$0.00	\$0.00	
	Gutter Installation	146014	7 bldgs	\$10,000.00	\$0.00	\$0.00	
	Replace Roofing	146004	10 bldgs	\$0.00	\$106,413.84	\$106,413.84	Complete
	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	147017	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	In Progress
	Computer Software	419106	1	\$0.00	\$101.90	\$101.90	In Progress
	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	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

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		
OK073000019	SCATTERED SITE TOTAL			\$217,016.68	\$463,768.61	\$463,768.61	
	OPERATIONS	1406		\$0.00	\$18,370.66	\$18,370.66	
	Operating Expenses	140601	1	\$0.00	\$18,370.66	\$18,370.66	In Progress
	FEES AND COSTS	1430		\$0.00	\$17,629.37	\$17,629.37	
	Contract Coordinators	143003	4	\$0.00	\$17,629.37	\$17,629.37	In Progress
	SITE IMPROVEMENTS	1450		\$42,434.35	\$66,655.05	\$66,655.05	
	Sewer Lines	145001	65 ft	\$15,000.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	5000 ft2	\$4,934.35	\$0.00	\$0.00	
	Fencing & Piling	145004	0	\$22,500.00	\$39,830.00	\$39,830.00	Complete
	Sidewalks	145016	2500 sqft	\$0.00	\$23,002.00	\$23,002.00	Complete
	Garage Door	145017	1	\$0.00	\$3,823.05	\$3,823.05	Complete
	DWELLING STRUCTURES	1460		\$103,000.00	\$278,850.67	\$278,850.67	
	Windows/Screens	146001	10 units	\$10,000.00	\$5,516.92	\$5,516.92	Complete
	Siding & Trim	146002	7 units	\$15,000.00	\$25,000.00	\$25,000.00	Complete
	Entry Doors	146006	5 units	\$10,000.00	\$5,000.99	\$5,000.99	In Progress
	Termite Treatment	146007	0	\$10,000.00	\$0.00	\$0.00	
	HVAC Installation	146010	7 units	\$10,000.00	\$120,000.00	\$120,000.00	In Progress
	Electrical Upgrade	146017	0	\$15,000.00	\$0.00	\$0.00	
	Painting	146003	0	\$18,000.00	\$0.00	\$0.00	
	Install Insulation	146009	1	\$0.00	\$25,000.00	\$25,000.00	Complete
	Interior Renovation	146012	1	\$0.00	\$31,947.26	\$31,947.26	Complete
	Flooring	146005	1	\$0.00	\$3,660.00	\$3,660.00	Complete
	Shower Replacement	146023	10	\$0.00	\$31,000.00	\$31,000.00	Complete
	Roofing	146004	8 bldgs	\$15,000.00	\$31,725.50	\$31,725.50	Complete
	NON DWELLING STRUCTURE	1470		\$68,000.00	\$58,453.80	\$58,453.80	
	Maintenance Building	147005	1	\$68,000.00	\$58,453.80	\$58,453.80	In Progress
	DWELLING EQUIPMENT	1465		\$13,582.33	\$11,257.01	\$11,257.01	
	Overhead Door	146508	1	\$0.00	\$1,186.16	\$1,186.16	Complete
	Ranges & Refrigerators	146503	10	\$9,249.27	\$4,245.87	\$4,245.87	Complete
	Window AC	146504	20	\$4,333.06	\$5,824.98	\$5,824.98	Complete
	NON DWELLING EQUIPMENT	1475		\$0.00	\$12,408.03	\$12,408.03	
	Vehicle Replacement	147507	1 van	\$0.00	\$12,254.82	\$12,254.82	Complete
	Computer Hardware	147501	1	\$0.00	\$0.21	\$0.21	Complete
	Security Equipment	147511	1	\$0.00	\$153.00	\$153.00	Complete
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$144.02	\$144.02	
	Computer Software	419106	1	\$0.00	\$144.02	\$144.02	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.

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant				
PHA Name:		Capital Fund Program Grant No: OK66P07350107		2011				
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	
OK073000026	Country Club Gardens Ph. 1 OPERATIONS	1406		\$0.00	\$36,355.98	\$36,355.98	\$36,355.98	
OK073000027	Country Club Gardens Ph. 2 OPERATIONS	1406		\$0.00	\$5,776.19	\$5,776.19	\$5,776.19	
OK073000028	Newton Country Club OPERATIONS	1406		\$0.00	\$19,220.13	\$19,220.13	\$19,220.13	
OK073000029	Osage North OPERATIONS	1406		\$0.00	\$16,842.69	\$16,842.69	\$16,842.69	
	CONTINGENCY			\$71,255.50	\$0.00	\$0.00	\$0.00	
	Work Items			\$3,672,378.50	\$3,743,634.00	\$3,743,634.00	\$3,743,634.00	
	TOTAL BUDGET			\$3,743,634.00	\$3,743,634.00	\$3,743,634.00	\$3,743,634.00	

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
 Capital Fund Program, Capital Fund Program Replacement Housing Fact
 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						Federal FFY of Grant: 2007		Reasons for Revised Target Dates ¹
PHA Name: Housing Authority of the City of Tulsa	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)					
Development Authority Name/PHA-Wide Activities	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	9/1/2011				
OK073000003	9/12/2009	7/31/2009	9/12/2011	9/1/2011				
OK073000004	9/12/2009	7/31/2009	9/12/2011	9/1/2011				
OK073000005	9/12/2009	7/31/2009	9/12/2011	9/1/2011				
OK073000006	9/12/2009	7/31/2009	9/12/2011	9/1/2011				
OK073000007	9/12/2009	7/31/2009	9/12/2011	9/1/2011				
OK073000008	9/12/2009	7/31/2009	9/12/2011	9/1/2011				
OK073000010	9/12/2009	7/31/2009	9/12/2011	9/1/2011				
OK073000011	9/12/2009	7/31/2009	9/12/2011	9/1/2011				
OK073000012	9/12/2009	7/31/2009	9/12/2011	9/1/2011				
OK073000013	9/12/2009	7/31/2009	9/12/2011	9/1/2011				
OK073000017	9/12/2009	7/31/2009	9/12/2011	9/1/2011				
OK073000018	9/12/2009	7/31/2009	9/12/2011	9/1/2011				
OK073000019	9/12/2009	7/31/2009	9/12/2011	9/1/2011				

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011


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: 2008 FFY of Grant Approval: 2008	
PHA Name: HOUSING AUTHORITY OF THE CITY OF TULSA		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OK56R07350108 Date of CFFP:	
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011	<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-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 I Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495 I Relocation Costs		
17	1499 Development Activities ⁴	\$162,191.00	\$21,745.00
		\$162,191.00	\$162,191.00

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No 2577-0226
Expires 08/31/2011

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: 2008 FFY of Grant Approval: 2008			
PHA Name: HOUSING AUTHORITY OF THE CITY OF TULSA	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OK56R0750108 Date of CFFP:				
Type of Grant	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost Original	Revised ²	Obligated	Total Actual Cost ¹ Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$162,191.00	\$162,191.00	\$162,191.00	\$21,745.00
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		Date		Signature of Public Housing Director	
		11/21/11			

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.

U S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No 2577-0226
Expires 08/31/2011

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 Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No: OK.56R07350108		Federal FFY of Grant: 2008		Status of Work	
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
73-19 SCATTERED SITES	DEVELOPMENT ACTIVITIES	1499	1	\$162,191 00	\$162,191 00	\$162,191.00	\$21,745 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
OMB No. 2577-0226
Expires 08/31/2011

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

Part II: Supporting Pages PHA Name:		Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/No): Replacement Housing Factor Grant No:		Federal FFY of Grant:				
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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 08/31/2011

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:	
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			

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 08/31/2011

Part III: Implementation Schedule for Capital Fund Financing Program					Federal FFY of Grant:
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		Replacement Housing Factor Grant No:		FFY of Grant	
PHA Name:		Capital Fund Program Grant No: OK56PO7350108		2008		2008	
Housing Authority of the City of Tulsa		Date of CFFP:		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 4)		Final Performance and Evaluation Report	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4)		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011		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	\$96,565.65	\$96,565.65	\$96,565.65	\$81,796.93		
3	1408 Management Improvements	\$565,093.28	\$565,093.28	\$565,093.28	\$379,432.75		
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	\$268,164.21		
10	1460 Dwelling Structures	\$1,564,000.00	\$2,101,159.07	\$2,101,159.07	\$2,015,269.64		
11	1465.1 Dwelling Equipment-Nonexpendable	\$279,500.00	\$205,000.00	\$205,000.00	\$205,000.00		
12	1470 Non-dwelling Structures	\$215,659.07	\$109,000.00	\$109,000.00	\$109,000.00		
13	1475 Non-dwelling Equipment	\$263,000.00	\$114,000.00	\$75,836.42	\$70,098.85		
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	\$4,021,835.42	\$3,681,343.38		
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	\$316,711.40	\$216,500.00	\$210,930.27		
24	Amount of line 20 Related to Security - Hard Costs	\$237,450.00	\$242,247.44	\$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	
PHA Name:	Grant Type and Number Capital Fund Program Grant No: OK56PO7350108
Housing Authority of the City of Tulsa	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: 12/31/11	<input checked="" type="checkbox"/> Revised Annual Statement (revision no.4) <input type="checkbox"/> Final Performance and Evaluation Report
Reserve for Disasters/Emergencies	
Summary by Development Account	Total Estimated Cost
	Original
	Revised ²
	Obligated
	Expended
Signature of Executive Director	Total Actual Cost ¹
	Signature of Public Housing Director
Date	Date
1/25/12	

[Handwritten initials]

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		Capital Fund Program Grant No. OK69P07360108		CFPP (Yes/No): NO		Federal FFY of Grant:	
PHA Name:		Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No.:				2008	
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		
	OPERATING EXPENSES	1400		\$86,565.65	\$14,595.21	\$14,595.21	\$0.00		
	MANAGEMENT IMPROVEMENTS	1408		\$565,093.28	\$12,000.00	\$12,000.00	\$0.00		
	Security	419102	1 Contract	\$100,500.00	\$0.00	\$0.00	\$0.00		
	Salaries	419103	2 positions	\$201,688.28	\$0.00	\$0.00	\$0.00		
	Staff Training	419105	5 seminars	\$15,000.00	\$0.00	\$0.00	\$0.00		
	Computer Software	419106	6	\$12,000.00	\$12,000.00	\$12,000.00	\$0.00		
	Facility Officers	419108	1 positions	\$2,35,935.00	\$0.00	\$0.00	\$0.00		
	ADMINISTRATION	1410		\$403,599.00	\$403,599.00	\$403,599.00	\$403,599.00		
	Non Technical Salaries	141001	1	\$41,720.00	\$41,720.00	\$41,720.00	\$41,720.00	Complete	
	Technical Salaries	141002	6	\$247,202.00	\$247,202.00	\$247,202.00	\$247,202.00	Complete	
	Benefits	141008	7	\$97,677.00	\$97,677.00	\$97,677.00	\$97,677.00	Complete	
	Sundry Admin. Costs	141019	1	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	Complete	
	FEES AND COSTS	1430		\$146,982.90	\$0.00	\$0.00	\$0.00		
	A/E Fees	143001		\$123,982.00	\$0.00	\$0.00	\$0.00		
	Consultant Fees	143002	1 Contract	\$25,000.00	\$0.00	\$0.00	\$0.00		
	Contract Coordinators	143003		\$0.00	\$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.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350108		2008			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFPP (Yes/No): No			
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised ¹		
OK073000000	CENTRAL OFFICE			\$400,159.07	\$125,020.96	\$125,020.96	
	SITE IMPROVEMENTS						
	145014 Site Lighting	1450	1	\$1,500.00	\$5,700.00	\$5,700.00	Completed
	145002 Parking/Paving	1450		\$0.00	\$0.00	\$0.00	
	DWELLING EQUIPMENT						
	146503 Ranges & Refrigerators	1465		\$125,000.00	\$0.00	\$0.00	Completed
	146504 Replacement Window A/C Units	1465		\$105,000.00	\$0.00	\$0.00	
	NON DWELLING STRUCTURES						
	147003 Carpet	1470	8000 SQFT	\$108,159.07	\$93,778.96	\$93,778.96	Completed
	147023 Central Office Addition	1470	0	\$93,159.07	\$0.00	\$0.00	
	147001 Central Office Roof Replacement	1470	one half	\$0.00	\$77,867.41	\$77,867.41	Completed
	147019 Storage Building	1470	1 ad	\$0.00	\$94.72	\$94.72	Completed
	147024 Awnings	1470	3	\$0.00	\$15,300.00	\$15,300.00	Completed
	147012 Fire Alarm Head Replacement	1470	3	\$0.00	\$0.00	\$0.00	
	NON DWELLING EQUIPMENT						
	147601 Computer Hardware	1476		\$165,000.00	\$25,542.00	\$25,542.00	
	147502 Copiers	1475		\$45,000.00	\$0.00	\$0.00	
	147503 Printers	1475		\$25,000.00	\$0.00	\$0.00	
	147604 TV/VCR	1476		\$10,000.00	\$0.00	\$0.00	
	147605 Office Furniture	1476		\$1,000.00	\$0.00	\$0.00	
	147507 Vehicle Replacement	1475		\$4,000.00	\$0.00	\$0.00	
	147510 Rooftop HVAC Upgrade	1475		\$50,000.00	\$0.00	\$0.00	
	147511 Security Equipment	1475		\$0.00	\$11,557.00	\$11,557.00	Completed
				\$30,000.00	\$13,965.00	\$13,965.00	Completed

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
Expires 4/30/2011

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:	Housing Authority of the City of Tulsa	Capital Fund Program Grant No:	OK66PO7350108	2008			
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		
					Funds Expended ²		
					Status of Work		
OK073000001	TOTAL SEMINOLE HILLS SITE IMPROVEMENTS			\$286,000.00	\$125,418.41	\$116,513.94	
	Parking & Paving	14500	480 sqft	\$9,000.00	\$11,913.09	\$11,913.09	Complete
	Landscaping	145011	1	\$0.00	\$1,817.33	\$1,817.33	Complete
	Springs	145015	2	\$0.00	\$2,109.76	\$2,109.76	Complete
	Drainage/Site Improvements	145003	2000 sqft	\$47,000.00	\$7,966.00	\$7,966.00	Complete
	Sewer Line Replacement	145005	0	\$25,000.00	\$0.00	\$0.00	Complete
	DWELLING STRUCTURES			\$202,000.00	\$71,911.72	\$65,636.55	
	HVAC	146010	16	\$4,500.00	\$10,163.26	\$10,163.26	Complete
	Replace Entry Doors	146006	20	\$2,000.00	\$6,953.78	\$6,953.78	Complete
	Kitchen Reno	146013	13	\$600.00	\$0.00	\$0.00	Complete
	Kitchen Reno/504	146003	70 units	\$195,000.00	\$0.00	\$0.00	Complete
	Exterior Painting	146004	9 repairs	\$0.00	\$9,663.26	\$8,663.26	Complete
	Roofing	146002	3 units	\$0.00	\$11,627.21	\$11,627.21	Complete
	Interior Renovations	146005	2 units	\$0.00	\$34,464.21	\$34,464.21	In Progress
	VCT flooring	146015	6 buildings	\$0.00	\$0.00	\$0.00	Complete
	Porch Lighting	14700	300 sqft	\$3,000.00	\$0.00	\$0.00	Complete
	Office Carpet	147003		\$3,000.00	\$0.00	\$0.00	Complete
	NON DWELLING STRUCTURES			\$0.00	\$1,521.92	\$1,521.92	
	NON DWELLING EQUIPMENT			\$0.00	\$0.00	\$0.00	
	Computer Hardware	147501	1	\$0.00	\$1,521.92	\$1,521.92	Not started
	Vehicle Replacement	147502	1	\$0.00	\$0.00	\$0.00	Complete
	Communication Equipment	147508	3	\$0.00	\$0.00	\$0.00	Not started
	FEES AND COSTS			\$0.00	\$8,494.75	\$8,494.75	Complete
	Contract Coordinators	143003	3	\$0.00	\$8,494.75	\$8,494.75	Complete
	DWELLING EQUIPMENT			\$0.00	\$7,955.62	\$7,955.62	Complete
	Ranges & Refrigerators	146503	8	\$0.00	\$7,955.62	\$7,955.62	Complete
	MANAGEMENT IMPROVEMENTS			\$0.00	\$23,621.31	\$20,992.01	Complete
	MIS	419103	2	\$0.00	\$7,564.71	\$6,424.37	Complete
	Security Facility Officers	419108	1	\$0.00	\$9,463.50	\$9,264.54	Complete
	Staff Training	41905	2	\$0.00	\$1,250.00	\$0.00	Complete
	Security	419102	1 Contract	\$0.00	\$5,313.10	\$5,313.10	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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No: OK66PO7350108		2009				
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	Funds Obligated ²	Funds Expended ²	
OK073000002	TOTAL WHITLOW TOWN HOMES			\$99,700.00	\$0.00	\$0.00	\$0.00	
	SITE IMPROVEMENTS	1450		\$29,700.00	\$0.00	\$0.00	\$0.00	
	Parking & Paving	145002	240 sqft	\$1,000.00	\$0.00	\$0.00	\$0.00	
	Parking & Paving/604	145002	stripping	\$200.00	\$0.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	0	\$20,000.00	\$0.00	\$0.00	\$0.00	
	Sewer Line Replacement	145005	15 ft	\$2,500.00	\$0.00	\$0.00	\$0.00	
	Site Lighting	145014	4 buildings	\$6,000.00	\$0.00	\$0.00	\$0.00	
	DWELLING STRUCTURES	1460		\$70,000.00	\$0.00	\$0.00	\$0.00	
	Exterior Painting	146003	25 units	\$70,000.00	\$0.00	\$0.00	\$0.00	
	FEES AND COSTS	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	Contract Coordinators	143003	5	\$0.00	\$0.00	\$0.00	\$0.00	
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	Security	419102	1 Contract	\$0.00	\$0.00	\$0.00	\$0.00	
OK073000003	TOTAL COWANCHE PARK			\$510,000.00	\$448,977.01	\$448,977.01	\$424,574.71	
	SITE IMPROVEMENTS	1450		\$107,500.00	\$42,795.30	\$42,795.30	\$42,795.30	
	Parking/Paving	145002	5300 sqft	\$34,000.00	\$0.00	\$0.00	\$0.00	
	Parking/Paving/604	145002	stripping	\$1,000.00	\$0.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	0	\$30,000.00	\$26,508.92	\$26,508.92	\$26,508.92	
	Sewer Line Replacement	145005	150 ft	\$15,000.00	\$12,134.00	\$12,134.00	\$12,134.00	
	Site Lighting	145014	1	\$0.00	\$28.53	\$28.53	\$28.53	
	Signage	145015	1	\$0.00	\$2,109.76	\$2,109.76	\$2,109.76	
	Dumpster Enclosures	145008	1	\$0.00	\$195.71	\$195.71	\$195.71	
	Gas System Upgrade	145007	4 units	\$5,000.00	\$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
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No. OK66PO7350108		2008		
Housing Authority of the City of Tulsa		CFPP (Yes/No): No				
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised ¹	
				Funds Obligated ²	Funds Expended ²	
OK073000003	COMANCHE PARK					
	Fencing	145004	285 ft	\$8,000.00	\$0.00	\$0.00 Not started
	Landscaping	145011	1	\$0.00	\$1,817.33	\$1,817.33 Complete
	Sidewalks	145016	85 ft	\$2,500.00	\$0.00	\$0.00 Not started
	Mailbox post work	145013	1	\$12,000.00	\$0.00	\$0.00 Not started
	DWELLING STRUCTURES	1460		\$383,000.00	\$253,793.56	\$253,793.56
	Electrical Upgrade	146017	1	\$10,000.00	\$0.00	\$0.00 Not started
	HVAC/Heating	146010	16 units	\$10,000.00	\$0.00	\$0.00 Not started
	Siding and Trim	146002	8 units	\$23,000.00	\$166,636.00	\$166,636.00 Complete
	Exterior Painting	146003	4 units	\$19,000.00	\$19,000.00	\$19,000.00 Complete
	Flooring	146006	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	\$369.88	\$369.88 Complete
	Porch Lighting	146015		\$0.00	\$1,330.00	\$1,330.00 Complete
	Hot Water Tanks	146011	1	\$25,000.00	\$0.00	\$0.00 Not started
	Interior Renovation	146012	3 units	\$0.00	\$28,043.28	\$28,043.28 Complete
	Domestic Water Lines	146511	1000 FT	\$5,000.00	\$4,379.93	\$4,379.93 Complete
	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		\$0.00	\$0.00	\$0.00 Not started
	NON DWELLING EQUIPMENT	1475		\$10,000.00	\$1,521.92	\$1,521.92
	Communication Equipment	147508	3	\$0.00	\$0.00	\$0.00 Not started
	Vehicle Replacement	147507	1	\$0.00	\$1,521.92	\$1,521.92 Complete
	Computer Hardware	147501	1	\$0.00	\$0.00	\$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 In Progress
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$128,724.30	\$106,322.00
	MIS	418103	2	\$0.00	\$18,257.42	\$10,606.19 In Progress
	Staff Training	418105	1	\$0.00	\$1,250.00	\$0.00 In Progress
	Security Facility Officers	418108	2	\$0.00	\$15,000.00	\$5,670.47 In Progress
	Security	418102	1 Contract	\$0.00	\$93,216.88	\$90,045.34 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

Part II. Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No. OK66PO7350108		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	
OK073000004	TOTAL PIONEER PLAZA SITE IMPROVEMENTS			\$173,000.00	\$463,386.61	\$463,234.61	\$454,352.96	
	Site Drainage	1450	4500 ft2	\$7,000.00	\$1,817.33	\$1,817.33	\$1,817.33	Not started
	Landscaping	145003	34 sqft	\$4,500.00	\$0.00	\$0.00	\$0.00	Complete
	Parking/Paving	145011	35 sqft	\$0.00	\$1,817.33	\$1,817.33	\$1,817.33	Complete
	Parking/Paving/504	145002	slipping	\$2,000.00	\$0.00	\$0.00	\$0.00	Not started
	DWELLING EQUIPMENT	1465		\$54,500.00	\$63,968.07	\$63,968.07	\$63,968.07	Not started
	Fire System Upgrade	146510	1	\$1,000.00	\$0.00	\$0.00	\$0.00	Not started
	Boiler	146502	1	\$12,500.00	\$0.00	\$0.00	\$0.00	Not started
	Ranges & Refrigerators	146503	30	\$0.00	\$4,360.00	\$4,360.00	\$4,360.00	Not started
	Generator	146507	1	\$6,500.00	\$59,508.86	\$59,508.86	\$59,508.86	Not started
	Elevator Upgrades	146506	1	\$5,000.00	\$0.00	\$0.00	\$0.00	Not started
	Chiller	146512	9	\$14,500.00	\$0.00	\$0.00	\$0.00	Complete
	FEI	146501	1	\$0.00	\$251.78	\$251.78	\$251.78	Complete
	Compressors	146505	1	\$15,000.00	\$0.00	\$0.00	\$0.00	Not started
	Chiller	146517	1	\$0.00	\$847.43	\$847.43	\$847.43	Not started
	DWELLING STRUCTURES	1460		\$86,500.00	\$355,035.05	\$355,035.05	\$355,035.05	Not started
	Entry Doors	146006	4	\$15,000.00	\$0.00	\$0.00	\$0.00	Not started
	Tub Surrounds	146023	20	\$34,000.00	\$73,457.00	\$73,457.00	\$73,457.00	Not started
	Bathroom Renovations	146008	2 units	\$0.00	\$0.00	\$0.00	\$0.00	Not started
	Roofing/Aluminum Coating	146004	1	\$7,500.00	\$0.00	\$0.00	\$0.00	Not started
	Windows & Sliding Glass Doors	146001	36 units	\$30,000.00	\$281,478.05	\$281,478.05	\$281,478.05	Complete
	NON DWELLING EQUIPMENT	1475		\$25,000.00	\$1,673.92	\$1,673.92	\$1,521.92	Complete
	Computer Hardware	147501	1	\$0.00	\$152.00	\$152.00	\$0.00	Not started
	Vehicle Replacement	147507	1	\$0.00	\$1,521.92	\$1,521.92	\$1,521.92	Complete
	Communication Equipment	147508	3	\$0.00	\$0.00	\$0.00	\$0.00	Not started
	Security Cameras	147511	1 system	\$25,000.00	\$0.00	\$0.00	\$0.00	Not started
	FEES AND COSTS	1430		\$0.00	\$11,360.88	\$11,360.88	\$11,360.88	In Progress
	Contract Coordinators	143003	5	\$0.00	\$11,360.88	\$11,360.88	\$11,360.88	In Progress
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$29,531.36	\$29,531.36	\$20,649.71	In Progress
	MIS	419103	2	\$0.00	\$13,793.34	\$13,793.34	\$7,984.77	In Progress
	Staff Training	419105	1	\$0.00	\$1,250.00	\$1,250.00	\$0.00	Complete
	Security Facility Officers	419108	1	\$0.00	\$7,483.50	\$7,483.50	\$5,670.42	Complete
	Security	419102	1 Contract	\$0.00	\$6,954.52	\$6,954.52	\$6,954.52	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.

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 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	Obligated ²	Funds Expended ²	
OK073000005	TOTAL APACHE MANOR SITE IMPROVEMENTS			\$7,400.00	\$82,865.39	\$86,182.38	\$48,873.35	
	Paving/Parking	1450	480 ft	\$7,400.00	\$0.00	\$0.00	\$0.00	Not started
	Drainage/Site Improvements	145002	stippling	\$0.00	\$0.00	\$0.00	\$0.00	Not started
	Gas System Upgrade	145003	0	\$25,000.00	\$0.00	\$0.00	\$0.00	Not started
	Signage	145007	4 units	\$0.00	\$75.00	\$75.00	\$75.00	Not started
	Dumpster Enclosure	145008	6	\$0.00	\$40,017.76	\$40,017.76	\$40,017.76	Complete
	Landscaping	145011	1	\$0.00	\$1,817.33	\$1,817.33	\$1,817.33	Not started
	Lighting	145017	1	\$0.00	\$29.54	\$29.54	\$29.54	Not started
	Sidewalks	145018	650 ft	\$10,000.00	\$0.00	\$0.00	\$0.00	Not started
	Sewer Line Replacement	145005	300	\$15,000.00	\$0.00	\$0.00	\$0.00	Not started
	DWELLING STRUCTURES	1460		\$20,000.00	\$182,841.50	\$182,841.50	\$182,841.50	
	VCT	146005	5000 sqft	\$0.00	\$65,400.50	\$65,400.50	\$65,400.50	In Progress
	Siding & Trim	146002	5000 sqft	\$0.00	\$66,000.00	\$66,000.00	\$66,000.00	Complete
	Interior Renovations	146012	5 bldgs	\$0.00	\$46,441.00	\$46,441.00	\$46,441.00	Not started
	Electrical Upgrade	1460017	1	\$0.00	\$0.00	\$0.00	\$0.00	Not started
	FEES AND COSTS	1430		\$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	In Progress
	MIS	1408		\$0.00	\$11,284.34	\$11,284.34	\$97,392.30	
	Staff Training	419103	2	\$0.00	\$9,951.59	\$9,951.59	\$7,017.33	In Progress
	Security Facility Officers	419105	1	\$0.00	\$1,250.00	\$1,250.00	\$0.00	In Progress
	Security	419108	1	\$0.00	\$13,000.00	\$13,000.00	\$5,670.41	In Progress
	DWELLING EQUIPMENT	1465		\$0.00	\$67,102.75	\$87,102.75	\$84,704.56	
	Ranges & Refrigerators	146503	12 units	\$0.00	\$5,776.47	\$5,776.47	\$5,776.47	In Progress
	Overhead Doors	146508	1 ad	\$0.00	\$4,379.93	\$4,379.93	\$4,379.93	In Progress
	Domestic Water Piping	146511	1 ad	\$0.00	\$157.53	\$157.53	\$157.53	Complete
	NON DWELLING EQUIPMENT	1475		\$0.00	\$1,239.01	\$1,239.01	\$7,138.92	
	Computer Hardware	147501	1	\$0.00	\$7,138.92	\$7,138.92	\$7,138.92	Not started
	HVAC	147510	1	\$0.00	\$5,617.00	\$11,234.00	\$5,617.00	Complete
	Vehicle Replacement	147507	1	\$0.00	\$1,521.92	\$1,521.92	\$1,521.92	Complete
	Communication Equipment	147508	3	\$0.00	\$0.00	\$0.00	\$0.00	Not started
OK073000006	TOTAL MCHANK MANOR SITE IMPROVEMENTS			\$79,000.00	\$102,247.45	\$101,232.45	\$86,200.18	
	Paving/Parking	14502	480 ft	\$2,000.00	\$0.00	\$0.00	\$0.00	Not started
	Signage	145015	1	\$0.00	\$2,109.76	\$2,109.76	\$2,109.76	Complete
	Site Lighting	145014	1	\$0.00	\$1,817.53	\$1,817.53	\$1,817.53	Complete
	Drainage/Site Improvements	145003	2400 ft	\$0.00	\$3,942.63	\$3,942.63	\$29.54	In Progress
	Sewer Lines	145005	600 ft	\$2,000.00	\$0.00	\$0.00	\$0.00	Not started
	Bathroom Tub Surrounds	1460	0	\$60,000.00	\$47,480.90	\$47,480.90	\$47,480.90	Not started
	Electrical Upgrade	146007	0	\$50,000.00	\$0.00	\$0.00	\$0.00	Not started
	Sewer Line	146024	4	\$10,000.00	\$0.00	\$0.00	\$0.00	Complete
	FEES AND COSTS	1430		\$0.00	\$47,480.90	\$47,480.90	\$47,480.90	
	Contract Coordinators	143003	5	\$0.00	\$5,157.87	\$5,157.87	\$5,157.87	Complete
	Operating Expenses	1408		\$0.00	\$5,157.87	\$5,157.87	\$5,157.87	Complete
	Operating Expenses	140801	1	\$0.00	\$3,807.93	\$3,807.93	\$3,807.93	In Progress
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$25,815.18	\$25,815.18	\$14,869.51	
	MIS	419103	2	\$0.00	\$13,204.66	\$13,204.66	\$5,332.12	In Progress
	Staff Training	419105	1	\$0.00	\$1,250.00	\$1,250.00	\$0.00	Complete
	Security Facility Officers	419108	1	\$0.00	\$7,453.50	\$7,453.50	\$5,670.39	Complete
	Security	419102	1	\$0.00	\$3,867.00	\$3,867.00	\$3,867.00	Complete
	DWELLING EQUIPMENT	1465		\$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	1475		\$0.00	\$8,171.92	\$7,156.92	\$7,156.92	
	Computer Hardware	147501	1	\$0.00	\$0.00	\$0.00	\$0.00	Not started
	Vehicle Replacement	147507	1	\$0.00	\$1,521.92	\$1,521.92	\$1,521.92	Complete
	HVAC	147510	1	\$0.00	\$5,635.00	\$5,635.00	\$5,635.00	Complete
	Communication Equipment	147508	3	\$0.00	\$10,155.00	\$10,155.00	\$0.00	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
Expires 4/30/2011

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No. OK56PO7350708		2009				
Housing Authority of the City of Tulsa		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	Funds Obligated	Funds Expended ²	
OK073900007	TOTAL HEWLEY TERRACE			\$129,300.00	\$62,470.74	\$66,766.68	\$41,712.95	
	SITE IMPROVEMENTS	1450		\$7,300.00	\$9,317.28	\$9,317.28	\$9,317.28	Not started
	Paving/Parking	145002	750sqft	\$4,300.00	\$7,500.00	\$7,500.00	\$7,500.00	Complete
	Landscaping	145011	1	\$0.00	\$1,817.28	\$1,817.28	\$1,817.28	Complete
	Sewer Line	145005	30 ft	\$2,500.00	\$0.00	\$0.00	\$0.00	Not started
	DWELLING STRUCTURES	1460		\$67,000.00	\$0.00	\$0.00	\$0.00	
	Shower Repair/Replacement	146023	18 units	\$12,000.00	\$0.00	\$0.00	\$0.00	Not started
	Isolation Valves	146010	25 units	\$45,000.00	\$0.00	\$0.00	\$0.00	Not started
	Balcony Repair	146018	4	\$10,000.00	\$0.00	\$0.00	\$0.00	Not started
	DWELLING EQUIPMENT	1465		\$42,000.00	\$11,850.00	\$11,850.00	\$11,850.00	
	Elevator Upgrade	146506	1	\$5,000.00	\$0.00	\$0.00	\$0.00	Not started
	Boiler	146502	1	\$18,000.00	\$0.00	\$0.00	\$0.00	Not started
	Trash Compactor	146513	1	\$0.00	\$7,490.00	\$7,490.00	\$7,490.00	Complete
	Air Handlers	146509		\$14,000.00	\$0.00	\$0.00	\$0.00	Not started
	FEL	146501		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Ranges & Refrigerators	146503	7	\$0.00	\$4,360.00	\$4,360.00	\$4,360.00	Complete
	NON DWELLING EQUIPMENT	1475		\$5,600.00	\$7,225.98	\$1,521.92	\$1,521.92	
	Computer Hardware	147501	1	\$0.00	\$1,340.00	\$0.00	\$0.00	Not started
	Vehicle Replacement	147507	1	\$0.00	\$1,521.92	\$1,521.92	\$1,521.92	Complete
	Security & Fire Protection	147511	1 system	\$5,600.00	\$3,570.06	\$0.00	\$0.00	Not started
	Communication Equipment	14706	3	\$0.00	\$2,000.00	\$0.00	\$0.00	Not started
	NON DWELLING STRUCTURES	1470		\$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	1430		\$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	In Progress
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$30,155.36	\$30,155.36	\$15,101.63	
	MIS	419103	2	\$0.00	\$19,685.87	\$19,685.87	\$6,705.25	In Progress
	Staff Training	419105	1 Contract	\$0.00	\$1,250.00	\$1,250.00	\$0.00	
	Security Facility Officers	419108	1	\$0.00	\$7,493.50	\$7,493.50	\$5,070.39	
	Security	419102	1 Contract	\$0.00	\$2,725.99	\$2,725.99	\$2,725.99	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.

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 Parties		Grant Type and Number		Capital Fund Program Grant No. OK56FO7350108		Federal FFY of Grant:		
PHA Name:		Replacement Housing Factor Grant No.:		CFFP (Yes/No): No		2008		
Housing Authority of the City of Tulsa		Development Account No.		Total Estimated Cost		Total Actual Cost		
Development Number Name/PHA-Wide	General Description of Major Work Categories	Quantity	Development Account No.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OK073000008	TOTAL RIVERVIEW PARK SITE IMPROVEMENTS			\$19,900.00	\$9,763.87	\$66,075.37	\$7,019.54	
	Paving/Parking	400 sqft	145002	\$2,400.00	\$35,396.09	\$35,396.09	\$26,396.09	\$0.00 Not started
	Landscaping	1	145011	\$0.00	\$2,701.33	\$2,701.33	\$2,701.33	\$0.00 Complete
	Piers	10	145004	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00 Not started
	Site Lighting	1	145014	\$0.00	\$30,585.00	\$30,585.00	\$30,585.00	\$0.00 Complete
	Signage	1	145015	\$0.00	\$2,109.76	\$2,109.76	\$2,109.76	\$0.00 Not started
	Sewer Line Replacement	100ft	145005	\$12,500.00	\$0.00	\$0.00	\$0.00	\$0.00 Not started
	DWELLING STRUCTURES		14600	\$60,000.00	\$1,198.70	\$1,198.70	\$931.20	\$0.00 Not started
	Termite Treatment/Structural Repairs	500 sqft	146007	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00 Not started
	Bathroom Tub Surrounds	8	146008	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00 Not started
	HVAC	1	146010	\$0.00	\$287.50	\$287.50	\$287.50	\$0.00 Complete
	Replace Roofing	1	146004	\$0.00	\$931.20	\$931.20	\$931.20	\$0.00 Complete
	Upgrade Main Building Electrical	1	146017	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00 Not started
	Hot Water Tank Replacement	3	146011	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00 Not started
	NON DWELLING EQUIPMENT		1470	\$0.00	\$7,284.29	\$3,565.99	\$3,565.99	\$0.00 Not started
	Computer Hardware	1	147501	\$0.00	\$1,688.30	\$0.00	\$0.00	\$0.00 Not started
	Vehicle Replacement	1	147507	\$0.00	\$1,521.92	\$1,521.92	\$1,521.92	\$0.00 Complete
	Hot Water Tank	1	147514	\$0.00	\$2,044.07	\$2,044.07	\$2,044.07	\$0.00 Complete
	Communication Equipment	3	147508	\$0.00	\$2,000.00	\$0.00	\$0.00	\$0.00 Not started
	NON DWELLING STRUCTURES		1470	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 Not started
	Comm. Center Windows	0	147019	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	FEES AND COSTS		1430	\$0.00	\$2,960.11	\$2,960.11	\$2,960.11	\$0.00 In Progress
	Contract Coordinators	5	143003	\$0.00	\$2,960.11	\$2,960.11	\$2,960.11	\$0.00 In Progress
	MANAGEMENT IMPROVEMENTS		1409	\$0.00	\$25,024.95	\$25,024.95	\$16,236.22	\$0.00 In Progress
	MIS	2	416103	\$0.00	\$13,668.76	\$13,668.76	\$7,653.55	\$0.00 In Progress
	Staff Training	1 Contract	416105	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$0.00 Complete
	Security Facility Officers	1	416106	\$0.00	\$7,493.50	\$7,493.50	\$5,670.38	\$0.00 Complete
	Security	1 Contract	416102	\$0.00	\$2,612.29	\$2,612.29	\$2,612.29	\$0.00 Complete
	DWELLING EQUIPMENT		1465	\$0.00	\$17,929.93	\$17,929.93	\$17,929.93	\$0.00 Complete
	Refrigerators & Refrigerators	6	146503	\$0.00	\$17,929.93	\$17,929.93	\$17,929.93	\$0.00 Complete
	Replacement AC's	20	146504	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 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 of 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

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	
				FFFP (Yes/No): No				
OK073000010	TOTAL SANDY PARK			\$79,400.00	\$2,866,666.63	\$282,743.63	\$204,406.65	
	SITE IMPROVEMENTS			\$19,400.00	\$4,077.09	\$4,077.09	\$0.00	Not started
	Paving/Parking	145002	400 sqft	\$2,000.00	\$0.00	\$0.00	\$0.00	Not started
	Drainage/Site Improvements	145003	2000 sqft	\$0.00	\$0.00	\$0.00	\$0.00	Not started
	Landscaping	145011	1	\$0.00	\$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
	Sewer Line Replacement	145005	100 ft	\$10,000.00	\$0.00	\$0.00	\$0.00	Not started
	Gas System Upgrade	145007	4 units	\$5,000.00	\$150.00	\$150.00	\$150.00	Not started
	DWELLING STRUCTURES			\$60,000.00	\$234,431.14	\$234,431.14	\$172,202.14	
	Electrical Upgrade	146017	1	\$0.00	\$0.00	\$0.00	\$0.00	Not started
	Bathroom Tub Surrounds	146023	10	\$25,000.00	\$0.00	\$0.00	\$0.00	Not started
	Painting	146003	10	\$0.00	\$116.14	\$116.14	\$116.14	Complete
	Flooring	146006	10	\$0.00	\$233,363.00	\$233,363.00	\$171,134.00	In Progress
	Water Heaters	146011	5 units	\$0.00	\$0.00	\$0.00	\$0.00	Not started
	Termite/Structural Repairs	146007	5 units	\$10,000.00	\$950.00	\$950.00	\$950.00	In Progress
	NON DWELLING EQUIPMENT			\$0.00	\$6,565.49	\$1,642.49	\$1,521.92	
	Security Equipment	147511	1	\$0.00	\$1,923.00	\$1,923.00	\$0.00	Not started
	Computer Hardware	147501	1	\$0.00	\$120.57	\$120.57	\$0.00	Not started
	Vehicle Replacement	147507	1	\$0.00	\$1,521.92	\$1,521.92	\$1,521.92	Complete
	Communication Equipment	147508	3	\$0.00	\$2,000.00	\$0.00	\$0.00	Not started
	FEES AND COSTS			\$0.00	\$6,481.55	\$6,481.55	\$6,481.55	
	Contract Coordinators	143003	5	\$0.00	\$6,481.55	\$6,481.55	\$6,481.55	In Progress
	MANAGEMENT IMPROVEMENTS			\$0.00	\$31,731.33	\$31,731.33	\$16,743.92	
	MIS	418103	2	\$0.00	\$19,931.59	\$19,931.59	\$7,017.33	In Progress
	Staff Training	418105	1 Contract	\$0.00	\$1,250.00	\$1,250.00	\$0.00	In Progress
	Security Facility Officers	418108	1	\$0.00	\$7,463.50	\$7,463.50	\$5,670.35	In Progress
	Security	418102	1 Contract	\$0.00	\$3,056.24	\$3,056.24	\$3,056.24	In Progress
	DWELLING EQUIPMENT			\$0.00	\$4,379.93	\$4,379.93	\$4,379.93	
	Refrigerators & Refrigerators	146503	8	\$0.00	\$4,379.93	\$4,379.93	\$4,379.93	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.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No. OK56PO7350108		2008				
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No. CFFP (Year/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	Funds Obligated ²	Funds Expended ²	
OK073000012	TOTAL PARKVIEW TERRACE			\$219,500.00	\$21,429.64	\$210,376.54	\$191,380.43	
	SITE IMPROVEMENTS							
	Paving/Parking	1450	400 sqft	\$11,800.00	\$5,219.68	\$5,219.68	\$5,219.68	Not started
	Drains/Site Improvements	145002	2000 sqft	\$4,800.00	\$0.00	\$0.00	\$0.00	Not started
	Dumpster Enclosure	145003	5	\$2,000.00	\$0.00	\$0.00	\$0.00	Complete
	Landscaping	145008	1999 sqft	\$1,263.05	\$1,263.05	\$1,263.05	\$1,263.05	Complete
	Lighting	145011	1	\$1,817.33	\$1,817.33	\$1,817.33	\$1,817.33	Complete
	Signage	145014	1	\$20.64	\$20.64	\$20.64	\$20.64	Complete
	Gas System Upgrade	145015	1	\$0.00	\$2,109.76	\$2,109.76	\$2,109.76	Complete
	DWELLING STRUCTURES							
	Floor Tiles	145007	4 units	\$2,500.00	\$0.00	\$0.00	\$0.00	Not started
	Bathroom Renovations	14600	10 units	\$202,000.00	\$150,195.60	\$150,195.60	\$143,258.60	Not started
	Electrical Upgrades	146005	1	\$5,000.00	\$15,100.20	\$15,100.20	\$15,100.20	Not started
	Exterior Painting	146008	4 units	\$22,500.00	\$0.00	\$0.00	\$0.00	Not started
	Roofs	146003	30 units	\$75,000.00	\$0.00	\$0.00	\$0.00	Not started
	HVAC	146004	3	\$25,000.00	\$0.00	\$0.00	\$0.00	Not started
	Tub Surrounds	146010	11	\$5,000.00	\$12,943.00	\$12,943.00	\$12,943.00	In Progress
	Interior Renovations	146012	45 units	\$0.00	\$27,890.00	\$27,890.00	\$27,890.00	In Progress
	NON DWELLING EQUIPMENT							
	Computer Hardware	147501	1	\$0.00	\$87,422.40	\$87,422.40	\$87,422.40	In Progress
	Vehicle Replacement	147507	2 units	\$0.00	\$6,840.00	\$6,840.00	\$6,840.00	Complete
	Communication Equipment	147508	3	\$0.00	\$5,444.82	\$5,444.82	\$5,444.82	Complete
	NON DWELLING STRUCTURES							
	Security Cameras	147015	3	\$5,000.00	\$1,521.92	\$1,521.92	\$1,521.92	Complete
	FEES AND COSTS							
	Contract Coordinators	143003	5	\$0.00	\$19,456.40	\$19,456.40	\$19,456.40	Not started
	MANAGEMENT IMPROVEMENTS							
	MIS	419103	2	\$0.00	\$28,601.01	\$28,601.01	\$17,544.90	In Progress
	Staff Training	419105	1 Contract	\$0.00	\$1,250.00	\$1,250.00	\$0.00	In Progress
	Security Facility Officers	419108	1	\$0.00	\$7,463.50	\$7,463.50	\$5,670.36	In Progress
	Security	419102	1 Contract	\$0.00	\$2,828.71	\$2,828.71	\$2,828.71	In Progress
	DWELLING EQUIPMENT							
	Refrigerators	146503	8	\$0.00	\$4,379.93	\$4,379.93	\$4,379.93	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

Part III: Supporting Pages		Grant Type and Number		Capital Fund Program Grant No. OJ36PO7350108		FFFP (Yes/No): No		Federal FFY of Grant:	
PHA Name:		Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No.		CFFP (Yes/No): No		2008	
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		
OK073000013	TOTAL LAFORTUNE TOWER			\$229,500.00	\$255,113.48	\$251,190.48	\$224,808.59		
	SITE IMPROVEMENTS	1450		\$17,000.00	\$11,967.65	\$11,967.65	\$9,697.65		
	Paving/Parking	145002	390 sqft	\$2,500.00	\$7,870.32	\$7,870.32	\$7,870.32	Complete	
	Gas System Upgrade	145007	2 units	\$2,000.00	\$0.00	\$0.00	\$0.00	Not started	
	Parking Lots	145006	1	\$0.00	\$2,300.00	\$2,300.00	\$0.00		
	Landscaping	145011	1	\$0.00	\$1,817.33	\$1,817.33	\$1,817.33	Complete	
	Site Drainage	145003	480 sqft	\$2,500.00	\$0.00	\$0.00	\$0.00	Not started	
	Site Lighting	145014	Ex. Building	\$10,000.00	\$0.00	\$0.00	\$0.00	Not started	
	DWELLING STRUCTURES	1460		\$25,000.00	\$142,165.89	\$142,165.89	\$137,899.51		
	Bathroom Renovations	146008	8	\$15,000.00	\$0.00	\$0.00	\$0.00	Not started	
	Replace Windows/Screens	146001	1	\$0.00	\$205.63	\$205.63	\$205.63	Not started	
	Balcony Repair	146018	1	\$0.00	\$121.97	\$121.97	\$121.97	Not started	
	VCT Flooring	146005	7500 sqft	\$10,000.00	\$266.48	\$266.48	\$0.00	Not started	
	Roofing	146004	1 ad	\$0.00	\$141,571.71	\$141,571.71	\$137,571.71	Complete	
	DWELLING EQUIPMENT	1465		\$52,500.00	\$43,909.30	\$43,909.30	\$43,909.30		
	FEL	146501		\$7,500.00	\$0.00	\$0.00	\$0.00		
	Ranges & Refrigerators	146503	8	\$0.00	\$4,360.00	\$4,360.00	\$4,360.00	Complete	
	Compadors	146505	1	\$25,000.00	\$16,500.00	\$16,500.00	\$16,500.00	Complete	
	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	
	Chiller	146517	1	\$0.00	\$2,734.30	\$2,734.30	\$2,734.30	Complete	
	Loop System	146518	1	\$0.00	\$7,865.00	\$7,865.00	\$7,865.00	Complete	
	Elevator Upgrade	146506	1	\$5,000.00	\$0.00	\$0.00	\$0.00	Not started	
	FEES AND COSTS	1439		\$0.00	\$15,172.84	\$15,172.84	\$15,172.84		
	Contract Coordinators	143903	5	\$0.00	\$15,172.84	\$15,172.84	\$15,172.84	Complete	
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$36,452.78	\$36,452.78	\$16,617.37		
	MIS	419103	2	\$0.00	\$25,039.06	\$25,039.06	\$6,296.64	In Progress	
	Staff Training	419105	1 Contract	\$0.00	\$1,250.00	\$1,250.00	\$0.00	In Progress	
	Security Facility Officers	419108	1	\$0.00	\$7,493.50	\$7,493.50	\$5,070.31	In Progress	
	Security	419102	1 Contract	\$0.00	\$2,660.22	\$2,660.22	\$2,660.22	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.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350108		2009			
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		
				Funds Obligated ²	Funds Expended ²		
OK073000013	LAFORTUNE TOWER						
	NON DWELLING STRUCTURE	1470		\$85,000.00	\$0.00	\$0.00	
	Built up Roof	147001		\$85,000.00	\$0.00	\$0.00	
	NON DWELLING EQUIPMENT	1475		\$50,000.00	\$5,444.92	\$1,521.92	
	Security Equipment	147511	0	\$50,000.00	\$0.00	\$0.00	Not started
	Vehicle Replacement	147507	1	\$0.00	\$1,521.92	\$1,521.92	Completed
	Computer Hardware	147501	1	\$0.00	\$1,923.00	\$0.00	Not started
	Communication Equipment	147508	3	\$0.00	\$2,000.00	\$0.00	Not started
OK073000017	TOTAL SOUTH HAVEN MANOR			\$72,000.00	\$279,276.58	\$272,853.58	
	SITE IMPROVEMENTS	1450		\$2,000.00	\$3,927.09	\$3,927.09	
	Paving/Parking	145002	400 sqft	\$2,000.00	\$0.00	\$0.00	Not started
	Landscaping	145011	1	\$0.00	\$1,817.33	\$1,817.33	Not started
	Signage	145015	1	\$0.00	\$2,109.76	\$2,109.76	Not started
	Drainage/Site Improvements	145003	5000 sqft	\$7,500.00	\$0.00	\$0.00	Not started
	DWELLING STRUCTURES	1460		\$60,000.00	\$232,884.78	\$232,884.78	
	Bathroom Tub Surrounds	146023	3 bldgs.	\$0.00	\$0.00	\$0.00	Not started
	Siding & Trim	146003	10 bldgs.	\$0.00	\$122,084.78	\$122,084.78	Not started
	Exterior Painting	146003	10 bldgs.	\$0.00	\$38,510.25	\$38,510.25	Not started
	Gutter Installation	146014	10 bldgs.	\$0.00	\$0.00	\$0.00	Not started
	Electrical Upgrades	146017	1	\$10,000.00	\$0.00	\$0.00	Not started
	Heating	146010	3	\$5,000.00	\$0.00	\$0.00	Not started
	Termite Treatment	146007	7 bldgs	\$10,000.00	\$0.00	\$0.00	Not started
	Roofing	146004	2 bldgs	\$2,500.00	\$2,289.75	\$2,289.75	Complete
	NON DWELLING EQUIPMENT	1475		\$2,500.00	\$7,944.92	\$1,521.92	
	Security Equipment	147511	1 system	\$0.00	\$2,500.00	\$0.00	Not started
	Vehicle Replacement	147507	1	\$0.00	\$1,521.92	\$1,521.92	Not started
	Computer Hardware	147501	1	\$0.00	\$1,923.00	\$0.00	Not started
	Communication Equipment	147508	3	\$0.00	\$2,000.00	\$0.00	Not started
	FEES AND COSTS	1430		\$0.00	\$9,637.16	\$9,637.16	
	Contract Coordinators	143003	5	\$0.00	\$9,637.16	\$9,637.16	In Progress
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$23,418.81	\$23,418.81	
	MIS	416103	2	\$0.00	\$12,457.24	\$12,457.24	In Progress
	Staff Training	416105	1	\$0.00	\$1,250.00	\$1,250.00	In Progress
	Security Facility Officers	416108	1	\$0.00	\$7,463.50	\$7,463.50	In Progress
	Security	416102	1	\$0.00	\$2,218.07	\$2,218.07	In Progress
	DWELLING EQUIPMENT	1465		\$0.00	\$1,463.92	\$1,463.92	
	Ranges & Refrigerators	146503	3	\$0.00	\$1,463.92	\$1,463.92	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.

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 Parties		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant		2009				
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: OK66PO7350108						
		CFPP (Yes/No): No						
Development Number/PHA-White 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	
OK073000018	EAST CENTRAL VILLAGE TOTAL			\$132,800.00	\$455,000.85	\$446,127.85	\$425,162.57	
	SITE IMPROVEMENTS			\$25,300.00	\$39,622.87	\$39,622.87	\$39,622.87	
	Paving/Parking	145002	2500 sqft	\$5,000.00	\$0.00	\$0.00	\$0.00	Not started
	Drainage/Site Improvements	145003	1000 sqft	\$2,500.00	\$0.00	\$0.00	\$0.00	Not started
	Mailboxes & Concrete Slab @	145013	1	\$5,500.00	\$35,665.71	\$35,665.71	\$35,665.71	Complete
	Fencing	145004	250 ft	\$7,500.00	\$0.00	\$0.00	\$0.00	Not started
	Landscaping	145011	1	\$0.00	\$1,817.34	\$1,817.34	\$1,817.34	Complete
	Signage	145015	1	\$0.00	\$2,109.76	\$2,109.76	\$2,109.76	Complete
	Sidewalks	145016	160 lift	\$4,800.00	\$0.00	\$0.00	\$0.00	Not started
	DWELLING STRUCTURES			\$100,000.00	\$60,816.56	\$60,816.56	\$354,905.28	
	Flooring	146005	9 units	\$25,000.00	\$25,162.75	\$25,162.75	\$19,251.47	In Progress
	Bathroom Tub Surrounds	146008	15 units	\$50,000.00	\$0.00	\$0.00	\$0.00	Not started
	Roofing	146004	2 units	\$10,000.00	\$52,765.89	\$52,765.89	\$52,765.89	Complete
	Siding & Trim	146002	3 units	\$15,000.00	\$0.00	\$0.00	\$0.00	Not started
	HVAC	146010	3 buildings	\$0.00	\$292,867.92	\$292,867.92	\$1,821.92	Not started
	NON DWELLING EQUIPMENT			\$5,000.00	\$10,444.92	\$10,444.92	\$1,521.92	
	Communication Equipment	147508	3	\$0.00	\$2,000.00	\$2,000.00	\$0.00	Not started
	Vehicle Replacement	147507	1	\$0.00	\$1,521.92	\$1,521.92	\$1,521.92	Not started
	Computer Hardware	147501	1	\$0.00	\$1,923.00	\$1,923.00	\$0.00	Not started
	Security Equipment	147511	1 system	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00	Not started
	FEES AND COSTS			\$0.00	\$12,822.70	\$12,822.70	\$12,822.70	
	Contract Coordinators	143003	5	\$0.00	\$12,822.70	\$12,822.70	\$12,822.70	In Progress
	MANAGEMENT IMPROVEMENTS			\$0.00	\$31,343.60	\$31,343.60	\$16,289.80	
	MIS	416103	2	\$0.00	\$18,685.87	\$18,685.87	\$6,705.26	In Progress
	Staff Training	416105	1 Contract	\$0.00	\$1,250.00	\$1,250.00	\$0.00	In Progress
	Security Facility Officers	416108	1	\$0.00	\$7,493.50	\$7,493.50	\$5,670.31	In Progress
	Security	416102	1 Contract	\$0.00	\$3,914.23	\$3,914.23	\$3,914.23	In Progress
	NON DWELLING STRUCTURE			\$2,500.00	\$0.00	\$0.00	\$0.00	
	Community Center Windows	147018	1	\$2,500.00	\$0.00	\$0.00	\$0.00	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.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No: OK06PO7350108		2008				
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No						
Development Number	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	
OK073000019	SCATTERED SITE TOTAL			\$197,500.00	\$333,463.56	\$27,357.28	\$267,365.38	
	OPERATING EXPENSES			\$0.00	\$50,078.24	\$50,078.24	\$50,078.24	
	Operating Expenses	1406	1	\$0.00	\$50,078.24	\$50,078.24	\$50,078.24	Complete
	SITE IMPROVEMENTS			\$29,500.00	\$82,907.39	\$2,007.39	\$50,884.69	
	Drainage/Site Improvements	1450	5000 ft2	\$4,500.00	\$121.17	\$121.17	\$121.17	Complete
	Piers	145004	2 units	\$10,000.00	\$42,664.22	\$42,664.22	\$42,664.22	In Progress
	Signage	145015	1	\$0.00	\$320.00	\$320.00	\$320.00	Complete
	Garage Door	145017	1	\$0.00	\$11,450.00	\$11,450.00	\$11,450.00	Complete
	Sidewalks/Drives	145016	20 units	\$0.00	\$36,352.00	\$36,352.00	\$36,352.00	Complete
	Sewer Lines	145005	95 ft	\$15,000.00	\$0.00	\$0.00	\$0.00	Not started
	FEES AND COSTS			\$0.00	\$26,276.88	\$26,276.88	\$26,276.88	
	Contract Coordinators	143003	5	\$0.00	\$26,276.88	\$26,276.88	\$26,276.88	In Progress
	DWELLING EQUIPMENT			\$0.00	\$36,063.07	\$36,063.07	\$36,063.07	
	Ranges & Refrigerators	1465	1 ad	\$0.00	\$134.07	\$134.07	\$134.07	Complete
	HVAC Cages	146504	50	\$0.00	\$34,929.00	\$34,929.00	\$34,929.00	Complete
	NON DWELLING EQUIPMENT			\$0.00	\$19,103.86	\$12,997.74	\$12,997.74	
	Computer Hardware	1475	1	\$0.00	\$1,624.00	\$0.00	\$0.00	Not started
	Vehicle Replacement	147507	2	\$0.00	\$5,578.66	\$5,578.74	\$5,578.74	Not started
	Communication Equipment	147508	3	\$0.00	\$11,600.00	\$9,600.00	\$9,600.00	Not started
	NON DWELLING STRUCTURE			\$0.00	\$15,221.04	\$15,221.04	\$15,221.04	
	Community Center Windows	1470	1 set	\$0.00	\$0.00	\$0.00	\$0.00	Not started
	Central Maintenance Facility Ren	147018	1	\$0.00	\$15,221.04	\$15,221.04	\$15,221.04	Not started
	DWELLING STRUCTURES			\$168,000.00	\$68,403.57	\$68,403.57	\$68,403.57	
	Windows/Screens	146001	10 units	\$25,000.00	\$0.00	\$0.00	\$0.00	Not started
	Siding & Trim	146002	0	\$0.00	\$0.00	\$0.00	\$0.00	Not started
	Entry Doors	146006	5 units	\$10,000.00	\$0.00	\$0.00	\$0.00	Not started
	Termite Treatment	146007	13 units	\$5,000.00	\$0.00	\$0.00	\$0.00	Not started
	HVAC Installation	146010	7 units	\$60,000.00	\$0.00	\$0.00	\$0.00	Not started
	Electrical Upgrade	146017	3 units	\$35,000.00	\$0.00	\$0.00	\$0.00	Not started
	Interior Renovation	146012	4 units	\$0.00	\$64,370.07	\$64,370.07	\$64,370.07	In Progress
	Painting	146003	3 bldgs	\$18,000.00	\$4,033.50	\$4,033.50	\$4,033.50	Not started
	Roofing	146004	8 bldgs	\$15,000.00	\$0.00	\$0.00	\$0.00	Not started
	MANAGEMENT IMPROVEMENTS			\$0.00	\$26,409.35	\$26,409.35	\$26,409.35	
	MIS	1408	2	\$0.00	\$26,409.35	\$26,409.35	\$26,409.35	In Progress
OK073000028	Country Club			\$0.00	\$6,678.40	\$6,678.40	\$6,678.40	
	OPERATING EXPENSES			\$0.00	\$6,678.40	\$6,678.40	\$6,678.40	
	Operating Expenses	1406	1	\$0.00	\$6,678.40	\$6,678.40	\$6,678.40	Complete
OK073000029	Country Club			\$0.00	\$16,649.01	\$16,649.01	\$16,649.01	
	OPERATING EXPENSES			\$0.00	\$16,649.01	\$16,649.01	\$16,649.01	
	Operating Expenses	1406	1	\$0.00	\$16,649.01	\$16,649.01	\$16,649.01	Complete
OK073000030	Country Club			\$0.00	\$4,756.86	\$4,756.86	\$4,756.86	
	OPERATING EXPENSES			\$0.00	\$4,756.86	\$4,756.86	\$4,756.86	
	Operating Expenses	1406	1	\$0.00	\$4,756.86	\$4,756.86	\$4,756.86	Complete
	CONTINGENCY			\$80,000.00	\$0.00	\$0.00	\$0.00	
	Work Items			\$3,979,999.00	\$4,021,835.42	\$4,021,835.42	\$3,681,343.38	
	TOTAL BUDGET			\$4,059,999.00	\$4,021,835.42	\$4,021,835.42	\$3,661,343.38	

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

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation
 Capital Fund Program, Capital Fund Program Replacement Housing Fact
 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						Federal FFY of Grant: 2008	
PHA Name: Housing Authority of the City of Tulsa						Reasons for Revised Target Dates ¹	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)				
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
OK073000000	6/12/2010		6/12/2012				
OK073000003	6/12/2010		6/12/2012				
OK073000004	6/12/2010		6/12/2012				
OK073000005	6/12/2010		6/12/2012				
OK073000006	6/12/2010		6/12/2012				
OK073000007	6/12/2010		6/12/2012				
OK073000008	6/12/2010		6/12/2012				
OK073000010	6/12/2010		6/12/2012				
OK073000011	6/12/2010		6/12/2012				
OK073000012	6/12/2010		6/12/2012				
OK073000013	6/12/2010		6/12/2012				
OK073000017	6/12/2010		6/12/2012				
OK073000018	6/12/2010		6/12/2012				
OK073000019	6/12/2010		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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011


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: 2009 FFY of Grant Approval: 2009	
PHA Name: HOUSING AUTHORITY OF THE CITY OF TULSA		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OK56R07350109 Date of CFFP:	
Type of Grant	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011	<input type="checkbox"/> Revised Annual Statement (revision no: () <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Revised ²	Total Actual Cost ¹ 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 I Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495 I Relocation Costs		
17	1499 Development Activities ⁴	\$118,834.00	\$118,834.00
		\$266,979.00	\$0.00

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/31/2011

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: 2009 FFY of Grant Approval: 2009	
PHA Name: HOUSING AUTHORITY OF THE CITY OF TULSA	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OK56R07350109 Date of CFFP:		
Type of Grant	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011	<input type="checkbox"/> Revised Annual Statement (revision no:) <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 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	\$118,834.00
21	Amount of line 20 Related to LBP Activities		\$0.00
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 11/21/11		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
 Capital Fund Financing Program

Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: HOUSING AUTHORITY OF THE CITY OF IULSA		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): No			Replacement Housing Factor Grant No: OK56R07350109			
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	
73-19 SCATTERED SITES	DEVELOPMENT ACTIVITIES	1499	1	\$266,979 00	\$118,834 00	\$118,834 00	\$0.00	IN PROCESS

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
 OMB No. 2577-0226
 Expires 08/31/2011

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

Part II: Supporting Pages									
PHA Name:			Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant:		
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	Funds	
				Original	Revised ¹			Obligated ²	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

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

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:	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	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 III: Implementation Schedule for Capital Fund Financing Program					Federal FFY of Grant:	Reasons for Revised Target Dates
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		FFY of Grant	
PHA Name:		Capital Fund Program Grant No: OK56PO7350109		2009	
Housing Authority of the City of Tulsa		Date of CFFP:		FFY of Grant Approval:	
		Replacement Housing Factor Grant No:		2009	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 3)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Expended
		Original			Total Actual Cost ¹
1	Total non-CFFP 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	\$693,034.93	\$868,034.93	\$845,954.93	\$513,496.26
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	\$84,556.06	\$56,609.91	\$53,798.64
8	1440 Site Acquisition				
9	1450 Site Improvements	\$482,948.80	\$453,830.87	\$453,644.31	\$449,694.31
10	1460 Dwelling Structures	\$1,681,440.55	\$1,590,845.55	\$1,590,845.55	\$1,416,294.04
11	1465.1 Dwelling Equipment-Nonexpendable	\$286,000.00	\$287,229.26	\$286,000.00	\$280,278.16
12	1470 Non-dwelling Structures	\$20,000.00	\$149,999.90	\$145,274.11	\$144,289.11
13	1475 Non-dwelling Equipment	\$252,000.00	\$140,214.78	\$78,803.72	\$66,803.72
14	1485 Demolition	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of line 2-10)	\$4,079,197.00	\$4,079,197.00	\$3,865,052.53	\$3,332,574.24
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$81,763.00	\$588,302.98	\$412,573.34	\$412,573.34
23	Amount of line 20 Related to Security - Soft Costs	\$539,376.73	\$714,376.73	\$714,376.73	\$508,576.26
24	Amount of line 20 Related to Security - Hard Costs	\$56,000.00	\$14,854.73	\$63.78	\$63.78
25	Amount of line 20 Related to Energy Conservation Measures	\$760,211.21	\$231,678.86	\$230,449.60	\$230,449.60

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		FFY of Grant	
PHA Name:	Grant Type and Number	2009	
Housing Authority of the City of Tulsa	Capital Fund Program Grant No: OK56PO7350109	FFY of Grant Approval:	2009
	Date of CFFP:	Replacement Housing Factor Grant No:	
Type of Grant			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:3) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
Signature of Executive Director		Signature of Public Housing Director	
 Date: 1/25/12		Obligated Expended	

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK66P07380109		2009			
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	1408		\$96,565.65	\$96,565.65	\$0.00	
	ADMINISTRATION	1410		\$407,820.00	\$0.00	\$0.00	
	Non Technical Salaries	141001	1	\$407,820.00	\$0.00	\$0.00	
	Technical Salaries	141002	7	\$0.00	\$0.00	\$0.00	
	Benefits	141009	7	\$0.00	\$0.00	\$0.00	
	Sundry Admin. Costs	141019	lump sum	\$0.00	\$0.00	\$0.00	
	FEES AND COSTS	1430		\$5,000.00	\$31,390.09	\$3,000.00	
	AME Fees	143001	1 Contract	\$5,000.00	\$31,390.09	\$3,000.00	
	Consultant Fees	143002	1 Contract	\$25,000.00	\$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.

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		Capital Fund Program Grant No: OK66007350109		CIFFP: (Yes/No): No		Federal FFY of Grant:	
PHA Name:		Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CIFFP: (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		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
73-00	CENTRAL OFFICE			\$116,500.00	\$145,989.90	\$142,244.11	\$129,259.11		
	ADMINISTRATION	1410		\$0.00	\$0.00	\$0.00	\$0.00		
	Administration	141001	1	\$0.00	\$0.00	\$0.00	\$0.00		
	SITE IMPROVEMENTS	1450		\$1,500.00	\$0.00	\$0.00	\$0.00		
	Site Lighting	145014	1 building	\$1,500.00	\$0.00	\$0.00	\$0.00		
	NON DWELLING STRUCTURES	1470		\$15,000.00	\$118,989.90	\$114,244.11	\$113,259.11		
	Interior Renovations	147003	8000 SQFT	\$15,000.00	\$41,187.34	\$41,187.34	\$41,187.34	Complete	
	Carpet	147025	1 floor	\$0.00	\$25,577.46	\$25,577.46	\$25,577.46	Complete	
	Balcony	147026		\$0.00	\$13,777.00	\$13,777.00	\$13,777.00	Complete	
	Interior Painting	147016		\$0.00	\$22,910.79	\$16,185.00	\$17,200.00	In Progress	
	Windows	147018		\$0.00	\$9,100.00	\$6,100.00	\$9,100.00	Complete	
	Lighting	147024	1	\$0.00	\$4,390.00	\$4,390.00	\$4,390.00	Complete	
	Roof Replacement	147001	1	\$115,000.00	\$2,027.31	\$2,027.31	\$2,027.31	In Progress	
	NON DWELLING EQUIPMENT	1475		\$100,000.00	\$28,000.00	\$28,000.00	\$16,000.00		
	Computer Hardware	147501	25	\$40,000.00	\$0.00	\$0.00	\$0.00		
	Router/TVAC	147510		\$0.00	\$28,000.00	\$28,000.00	\$16,000.00	Complete	
	Copiers	147502	16	\$15,000.00	\$0.00	\$0.00	\$0.00		
	Printers	147503	7	\$10,000.00	\$0.00	\$0.00	\$0.00		
	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		

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
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 Parties		Grant Type and Number		Total Estimated Cost		Total Actual Cost		Status of Work
PHA Name:	Capital Fund Program Grant No.:	Original	Revised ¹	Funds Obligated ²	Funds Expended ²			
Development Number/PHC-Wide Activities	Development Account No.	Quantity	CHFP (Yes/No): No					
General Description of Major Work Categories	Development Account No.	Quantity	CHFP (Yes/No): No					
OK073000001	TOTAL SEMINOLE HILLS		\$265,602.66	\$285,769.22	\$286,519.22	\$269,314.13		
ADMINISTRATION	1410		\$0.00	\$25,436.63	\$25,436.63	\$25,436.63		
Administration	141001	1	\$0.00	\$25,436.63	\$25,436.63	\$25,436.63		
SITE IMPROVEMENTS	1450		\$73,500.00	\$56,369.88	\$56,369.88	\$56,369.88		
Parking & Paving	145002	480 sqft	\$5,000.00	\$20,832.26	\$20,832.26	\$20,832.26	Complete	
Drainage/Site Improvements	145003	2000 sqft	\$5,000.00	\$9,557.33	\$9,557.33	\$9,557.33	Complete	
Sewer Line Replacement	145005	500 ft	\$10,000.00	\$0.00	\$0.00	\$0.00	Not Started	
Fencing	145004	181 ft	\$8,500.00	\$6,946.46	\$6,946.46	\$6,946.46	Complete	
Retaining Wall	145018	1	\$0.00	\$101.11	\$101.11	\$101.11	Complete	
Landscape	145014	10 buildings	\$15,000.00	\$17,811.28	\$17,811.28	\$17,811.28	Complete	
Site Lighting	146014	10 buildings	\$30,000.00	\$121.44	\$121.44	\$121.44	Complete	
DWELLING STRUCTURES	1460		\$126,000.00	\$143,135.18	\$143,135.18	\$143,135.18		
Interior Reno/504	146012	1	\$0.00	\$57,430.17	\$57,430.17	\$57,430.17	Not Started	
Sliding/Trim	146002	4 units	\$0.00	\$2,950.00	\$2,950.00	\$2,950.00	Not Started	
HVAC	146010	5 units	\$16,000.00	\$6,264.00	\$6,264.00	\$6,264.00	Not Started	
Replace Entry Doors	146008	30	\$0.00	\$26,037.89	\$26,037.89	\$26,037.89	In Progress	
Porch Lighting	146015	Site	\$0.00	\$50,453.12	\$50,453.12	\$50,453.12	Not Started	
Windows	146001	115	\$80,000.00	\$0.00	\$0.00	\$0.00	Not Started	
MANAGEMENT IMPROVEMENTS	1408		\$50,302.66	\$47,762.57	\$45,512.57	\$28,307.48		
Security	141002	1 Contract	\$21,497.81	\$28,307.48	\$28,307.48	\$28,307.48	In Progress	
Salaries	419103	2 positions	\$10,554.85	\$10,554.85	\$10,554.85	\$0.00	In Progress	
Staff Training	419105	1 seminars	\$1,250.00	\$0.00	\$0.00	\$0.00	Not Started	
Computer Software	419106	1	\$1,000.00	\$1,000.00	\$0.00	\$0.00	Not Started	
Facility Officers	419106	1 positions	\$16,000.00	\$6,650.24	\$6,650.24	\$0.00	In Progress	
FEES AND COST	1430		\$0.00	\$6,960.46	\$6,960.46	\$6,960.46		
Contract Coordinators	143003	5	\$0.00	\$6,960.46	\$6,960.46	\$6,960.46	In Progress	
DWELLING EQUIPMENT	1465		\$8,000.00	\$8,957.23	\$8,957.23	\$8,957.23		
Ranges & Refrigerators	146503	16 units	\$8,000.00	\$8,957.23	\$8,957.23	\$8,957.23	In Progress	
NON DWELLING EQUIPMENT	1475		\$11,000.00	\$145.27	\$145.27	\$145.27		
Extermination Steamer Tank	147515	1	\$0.00	\$145.27	\$145.27	\$145.27	Not Started	
Vehicle Replacement	147507	1	\$11,000.00	\$0.00	\$0.00	\$0.00	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
Expires 4/30/2011

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No. OK68P07350109		2009				
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No. CFFP (Yes/No): No						
Development Number/PHA-While 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			\$57,1435.00	\$624,752.77	\$622,502.77	\$610,118.87	
	ADMINISTRATION	1410		\$0.00	\$49,614.33	\$49,614.33	\$49,614.33	
	Administration	141001	1	\$0.00	\$49,614.33	\$49,614.33	\$49,614.33	
	SITE IMPROVEMENTS	1450		\$17,500.00	\$17,420.62	\$17,420.62	\$17,420.62	
	Drainage/Site Improvements	145003		\$10,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Landscape	145011	9 beds	\$5,000.00	\$16,999.36	\$16,999.36	\$16,999.36	Not Started
	Gas System Upgrade	145007	150 ft	\$5,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Sewer Line Replacement	145001	4 Bldgs	\$5,000.00	\$206.70	\$206.70	\$206.70	Not Started
	Fencing	145004	265 ft	\$12,500.00	\$12,144	\$12,144	\$12,144	Not Started
	Site Lighting	145014	2 bldgs	\$5,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Mailbox Enclosure	145013	1	\$5,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Retaining Wall	145018	1	\$0.00	\$101.12	\$101.12	\$101.12	
	Playground Equipment	145009	1	\$0.00	\$0.00	\$0.00	\$0.00	
	MANAGEMENT IMPROVEMENTS	1408		\$131,935.00	\$207,427.37	\$205,177.37	\$194,622.92	
	Security	419102	1 Contract	\$111,730.15	\$194,622.62	\$194,622.62	\$194,622.62	In Progress
	Salaries	419103	2 positions	\$10,554.85	\$10,554.85	\$10,554.85	\$0.00	In Progress
	Staff Training	419105	1 seminars	\$1,250.00	\$1,250.00	\$0.00	\$0.00	Not Started
	Computer Software	419106	1	\$1,000.00	\$1,000.00	\$0.00	\$0.00	Not Started
	Facility Officers	419106	1 positions	\$5,000.00	\$0.00	\$0.00	\$0.00	In Progress
	DWELLING EQUIPMENT	1465		\$12,900.00	\$22,633.20	\$22,633.20	\$22,633.20	
	Ranges & Refrigerators	146503	16 units	\$9,000.00	\$13,229.20	\$13,229.20	\$13,229.20	In Progress
	Replacement Window A/C Units	146504	10 units	\$4,500.00	\$9,394.00	\$9,394.00	\$9,394.00	Complete
	NON DWELLING EQUIPMENT	1475		\$0.00	\$163.97	\$163.97	\$163.97	
	Security Equipment	147511	1	\$0.00	\$163.97	\$163.97	\$163.97	
	Vehicle Replacement	147507	1	\$0.00	\$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.

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		Capital Fund Program Grant No: OK66PO7350109		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.		Total Estimated Cost		Total Actual Cost		
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Quantity	Development Account No.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	DWELLING STRUCTURES							
	Electrical Upgrade	1	146017	\$374,500.00	\$308,234.86	\$308,234.86	\$308,484.86	Not Started
	Porch posts	25 units	146025	\$5,000.00	\$0.00	\$0.00	\$0.00	Not Started
	HVAC/Heating	18 units	146010	\$30,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Siding and Trim	8 units	146002	\$50,000.00	\$142,760.00	\$142,760.00	\$142,760.00	Completed
	Shower Valve	10 units	146023	\$4,500.00	\$0.00	\$0.00	\$0.00	Not Started
	Tub Surrounds	25	146023	\$50,000.00	\$208.70	\$208.70	\$208.70	Not Started
	Porch Lighting	2 buildings	146015	\$0.00	\$25,000.00	\$25,000.00	\$25,000.00	Not Started
	Termite Treatment/Structural Repair	2 buildings	146007	\$40,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Roofing Flats	7 units	146004	\$60,000.00	\$51,946.00	\$51,946.00	\$51,946.00	Not Started
	Hot Water Tanks	25 units	146011	\$35,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Bathroom Renovations	8 units	146008	\$25,000.00	\$39,750.00	\$39,750.00	\$39,750.00	Not Started
	Windows/Screens	7 units	146001	\$0.00	\$152.64	\$152.64	\$152.64	In Progress
	Flooring	8 units	146005	\$30,000.00	\$6,460.20	\$6,460.20	\$6,460.20	In Progress
	Door Locks		146026	\$0.00	\$41,957.32	\$41,957.32	\$41,957.32	In Progress
	NON DWELLING STRUCTURES							
	Gym Floors	1	1470	\$5,000.00	\$15,327.00	\$15,327.00	\$15,327.00	In Progress
	Security Equipment	1	147015	\$0.00	\$15,327.00	\$15,327.00	\$15,327.00	In Progress
	FEES & COST							
	Contract Coordinator	5	1430	\$0.00	\$4,031.82	\$4,031.82	\$4,031.82	In Progress
	DEMOLITION							
	DEMOLITION	4 SLABS	1485	\$0.00	\$0.00	\$0.00	\$0.00	In Progress
	DEMOLITION	4 SLABS	148501	\$0.00	\$0.00	\$0.00	\$0.00	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.

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 Parties		Grant Type and Number		Housing Authority of the City of Tulsa		Capital Fund Program Grant No. OK68PO7350108		Replacement Housing Factor Grant No. CFFP (Year/No): No		Federal FY of Grant:		
PHIA Name:		Development Account No.		General Description of Major Work Categories		Quantity		Total Estimated Cost		Total Actual Cost		
Development Number/PHA-Wike Activities								Original	Revised ¹	Funds Obligated ²	Funds Expended ²	Status of Work
OK073000004	TOTAL PIONEER PLAZA	1410						\$174,632.09	\$252,755.63	\$251,120.63	\$240,565.78	
	ADMINISTRATION	141001	1					\$0.00	\$34,459.41	\$34,459.41	\$34,459.41	
	SITE IMPROVEMENTS	1450						\$23,763.00	\$1,916.22	\$34,459.41	\$34,459.41	
	Site Drainage	145002	4500 R2					\$4,500.00	\$0.00	\$0.00	\$0.00	Not Started
	Tuck point	145006	50 sq ft					\$5,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Fence	145004	128 ft					\$6,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Landscaping	145011	4 beds					\$2,500.00	\$1,343.75	\$1,343.75	\$1,343.75	Not Started
	Gas System Upgrade	145007						\$0.00	\$572.47	\$572.47	\$572.47	In Progress
	Parking/Paving/504	145002	1280 sq ft					\$5,763.00	\$0.00	\$0.00	\$0.00	Not Started
	DWELLING EQUIPMENT	1465						\$27,500.00	\$13,888.00	\$13,888.00	\$13,888.00	Not Started
	Fire System Upgrade	146510	1					\$1,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Heat Pumps	146501	2					\$0.00	\$0.00	\$0.00	\$0.00	Not Started
	Elevator Upgrades	146508	1					\$0.00	\$0.00	\$0.00	\$0.00	Not Started
	Boiler	146502	1					\$2,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Generator	146507	1					\$1,500.00	\$0.00	\$0.00	\$0.00	Not Started
	Fire Suppression	146510	1					\$5,000.00	\$2,875.00	\$2,875.00	\$2,875.00	In Progress
	Elevator Upgrade	146506	1					\$5,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Chiller	146517	1					\$5,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Ranges & Refrigerators	146503	16 units					\$8,000.00	\$11,013.00	\$11,013.00	\$11,013.00	In Progress
	MANAGEMENT IMPROVEMENTS	1408						\$40,769.09	\$22,425.99	\$20,750.99	\$10,236.14	
	Security	418102	1 Contract					\$9,624.24	\$9,621.14	\$9,621.14	\$9,621.14	In Progress
	Salaries	418103	2 positions					\$10,554.85	\$10,554.85	\$10,554.85	\$10,554.85	In Progress
	Staff Training	418105	1 seminars					\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	Not Started
	Computer Software	418106	1					\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	Not Started
	Facility Officers	418108	1 positions					\$9,000.00	\$0.00	\$0.00	\$0.00	In Progress
	DWELLING STRUCTURES	1460						\$71,500.00	\$178,967.88	\$178,967.88	\$178,967.88	
	Entry Doors	146006	4					\$16,500.00	\$0.00	\$0.00	\$0.00	Not Started
	Shower Repair/Replacement 504	146023	6					\$25,000.00	\$178,967.88	\$178,967.88	\$178,967.88	In Progress
	Sewer Lines	146024	290 ft					\$5,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Windows & Sliding Glass Doors	146001	10					\$25,000.00	\$0.00	\$0.00	\$0.00	Not Started
	FEES & COST	1430						\$0.00	\$952.86	\$952.86	\$952.86	
	Contract Coordinator	143003	5					\$0.00	\$952.86	\$952.86	\$952.86	In Progress
	NON DWELLING EQUIPMENT	1475						\$11,000.00	\$145.27	\$145.27	\$145.27	
	Extermination Steamer Tank	147515	1					\$0.00	\$145.27	\$145.27	\$145.27	Not Started
	Vehicle Replacement	147507	1					\$11,000.00	\$0.00	\$0.00	\$0.00	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
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 Parties		Grant Type and Number		Federal FY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK68-O7350109		2009			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFF (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		
OK07300007	TOTAL HEWLEY TERRACE			\$188,516.45	\$187,647.40	\$180,989.61	\$140,114.68
	ADMINISTRATION	1410		\$0.00	\$27,062.36	\$27,062.36	\$27,062.36
	Administration	141001	1	\$0.00	\$27,062.36	\$27,062.36	\$27,062.36
	SITE IMPROVEMENTS	1450		\$7,200.00	\$1,425.00	\$1,425.00	\$1,425.00
	Landscape	145011	4 beds	\$2,500.00	\$1,425.00	\$1,425.00	\$1,425.00
	Paving/Parking 504	145002	750sqft	\$4,800.00	\$0.00	\$0.00	\$0.00
	DWELLING EQUIPMENT	1465		\$35,600.00	\$88,497.51	\$88,497.51	\$83,177.43
	Fan Coil	146518	1	\$5,000.00	\$0.00	\$0.00	\$0.00
	Boiler	146502	1 system	\$5,000.00	\$47,282.89	\$47,282.89	\$47,282.89
	Generator	146507	1 system	\$0.00	\$740.00	\$740.00	\$740.00
	Domestic Water Piping	146511	1	\$0.00	\$10,100.08	\$10,100.08	\$4,760.00
	Air Handlers	146509	1 system	\$8,000.00	\$17,182.54	\$17,182.54	\$17,182.54
	Ranges & Refrigerators	146503	16 units	\$16,000.00	\$9,000.00	\$9,000.00	\$9,000.00
	Replacement Window A/C Units	146504	4 units	\$1,500.00	\$4,192.00	\$4,192.00	\$4,192.00
	NON DWELLING EQUIPMENT	1475		\$20,000.00	\$12,897.50	\$9,942.77	\$9,942.77
	Security Equipment	147511	1 system	\$5,000.00	\$4,654.73	\$0.00	\$0.00
	Hot Water Tank	147514	1	\$0.00	\$8,042.77	\$9,942.77	\$9,942.77
	Fire alarm Head Replacement	147512	1	\$15,000.00	\$0.00	\$0.00	\$0.00
	DWELLING STRUCTURES	1460		\$60,000.00	\$10,000.00	\$10,000.00	\$10,000.00
	Entry Doors	146006	60	\$30,000.00	\$0.00	\$0.00	\$0.00
	Windows	146001	5	\$30,000.00	\$0.00	\$0.00	\$0.00
	Interior Renovations	146012	1	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
	Sewer Line	146024	125 ft.	\$10,000.00	\$0.00	\$0.00	\$0.00
	MANAGEMENT IMPROVEMENTS	1408		\$55,718.45	\$45,273.81	\$43,023.61	\$7,468.76
	Security	14102	1 Contract	\$17,911.60	\$7,468.76	\$7,468.76	\$7,468.76
	Salaries	14103	2 positions	\$10,554.85	\$10,554.85	\$10,554.85	\$0.00
	Staff Training	14105	1 seminars	\$1,250.00	\$1,250.00	\$0.00	\$0.00
	Computer Software	416108	1	\$1,000.00	\$1,000.00	\$0.00	\$0.00
	Facility Officers	1430	1 positions	\$25,000.00	\$25,000.00	\$25,000.00	\$0.00
	FEES & COSTS	1430		\$0.00	\$2,346.15	\$2,793.09	\$2,793.09
	Contract Coordinator	143003	5	\$0.00	\$2,346.15	\$2,793.09	\$2,793.09
	NON DWELLING EQUIPMENT	1475		\$0.00	\$145.27	\$145.27	\$145.27
	Extermination Steamer Tank	147515	1	\$0.00	\$145.27	\$145.27	\$145.27
	Vehicle Replacement	147507	1	\$0.00	\$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.

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/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	
OK073000008	TOTAL RIVERVIEW PARK ADMINISTRATION	1410		\$218,129.84	\$273,184.37	\$265,993.79	\$230,367.20	
	Administration	141001	1	\$0.00	\$34,278.99	\$34,278.99	\$34,278.99	
	Site Improvements	1450	400 sqft	\$83,611.21	\$39,166.67	\$39,166.67	\$39,166.67	Not Started
	Playground Equipment	145002	1	\$5,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Playground Equipment	145009	8 beds	\$5,000.00	\$39,034.70	\$39,034.70	\$39,034.70	Not Started
	Sewer Line Replacement	145011	100ft	\$12,600.00	\$0.00	\$0.00	\$0.00	Not Started
	Pipe/Fencing	145004	10	\$5,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Signage	145015		\$0.00	\$121.97	\$121.97	\$121.97	In Progress
	Site Lighting	145014	site	\$53,711.21	\$0.00	\$0.00	\$0.00	Not Started
	DWELLING STRUCTURES	1460		\$75,000.00	\$121,078.22	\$121,078.22	\$121,078.22	
	Termite Treatment/Structural Repairs	146007	5000 sqft	\$10,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Bathroom Tub Surrounds	146008	8	\$25,000.00	\$44,328.33	\$44,328.33	\$44,328.33	Not Started
	Replace windows	146001	1	\$0.00	\$152.65	\$152.65	\$152.65	Not Started
	HVAC	146010	72	\$0.00	\$202.24	\$202.24	\$202.24	Not Started
	Upgrade Main Building Electrical	146017	1	\$15,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Replace Roofing	146004	6	\$0.00	\$76,395.00	\$76,395.00	\$76,395.00	Complete
	VCT Flooring	146005	1	\$25,000.00	\$0.00	\$0.00	\$0.00	Not Started
	MANAGEMENT IMPROVEMENTS	1408		\$39,018.63	\$52,788.75	\$51,115.75	\$15,958.90	
	Security	419102	1 Contract	\$18,713.78	\$14,943.90	\$14,943.90	\$14,943.90	In Progress
	Staff Training	419103	2 positions	\$10,554.85	\$10,554.85	\$10,554.85	\$10,554.85	In Progress
	Staff Training	419105	1 seminars	\$1,250.00	\$0.00	\$615.00	\$615.00	Not Started
	Computer Software	419106	1	\$1,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Public Office	419108	1 positions	\$7,500.00	\$25,000.00	\$25,000.00	\$0.00	In Progress
	DWELLING EQUIPMENT	1465		\$9,500.00	\$17,304.00	\$16,074.74	\$16,074.74	
	Refrigerators & Refrigerators	146503	16 units	\$9,000.00	\$6,770.74	\$6,770.74	\$6,770.74	In Progress
	Replacement Wrecker JAC Units	146504	4 units	\$1,500.00	\$9,304.00	\$9,304.00	\$9,304.00	Complete
	NON DWELLING EQUIPMENT	1479		\$1,000.00	\$4,471.59	\$4,452.27	\$4,452.27	
	Extermination Steamer Tank	147515	1	\$0.00	\$1,452.71	\$1,452.71	\$1,452.71	Not Started
	Vehicle Replacement	147507	1	\$11,000.00	\$4,328.32	\$4,328.32	\$4,328.32	Not Started
	FEES & COSTS	1430		\$0.00	\$0.00	\$4,146.13	\$4,146.13	
	Contract Coordinator	143003	5	\$0.00	\$4,146.13	\$4,146.13	\$4,146.13	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.

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/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	
OK073000010	TOTAL SANDY PARK ADMINISTRATION	1410	1	\$108,928.46	\$113,202.43	\$111,867.43	\$75,935.75	
	Administration	141001	1	\$0.00	\$28,866.52	\$28,866.52	\$28,866.52	
	SITE IMPROVEMENTS	1450		\$24,400.00	\$1,687.50	\$1,687.50	\$1,687.50	
	Painting/Parking/504	145002	400 sqft	\$2,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Drainage/Site Improvements	145003	2000 sqft	\$2,400.00	\$0.00	\$0.00	\$0.00	Not Started
	Street Light Replacement	145005	100 ft	\$10,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Gas System Upgrade	145007	4 units	\$5,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Landscape	145011	6 beds	\$5,000.00	\$1,687.50	\$1,687.50	\$1,687.50	Not Started
	DWELLING STRUCTURES	1460		\$103,316.55	\$2,685.65	\$2,685.65	\$2,685.65	
	Electrical Upgrade	146017	1	\$25,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Bathroom Tub Surrounds	146008	10	\$15,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Replace Roofing	146004	1	\$0.00	\$128.32	\$128.32	\$128.32	Not Started
	Flooring	146005	1	\$0.00	\$128.33	\$128.33	\$128.33	Not Started
	Termite/Structural Repairs	146007	5 units	\$10,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Porches	146025	3	\$15,000.00	\$2,426.00	\$2,426.00	\$2,426.00	Not Started
	Stairs	146062	2 buildings	\$25,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Exterior Painting	146003	2 buildings	\$13,316.55	\$0.00	\$0.00	\$0.00	Not Started
	MANAGEMENT IMPROVEMENTS	1408		\$38,711.91	\$50,418.54	\$48,783.54	\$13,228.69	
	Security	410102	1 Contracted	\$16,407.06	\$12,613.69	\$12,613.69	\$12,613.69	In Progress
	Staircases	410103	2 positions	\$10,554.85	\$10,554.85	\$10,554.85	\$10,554.85	Not Started
	Staff Training	410106	1 seminars	\$1,250.00	\$615.00	\$615.00	\$615.00	Not Started
	Computer Software	410106	1 positions	\$1,600.00	\$1,000.00	\$1,000.00	\$1,000.00	Not Started
	Facility Offices	410106	1 positions	\$9,500.00	\$16,074.74	\$16,074.74	\$16,074.74	In Progress
	DWELLING EQUIPMENT	1495		\$6,000.00	\$6,770.74	\$6,770.74	\$6,770.74	
	Refrigerators & Freezers	146503	16 units	\$1,500.00	\$3,304.09	\$3,304.09	\$3,304.09	In Progress
	Replacement Window A/C Units	146504	4 units	\$0.00	\$6,099.21	\$6,099.21	\$6,099.21	Complete
	FEES & COSTS	1450		\$0.00	\$5,932.38	\$5,932.38	\$5,932.38	
	Architect Fees	143001	1	\$0.00	\$3,610.00	\$3,610.00	\$3,610.00	In Progress
	Contract Coordinator	143003	5	\$0.00	\$2,398.21	\$2,398.21	\$2,398.21	In Progress
	NON DWELLING	1470		\$0.00	\$7,315.00	\$7,315.00	\$7,315.00	
	Gym Doors	147022	1	\$0.00	\$7,315.00	\$7,315.00	\$7,315.00	In Progress
	NON DWELLING EQUIPMENT	1475		\$11,000.00	\$145.27	\$145.27	\$145.27	
	Extermination Steamer Tank	147515	1	\$0.00	\$145.27	\$145.27	\$145.27	Not Started
	Vehicle Replacement	147507	1	\$11,000.00	\$0.00	\$0.00	\$0.00	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
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:		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		
OK073000012	TOTAL PARKVIEW TERRACE			\$203,464.83	\$178,635.47	\$166,145.74	\$130,164.38
	ADMINISTRATION			\$0.00	\$40,593.54	\$40,593.54	\$40,593.54
	Administration	1410	1	\$0.00	\$40,593.54	\$40,593.54	\$40,593.54
	SITE IMPROVEMENTS			\$46,300.00	\$4,931.97	\$4,931.97	\$4,931.97
	Paving/Parking	1450	400 sqft	\$4,600.00	\$0.00	\$0.00	\$0.00
	Dumpster enclosures	145002	3 enclosures	\$10,000.00	\$0.00	\$0.00	\$0.00
	Site Lighting	145008	10 beds	\$12,000.00	\$0.00	\$0.00	\$0.00
	Landscaping	145011	4 units	\$5,000.00	\$4,410.00	\$4,410.00	\$4,410.00
	Gas System Upgrade	145007	4 units	\$2,500.00	\$0.00	\$0.00	\$0.00
	Signage	145015		\$0.00	\$121.97	\$121.97	\$121.97
	Mailbox Enclosure	145013	1	\$12,000.00	\$0.00	\$0.00	\$0.00
	DWELLING STRUCTURES			\$95,000.00	\$52,749.07	\$52,749.07	\$52,749.07
	Tub Surrounds	146011	20	\$40,000.00	\$0.00	\$0.00	\$0.00
	Replace Roofing	146004	1	\$0.00	\$16,530.82	\$16,530.82	\$16,530.82
	Porch Lighting	146015	1	\$0.00	\$36,218.25	\$36,218.25	\$36,218.25
	Electrical Upgrades	146017	4units	\$5,000.00	\$0.00	\$0.00	\$0.00
	HVAC	146010	50 units	\$50,000.00	\$0.00	\$0.00	\$0.00
	MANAGEMENT IMPROVEMENTS			\$38,864.83	\$50,340.00	\$48,705.00	\$13,150.15
	Security	1408	1 Contract	\$18,359.88	\$12,535.15	\$12,535.15	\$12,535.15
	Salaries	419102	2 positions	\$10,654.85	\$10,654.85	\$10,654.85	\$10,654.85
	Staff Training	419105	1 seminars	\$1,250.00	\$0.00	\$0.00	\$0.00
	Computer Software	419106	1	\$1,000.00	\$0.00	\$0.00	\$0.00
	Facility Offices	419108	1 positions	\$7,500.00	\$0.00	\$0.00	\$0.00
	DWELLING EQUIPMENT			\$12,500.00	\$16,074.74	\$16,074.74	\$16,074.74
	Refrigerators	1465	16 units	\$8,000.00	\$6,770.74	\$6,770.74	\$6,770.74
	Replacement Window A/C Units	146503	4 units	\$4,500.00	\$9,304.00	\$9,304.00	\$9,304.00
	FEES & COSTS			\$0.00	\$3,346.15	\$3,346.15	\$3,346.15
	Contract Coordinator	1430	5	\$0.00	\$3,346.15	\$3,346.15	\$3,346.15
	NON DWELLING EQUIPMENT			\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00
	Extermination Steamer Tank	1475	1	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00
	Vehicle Replacement	147507	1	\$0.00	\$145.27	\$145.27	\$145.27
				\$11,000.00	\$10,854.73	\$10,854.73	\$10,854.73

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

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	
OK073000013	TOTAL LA-FORTUNE TOWER			\$259,188.33	\$270,802.01	\$257,945.19	\$222,069.39	
	ADMINISTRATION	1410		\$0.00	\$36,263.56	\$36,263.56	\$36,263.56	
	Administration	141001	1	\$0.00	\$36,263.56	\$36,263.56	\$36,263.56	
	SITE IMPROVEMENTS	1450		\$9,500.00	\$5,203.05	\$5,203.05	\$5,203.05	
	Paving/Parking	145002	390 sqft	\$2,500.00	\$3,101.68	\$3,101.68	\$3,101.68	In Progress
	Gas System Upgrade	145007	2 units	\$2,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Landscaping	145011	4 beds	\$2,500.00	\$750.00	\$750.00	\$750.00	Not Started
	Site Drainage	145003	480 sqft	\$2,500.00	\$1,351.37	\$1,351.37	\$1,351.37	Not Started
	DWELLING STRUCTURES	1460		\$70,000.00	\$146,546.84	\$146,546.84	\$146,410.86	
	Tub Surrounds	146011	6	\$15,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Tub Surrounds	146005	7500 sqft	\$10,000.00	\$970.00	\$970.00	\$970.00	Not Started
	Replace windows	146001	4	\$0.00	\$229.84	\$229.84	\$229.84	Not Started
	Roofing	146004	4	\$0.00	\$35,800.00	\$35,800.00	\$35,800.00	Not Started
	HVAC Systems	146010	4	\$15,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Replace doors	146008	40	\$30,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Electric Wiring	146018	30	\$0.00	\$109,547.00	\$109,547.00	\$109,547.00	In Progress
	DWELLING EQUIPMENT	1465		\$120,000.00	\$9,767.08	\$9,767.08	\$9,767.08	
	Heat Pumps	146504	5 units	\$1,500.00	\$3,843.00	\$3,843.00	\$3,843.00	Complete
	Air Handling Equipment	146506	2	\$25,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Loop System	146507	1	\$47,500.00	\$0.00	\$0.00	\$0.00	Not Started
	Elevator Upgrade	146506	1	\$5,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Rampers & Escalators	146503	16 units	\$18,000.00	\$5,924.08	\$5,924.08	\$5,924.08	In Progress
	Gas Boilers	146502		\$25,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Non Dwelling	1470		\$0.00	\$8,388.00	\$8,388.00	\$8,388.00	
	Slump Pump	147007	1	\$0.00	\$2,810.00	\$2,810.00	\$2,810.00	In Progress
	Upgrade Chiller	147009	1	\$0.00	\$5,478.00	\$5,478.00	\$5,478.00	Not Started
	MANAGEMENT IMPROVEMENTS	1408		\$38,698.33	\$45,592.32	\$43,332.32	\$7,777.47	
	Security	141002	1 Contract	\$18,393.46	\$7,777.47	\$7,777.47	\$7,777.47	In Progress
	Signs	141003	2 positions	\$10,554.95	\$10,554.95	\$10,554.95	\$10,554.95	Not Started
	Staffing	141005	1 positions	\$1,250.00	\$0.00	\$0.00	\$0.00	Not Started
	Contract Supervise	141006	1	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	Not Started
	Facility Officers	141008	1 positions	\$7,500.00	\$25,000.00	\$25,000.00	\$25,000.00	In Progress
	FEE'S & COST	1430		\$0.00	\$8,239.20	\$8,239.20	\$8,239.20	
	Contract Coordinator	143003	5	\$0.00	\$8,239.20	\$8,239.20	\$8,239.20	In Progress
	NON-DWELLING EQUIPMENT	1475		\$21,000.00	\$10,811.96	\$209.05	\$209.05	
	Vehicle Replacement	147507	1	\$11,000.00	\$668.69	\$668.69	\$668.69	Not Started
	Examination Storage Tank	147515	1	\$0.00	\$145.27	\$145.27	\$145.27	Not Started
	Security & Fire Protection	147511		\$10,000.00	\$10,000.00	\$63.78	\$63.78	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.

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

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	
Part II: Supporting Phases								
PHA Name: OK07300017				Grant Type and Number: Capital Fund Program Grant No: OK66PO7350100		Federal FFY of Grant: 2009		
Housing Authority of the City of Tulsa				Replacement Housing Factor Grant No: CFFF (Yes/No): No				
OK07300017	TOTAL SOUTH HAVEN MANOR			\$361,763.63	\$248,824.45	\$237,749.95	\$199,467.73	
	ADMINISTRATION			\$0.00	\$18,041.57	\$18,041.57	\$18,041.57	
	141001 Administration	1410	1	\$0.00	\$18,041.57	\$18,041.57	\$18,041.57	
	1450 SITE IMPROVEMENTS	1450		\$12,000.00	\$105,898.44	\$105,898.44	\$105,898.44	
	145001 Paving/Parking/504	145001	400 soft	\$2,000.00	\$0.00	\$0.00	\$0.00	Not Started
	145014 Lighting	145014	1	\$0.00	\$121.44	\$121.44	\$121.44	Not Started
	145015 Landscaping	145015	4 beds	\$5,000.00	\$0.00	\$0.00	\$0.00	Not Started
	145023 Drainage/Site Improvements	145023	5000 soft	\$5,000.00	\$0.00	\$0.00	\$0.00	Not Started
	1460 DWELLING STRUCTURES	1460		\$292,500.00	\$61,265.92	\$105,777.00	\$58,767.80	In Progress
	146001 Retaining Wall	146001	1	\$0.00	\$0.00	\$0.00	\$0.00	Not Started
	146002 Bathroom Tub Surrounds	146002	3 bldgs	\$25,000.00	\$0.00	\$0.00	\$0.00	Not Started
	146012 Interior Renovations	146012	1	\$0.00	\$163.57	\$163.57	\$163.57	Not Started
	146015 Porch Lighting	146015	1	\$0.00	\$24,566.00	\$24,566.00	\$24,566.00	Not Started
	146017 Electrical Upgrades	146017	1	\$10,000.00	\$0.00	\$0.00	\$0.00	Not Started
	146010 Heating	146010	3	\$15,000.00	\$0.00	\$0.00	\$0.00	Not Started
	146007 Termite Treatment	146007	7 bldgs	\$10,000.00	\$0.00	\$0.00	\$0.00	Not Started
	146005 VCT Flooring	146005	2 units	\$5,000.00	\$0.00	\$0.00	\$0.00	Not Started
	146003 Exterior Painting	146003	3 bldgs	\$157,600.00	\$34,008.23	\$34,008.23	\$34,008.23	Not Started
	146002 Siding	146002	1 building	\$70,000.00	\$2,486.12	\$2,486.12	\$2,486.12	Not Started
	MANAGEMENT IMPROVEMENTS	1408		\$38,263.63	\$45,356.66	\$43,721.56	\$9,166.71	
	141002 Security	141002	1 Contract	\$17,656.78	\$7,551.71	\$7,551.71	\$7,551.71	In Progress
	141003 Salaries	141003	2 positions	\$10,554.85	\$10,554.85	\$10,554.85	\$10,554.85	In Progress
	141006 Staff Training	141006	1 seminars	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	Not Started
	141006 Computer Software	141006	1	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	Not Started
	1465 FACILITY OFFICERS	1465	1 positions	\$7,500.00	\$25,000.00	\$25,000.00	\$25,000.00	In Progress
	DWELLING EQUIPMENT	146503		\$3,000.00	\$5,924.08	\$5,924.08	\$5,924.08	
	1475 Ranges & Refrigerators	1475	16 units	\$3,000.00	\$5,924.08	\$5,924.08	\$5,924.08	In Progress
	NON DWELLING EQUIPMENT	147507		\$11,000.00	\$9,984.78	\$9,984.78	\$148.22	
	147515 Extermination Steamer Tank	147515	1	\$0.00	\$145.26	\$145.26	\$145.26	Not Started
	147507 Vehicle Replacement	147507	1	\$11,000.00	\$9,839.50	\$9,839.50	\$9,839.50	Not Started
	1430 FEES & COSTS	1430		\$0.00	\$2,753.10	\$2,753.10	\$2,753.10	
	143003 Contract Coordinator	143003	5	\$0.00	\$2,753.10	\$2,753.10	\$2,753.10	

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK66RC/750109		2009			
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			\$131,415.22	\$135,486.49	\$99,859.43	
	ADMINISTRATION						
	Administration	14100	1	\$0.00	\$27,062.36	\$27,062.36	Not Started
	SITE IMPROVEMENTS						
	Paving/Parking/504	14502	2500 sqft	\$2,500.00	\$2,375.00	\$2,375.00	Not Started
	Drainage/Site Improvements	14503	1000 sqft	\$5,000.00	\$0.00	\$0.00	Not Started
	Landscaping	145011	4 beds	\$5,000.00	\$2,375.00	\$2,375.00	Not Started
	Dumpster Enclosures	145008		\$0.00	\$0.00	\$0.00	Not Started
	DWELLING STRUCTURES						
	Flooring	14600		\$80,000.00	\$46,965.61	\$46,965.61	In Progress
	Bathroom Tub Surrounds	146005	9 units	\$25,000.00	\$0.00	\$0.00	Not Started
	Replace Roofing	146004	15 units	\$35,000.00	\$0.00	\$0.00	Not Started
	MANAGEMENT IMPROVEMENTS						
	Salaries	141102	1 Contract	\$39,815.22	\$51,105.01	\$49,470.01	In Progress
	Staff Training	419103	2 positions	\$19,610.37	\$13,300.16	\$13,300.16	In Progress
	Computer Software	419106	1 seminars	\$1,250.00	\$10,554.85	\$10,554.85	Not Started
	Facility Officers	419108	1 positions	\$7,500.00	\$25,000.00	\$0.00	Not Started
	DWELLING EQUIPMENT						
	Ranges & Refrigerators	146503	16 units	\$8,000.00	\$5,924.08	\$5,924.08	In Progress
	NON DWELLING EQUIPMENT						
	Security Equipment	147511	1	\$11,000.00	\$9,852.00	\$145.28	Not Started
	Extermination Steamer Tank	147515	1	\$0.00	\$145.28	\$145.28	Not Started
	Vehicle Replacement	147507	1	\$11,000.00	\$7,628.72	\$0.00	Not Started
	FEES & COSTS						
	Contract Coordinator	143003	5	\$0.00	\$3,546.15	\$3,546.15	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.

Annual Statement of 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

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	Federal FFY of Grant: 2009		
OK073000019	SCATTERED SITE TOTAL			\$182,600.00	\$191,616.54	\$179,803.83	\$175,413.50			
	ADMINISTRATION	1410		\$0.00	\$38,248.14	\$38,248.14	\$38,248.14			
	Administration	141001	1	\$0.00	\$38,248.14	\$38,248.14	\$38,248.14			
	SITE IMPROVEMENTS	1450		\$29,500.00	\$7,573.47	\$7,573.47	\$3,623.47			
	Drainage/Site Improvements	145003	5000 ft2	\$4,500.00	\$0.00	\$0.00	\$0.00		Not Started	
	Piers	145004	2 units	\$25,000.00	\$685.03	\$498.47	\$498.47		In Progress	
	Signage	145015		\$0.00	\$150.00	\$150.00	\$150.00		In Progress	
	Garage Door	145017	1	\$0.00	\$6,925.00	\$6,925.00	\$6,925.00		Not Started	
	Driveways/Sidewalks	145016	5 units	\$0.00	\$0.00	\$0.00	\$0.00		Not Started	
	DWELLING EQUIPMENT	1465		\$8,000.00	\$11,166.52	\$11,166.52	\$10,764.76			
	Ranges & Refrigerators	146503	18 units	\$8,000.00	\$5,624.08	\$5,624.08	\$5,624.32		In Progress	
	Replacement Window A/C Units	146504		\$0.00	\$5,242.44	\$5,242.44	\$5,242.44		Complete	
	FEES & COSTS	1430		\$0.00	\$3,246.15	\$3,246.15	\$3,201.58			
	Contract Coordinator	143003	5	\$0.00	\$3,246.15	\$3,246.15	\$3,246.15		In Progress	
	DWELLING STRUCTURES	1460		\$113,000.00	\$78,488.67	\$78,488.67	\$78,488.67			
	Siding & Trim	146002	7 units	\$15,000.00	\$0.00	\$0.00	\$0.00			
	Termite Treatment	146007	13 units	\$39,600.00	\$202.23	\$202.23	\$202.23			
	HVAC Installation	146010	7 units	\$20,000.00	\$39,600.00	\$39,600.00	\$39,600.00			
	Painting	146003	3 bldgs	\$18,000.00	\$27,224.54	\$27,224.54	\$27,224.54		In Progress	
	Structural repair	146007	2 houses	\$0.00	\$0.00	\$0.00	\$0.00			
	Interior Renovations	146012	1	\$0.00	\$11,461.90	\$11,461.90	\$11,461.90			
	Sewer Lines	146024	750 sq ft	\$15,000.00	\$0.00	\$0.00	\$0.00			
	Roofing	146004	8 bldgs	\$15,000.00	\$0.00	\$0.00	\$0.00			
	NON DWELLING EQUIPMENT	1475		\$12,000.00	\$92,107.03	\$41,080.88	\$41,080.88			
	Security Equipment	147511	1	\$0.00	\$1,778.00	\$1,778.00	\$1,778.00			
	Extermination Steamer Tank	147515	1	\$0.00	\$0.00	\$0.00	\$0.00		Not Started	
	Vehicle Replacement	147507	1	\$12,000.00	\$90,753.28	\$39,152.68	\$39,152.68		In Progress	
OK073000026	Country Club Gardens Ph. 1			\$23,497.60	\$0.00	\$0.00	\$0.00			
	SITE IMPROVEMENTS	1450		\$15,973.34	\$0.00	\$0.00	\$0.00			
	Parking & Paving	145002		\$10,000.00	\$0.00	\$0.00	\$0.00			
	Landscaping	145011		\$5,973.34	\$0.00	\$0.00	\$0.00			
	DWELLING STRUCTURES	1460		\$7,524.26	\$0.00	\$0.00	\$0.00			
	Exterior Painting	146003		\$7,524.26	\$0.00	\$0.00	\$0.00			
OK073000027	Country Club Gardens Ph. 2			\$1,744.38	\$0.00	\$0.00	\$0.00			
	SITE IMPROVEMENTS	1450		\$1,744.38	\$0.00	\$0.00	\$0.00			
	Parking & Paving	145002		\$0.00	\$0.00	\$0.00	\$0.00			
	Landscaping	145011		\$1,744.38	\$0.00	\$0.00	\$0.00			
OK073000028	Country Club Gardens Ph. 3			\$9,168.60	\$0.00	\$0.00	\$0.00			
	SITE IMPROVEMENTS	1450		\$9,168.60	\$0.00	\$0.00	\$0.00			
	Parking & Paving	145002		\$5,710.52	\$0.00	\$0.00	\$0.00			
	Landscaping	145011		\$3,458.08	\$0.00	\$0.00	\$0.00			
OK073000029	Country Club Gardens Ph. 4			\$8,591.01	\$0.00	\$0.00	\$0.00			
	SITE IMPROVEMENTS	1450		\$8,591.01	\$0.00	\$0.00	\$0.00			
	Parking & Paving	145002		\$5,347.94	\$0.00	\$0.00	\$0.00			
	Landscaping	145011		\$3,243.07	\$0.00	\$0.00	\$0.00			
	CONTINGENCY			\$74,287.07	\$0.00	\$0.00	\$0.00			
	Work Items			\$4,079,197.00	\$4,079,197.00	\$3,865,052.53	\$3,332,574.24			
	TOTAL BUDGET			\$4,079,197.00	\$4,079,197.00	\$3,865,052.53	\$3,332,574.24			

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
Expires 4/30/2011

Annual Statement/Performance and Evaluation
Capital Fund Program, Capital Fund Program Replacement Housing Fact
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: 2009		
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	9/14/2011		9/14/2013		
73-03	9/14/2011		9/14/2013		
73-04	9/14/2011		9/14/2013		
73-05	9/14/2011		9/14/2013		
73-06	9/14/2011		9/14/2013		
73-07	9/14/2011		9/14/2013		
73-08	9/14/2011		9/14/2013		
73-10	9/14/2011		9/14/2013		
73-11	9/14/2011		9/14/2013		
73-12	9/14/2011		9/14/2013		
73-13	9/14/2011		9/14/2013		
73-17	9/14/2011		9/14/2013		
73-18	9/14/2011		9/14/2013		
17-19	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



September 14, 2011

Mr. Marcus B. Witt II
Public Housing Revitalization Specialist
U.S. Department of Housing and
Urban Development
Office of Public Housing
301 NW 6th St, Suite 200
Oklahoma City, OK 73102

Chea L. Redditt
President/CEO

Ruth Nelson
Chair

Reuben Gant
Vice Chair

Charles Patterson

Scott F. Zarrow

Sheila Jackson-Johnson

**RE: Actual Modernization Cost Certificate Report
2009 Capital Fund Recovery Grant (CFRG) OK56S07350109**

Dear Mr. Witt,

We are pleased to submit for your review and approval our *final* Actual Modernization Cost Certificate for our 2009 CFRG funds. These funds have been fully disbursed and expended and all ARRA related reporting requirements have been finalized.

Should you have any questions or require additional information, please contact Mr. Kent Keith, Vice President of Construction Services, at (918)581-5924 or via email at kent.keith@tulsahousing.org.

Sincerely,

Chea L. Redditt
President/CEO

CLR:LDA/kk

**Actual Modernization
Cost Certificate**

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

OMB Approval No. 2577-0157 (exp. 12/31/2011)

**Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)**

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the 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 this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name:	Modernization Project Number:
Housing Authority of the City of Tulsa	OK56S07350109

The HA hereby certifies to the Department of Housing and Urban Development as follows:


1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$	5,344,459.00
B. Funds Disbursed	\$	5,344,459.00
C. Funds Expended (Actual Modernization Cost)	\$	5,344,459.00
D. Amount to be Recaptured (A-C)	\$	
E. Excess of Funds Disbursed (B-C)	\$	

2. That all modernization work in connection with the Modernization Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

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)

Signature of Executive Director & Date:
 9/15/11

X

For HUD Use Only

The Cost Certificate is approved for audit:
 Approved for Audit (Director, Office of Public Housing / ONAP Administrator) _____ Date: _____
 X

The audited costs agree with the costs shown above:
 Verified: (Designated HUD Official) _____ Date: _____
 X

Approved: (Director, Office of Public Housing / ONAP Administrator) _____ Date: _____
 X

**Instructions for Preparation of Form HUD-53001
Actual Modernization Cost Certificate**

Prepare and submit to the HUD Field Office an original and one copy of form HUD-53001 for each terminated or completed modernization program under the Comprehensive Improvement Assistance Program (CIAP) or Comprehensive Grant Program (CGP).

Heading Instructions:

HA Name - Enter the name of the Housing Authority (HA).

Modernization Project Number - Enter the unique 13-digit Modernization Project Number for the grant for which this form is being submitted. This number is the same number as on form HUD-52825, CIAP Budget, or form HUD-52837, Annual Statement, for the same grant.

Line Instructions:

Line 1A, Original Funds Approved - For the identified grant, enter the total Modernization funds originally approved by HUD through a Modernization Amendment to the Consolidated Annual Contributions Contract(s).

Line 1B, Funds Disbursed - For the identified grant, enter the total funds disbursed by HUD. This amount may never exceed the amount on line 1A.

Line 1C, Funds Expended - For the identified grant, enter the total funds expended (total cash disbursed) by the HA. This amount may never exceed the amount on line 1A.

Line 1D, Amount To Be Recaptured (A minus C) - For the identified grant, enter the amount to be recaptured by subtracting line 1C from line 1A.

Line 1E, Excess of Funds Disbursed (B minus C) - For the identified grant, enter the excess of funds disbursed by subtracting line 1C from line 1B; this is the amount to be remitted by the HA to HUD. If line 1C is greater than line 1B, enter the figure in brackets; this is the amount of funds owed by HUD to the HA.

U.S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

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

Part I: Summary		Grant Type and Number		Replacement Housing Factor Grant No:		FFY of Grant	
PHA Name:		Capital Fund Program Grant No: OK56SO7350109		2009s		2009s	
Housing Authority of the City of Tulsa		Date of CFFP:				FFY of Grant Approval:	
						2009s	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 3)		Final Performance and Evaluation Report	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised		<input checked="" type="checkbox"/> Final	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10							
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹			
Line		Original	Revised ²	Obligated	Expended		
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00					
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)	\$267,231.00	\$267,231.00	\$267,231.00	\$267,231.00		
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	\$30,000.00	\$135,200.00	\$135,200.00	\$135,200.00		
8	1440 Site Acquisition						
9	1450 Site Improvements	\$2,462,446.00	\$2,234,505.30	\$2,234,505.30	\$2,234,505.30		
10	1460 Dwelling Structures	\$2,584,782.00	\$2,707,522.70	\$2,707,522.70	\$2,707,522.70		
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 2-19)	\$5,344,459.00	\$5,344,459.00	\$5,344,459.00	\$5,344,459.00		
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities	\$307,510.42	\$307,510.42	\$307,510.42	\$307,510.42		
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.

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

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

Part I: Summary		FFY of Grant	
PHA Name:		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	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: 3)	
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10	<input checked="" type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		Total Actual Cost ¹	
Line	Summary by Development Account	Total Estimated Cost	Expended
		Original	Obligated
		Revised ²	Expended
Signature of Executive Director		Signature of Public Housing Director	
<i>Chuck R...</i>		<i>9/15/11</i>	
Date		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

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		
	OPERATING EXPENSES	1406		\$0.00			
	ADMINISTRATION	1410		\$267,231.00	\$267,231.00	\$267,231.00	
	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	\$267,231.00	

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		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		
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	complete
	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	

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		Grant Type and Number			Federal FY 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	Funds Obligated ²	Funds Expended ²	
OK073000008	TOTAL RIVERVIEW PARK			\$2,769,912.00	\$2,847,069.43	\$2,847,069.43	\$2,847,069.43	
	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	\$2,216,744.47	
	Roofing	146004	37 buildings	\$631,162.00	\$723,726.80	\$723,726.80	\$723,726.80	
	Porch Lighting	146015	37 buildings	\$0.00	\$884.01	\$884.01	\$884.01	
	Porches	146025	190 units	\$950,000.00	\$1,057,598.66	\$1,057,598.66	\$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	

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:			Grant Type and Number				Federal FY of Grant:		
Housing Authority of the City of Tulsa			Capital Fund Program Grant No: OK56SO7350109				2009		
			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	Funds Obligated ²	Funds Expended ²		
OK073000012	TOTAL PARKVIEW TERRACE			\$731,120.00	\$525,164.72	\$525,164.72	\$525,164.72		
	SITE IMPROVEMENTS	1450		\$150,000.00	\$132,542.21	\$132,542.21	\$132,542.21		
	Sidewalks/Wheelchair ramps	145016	20000 sq ft	\$150,000.00	\$132,542.21	\$132,542.21	\$132,542.21		
	DWELLING STRUCTURES	1460		\$571,120.00	\$385,061.46	\$385,061.46	\$385,061.46		
	Exterior Painting	146003	46 buildings	\$460,000.00	\$309,064.12	\$309,064.12	\$309,064.12		
	Roofs	146004	10 buildings	\$111,120.00	\$75,997.34	\$75,997.34	\$75,997.34		
	FEES & COSTS	1430		\$10,000.00	\$7,561.05	\$7,561.05	\$7,561.05		
	Contract Coordinator	143003	2 coordinators	\$10,000.00	\$7,561.05	\$7,561.05	\$7,561.05		
OK073000017	SOUTH HAVEN MANOR			\$0.00	\$106,305.78	\$106,305.78	\$106,305.78		
	DWELLING STRUCTURES	1460		\$0.00	\$105,716.77	\$105,716.77	\$105,716.77		
	Exterior Painting	146003	10 buildings	\$0.00	\$76,470.35	\$76,470.35	\$76,470.35		
	Siding	146002	10 buildings	\$0.00	\$29,246.42	\$29,246.42	\$29,246.42		
	FEES & COSTS	1430		\$0.00	\$589.01	\$589.01	\$589.01		
	Contract Coordinator	143003		\$0.00	\$589.01	\$589.01	\$589.01		

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
Expires 4/30/2011

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56SO7350109		2009s			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No			
Development Number Name/PHA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
OK073000019	SCATTERED SITE TOTAL			\$80,000.00	\$155,654.15	\$155,654.15	\$155,654.15
	SITE IMPROVEMENTS	1450		\$78,000.00	\$154,407.96	\$154,407.96	\$154,407.96
	Driveways/Sidewalks	145010	30 houses	\$78,000.00	\$154,407.96	\$154,407.96	\$154,407.96
	FEES & COSTS	1430		\$2,000.00	\$1,246.19	\$1,246.19	\$1,246.19
	Contract Coordinator	143003	1 coordinators	\$2,000.00	\$1,246.19	\$1,246.19	\$1,246.19
	CONTINGENCY			\$0.00	\$0.00	\$0.00	\$0.00
	Work Items			\$5,344,459.00	\$5,344,459.00	\$5,344,459.00	\$5,344,459.00
	TOTAL BUDGET			\$5,344,459.00	\$5,344,459.00	\$5,344,459.00	\$5,344,459.00

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
 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						Federal FY of Grant: 2009s	
PHA Name: Housing Authority of the City of Tulsa						Reasons for Revised Target Dates ¹	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Original Expenditure End Date	Actual Expenditure End Date	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
73-00	3/17/2010	3/3/2010	3/17/2012	3/7/2011	3/17/2012	3/7/2011	
73-03	3/17/2010	3/3/2010	3/17/2012	3/7/2011	3/17/2012	3/7/2011	
73-04	3/17/2010	3/3/2010	3/17/2012	3/7/2011	3/17/2012	3/7/2011	
73-05	3/17/2010	3/3/2010	3/17/2012	3/7/2011	3/17/2012	3/7/2011	
73-06	3/17/2010	3/3/2010	3/17/2012	3/7/2011	3/17/2012	3/7/2011	
73-07	3/17/2010	3/3/2010	3/17/2012	3/7/2011	3/17/2012	3/7/2011	
73-08	3/17/2010	3/3/2010	3/17/2012	3/7/2011	3/17/2012	3/7/2011	
73-10	3/17/2010	3/3/2010	3/17/2012	3/7/2011	3/17/2012	3/7/2011	
73-11	3/17/2010	3/3/2010	3/17/2012	3/7/2011	3/17/2012	3/7/2011	
73-12	3/17/2010	3/3/2010	3/17/2012	3/7/2011	3/17/2012	3/7/2011	
73-13	3/17/2010	3/3/2010	3/17/2012	3/7/2011	3/17/2012	3/7/2011	
73-17	3/17/2010	3/3/2010	3/17/2012	3/7/2011	3/17/2012	3/7/2011	
73-18	3/17/2010	3/3/2010	3/17/2012	3/7/2011	3/17/2012	3/7/2011	
17-19	3/17/2010	3/3/2010	3/17/2012	3/7/2011	3/17/2012	3/7/2011	

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



TULSA HOUSING AUTHORITY
Grant Information

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

[Menu](#) [Portfolio](#) [Grant Information](#)

Grant: OK56S073501-09 (CFRG) Capital Fund Recovery Grants

[General](#) [Budget](#) [Vouchers](#) [Obl/Exp](#)

Contractual Organization: 73-0765740	Contract Info	Funding
TULSA HOUSING AUTHORITY 415 E Independence Street Tulsa, OK 74106-5727	LOCCS Created: 03-21-2009	Authorized: 5,344,459.00
Payee Organization: - same as contractual-	Effective Date: 03-18-2009	Disbursed: 5,344,459.00
Region: 06	Obligation Start: 03-18-2009	In process: 0.00
Office: 56 DUNS: 070033105	Obligation End: 03-17-2010	Balance: 0.00
	Disbursement End: 03-17-2012	Collections: 0.00

Contract Status:

- Recovery Act Grant - Funded under the 2009 American Recovery and Reinvestment Act (ARRA).



[Privacy Statement](#)

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		FFY of Grant: 2009 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 CFPP:	
Type of Grant	<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Revised ²	Total Actual Cost ¹ 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	225,000.00	225,000
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment	0.00	163.57
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

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		FFY of Grant: 2009		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:			
Type of Grant		<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Performance and Evaluation Report for Period Ending:		Total Estimated Cost		Total Actual Cost ¹	
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$250,000.00	250,000.00	250,000.00	225,163.57
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	
				12/7/12	

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

PHA Name: Housing Authority of the City of Tulsa	Grant Type and Number Capital Fund Program Grant No: OK56PO7350110 Date of CFFP:	FFY of Grant 2010
Replacement Housing Factor Grant No:		FFY of Grant Approval: 2010

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFF Funds					
2	1406 Operations (may not exceed 20% of line 21) ³		\$108,000.00	\$108,000.00	\$0.00	\$0.00
3	1408 Management Improvements		\$939,158.28	\$939,158.28	\$804,757.51	\$213,869.16
4	1410 Administration (may not exceed 10% of line 21)		\$404,758.00	\$404,758.00	\$404,758.00	\$404,758.00
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		\$125,000.00	\$125,000.00	\$61,000.00	\$51,154.75
8	1440 Site Acquisition					
9	1450 Site Improvements		\$364,818.00	\$388,392.57	\$388,392.57	\$374,199.70
10	1460 Dwelling Structures		\$1,474,482.00	\$1,473,122.00	\$1,030,039.72	\$668,252.90
11	1465.1 Dwelling Equipment-Nonexpendable		\$230,865.00	\$230,865.00	\$181,350.49	\$154,414.57
12	1470 Non-dwelling Structures		\$27,500.00	\$27,500.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment		\$299,000.00	\$299,000.00	\$0.00	\$0.00
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	\$51,785.15	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of line 2-10)		\$4,047,581.00	\$4,047,581.00	\$2,870,298.29	\$1,866,649.08
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	\$500,501.00	\$500,502.00
24	Amount of line 20 Related to Security - Hard Costs		\$81,000.00	\$81,000.00	\$81,001.00	\$81,002.00
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.

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 Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011		<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	
Total Estimated Cost		Revised ²	Obligated
Original		Expended	
Signature of Executive Director <i>Charles R. [Signature]</i>		Signature of Public Housing Director	
Date 1/25/12		Date	

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		Capital Fund Program Grant No: OX56PO7350110		FFFP (Yes/No): NO		Federal FFY of Grant:	
PHA Name:		Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): NO		2010	
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		
B3	OPERATING EXPENSES	1406		\$108,000.00	\$0.00	\$0.00			
A3	MANAGEMENT IMPROVEMENTS	1408		\$939,158.28	\$0.00	\$0.00			
B3	Salaries	419103	3	\$126,658.28	\$0.00	\$0.00			
B3	Security	419102	1	\$400,000.00	\$0.00	\$0.00			
A3	Staff Training	419105	4	\$20,000.00	\$0.00	\$0.00			
B3	Computer Software	419106	12	\$12,000.00	\$0.00	\$0.00			
B3	Facility Officers	419108	1	\$100,500.00	\$0.00	\$0.00			
A3	Management Improvement Trainers	419109	1	\$75,000.00	\$0.00	\$0.00			
B3	MIS Software Development	419111	3	\$205,000.00	\$0.00	\$0.00			
A3	ADMINISTRATION	1410		\$404,758.00	\$0.00	\$0.00			
A3	Non Technical Salaries	141001	1	\$42,250.00	\$0.00	\$0.00			
A3	Technical Salaries	141002	7	\$250,200.00	\$0.00	\$0.00			
A3	Benefits	141009	7	\$98,250.00	\$0.00	\$0.00			
B3	Sundry Admin. Costs	141019	lump_sum	\$13,058.00	\$0.00	\$0.00			
A3	FEES AND COSTS	1430		\$125,000.00	\$0.00	\$0.00			
A3	A/E Fees	143001	1 Contract	\$105,000.00	\$0.00	\$0.00			
A3	Consultant Fees	143002	1 Contract	\$20,000.00	\$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.

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		Capital Fund Program Grant No: OK56P07350110		FFFP (Yes/No): No		Federal FFY of Grant:	
PHA Name:		Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No		2010	
Development Number/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
73-00	CENTRAL OFFICE			\$343,865.00	\$1,360.00	\$1,360.00	\$1,360.00	\$1,360.00	
	SITE IMPROVEMENTS	1450		\$0.00	\$1,360.00	\$1,360.00	\$1,360.00	\$1,360.00	
	Electrical Upgrades	145017		\$0.00	\$1,360.00	\$1,360.00	\$1,360.00	\$1,360.00	
	DWELLING EQUIPMENT	1465		\$119,865.00	\$0.00	\$0.00	\$0.00	\$0.00	
B3	Ranges & Refrigerators	146503	210	\$69,365.00	\$0.00	\$0.00	\$0.00	\$0.00	
B3	Replacement Window A/C Units	146504	50	\$20,500.00	\$0.00	\$0.00	\$0.00	\$0.00	
	NON DWELLING EQUIPMENT	1475		\$24,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
B3	Computer Hardware	147501	25	\$45,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
B3	Copiers	147502	16	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
B3	Printers	147503	7	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
B3	TV/VCR	147504	3	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
B3	Office Furniture	147505	20	\$4,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
B3	Security Equipment	147511	1	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
B3	Vehicle Replacement	147507	8	\$124,000.00	\$0.00	\$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
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		FFY (Yes/No): No		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No: OK56P07350110		FFY (Yes/No): No		2010		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		FFY (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	
OK073000001	TOTAL SEMINOLE HILLS			\$13,700.00	\$926,713.46	\$790,771.67	\$275,201.58	
	OPERATING EXPENSES	1406		\$0.00	\$8,307.69	\$0.00	\$0.00	
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$624,143.60	\$539,242.83	\$28,085.46	
	Security	419102	1	\$0.00	\$64,995.92	\$32,064.55	\$28,085.46	
	Management Improvement Salaries	419103	1	\$0.00	\$126,658.28	\$126,658.28	\$0.00	
	Staff Training	419105	1	\$0.00	\$20,000.00	\$0.00	\$0.00	
	Computer Software	419106	1	\$0.00	\$12,000.00	\$0.00	\$0.00	
	Security Facility Officers	419108	1	\$0.00	\$100,500.00	\$100,500.00	\$0.00	
	Management Improvement Trainer	419109	1	\$0.00	\$75,000.00	\$75,000.00	\$0.00	
	MIS Software Development	419111	1	\$0.00	\$205,000.00	\$205,000.00	\$0.00	
	ADMINISTRATION	1410		\$0.00	\$25,241.43	\$25,241.43	\$25,241.43	
	Management Fee	143001	1 Contract	\$0.00	\$25,241.43	\$25,241.43	\$25,241.43	
	FEES AND COSTS	1430		\$0.00	\$7,638.48	\$6,658.48	\$2,426.76	
	A/E Fees	143001	1 Contract	\$0.00	\$1,000.00	\$0.00	\$0.00	
	Consultant Fees	143002	1 Contract	\$0.00	\$6,638.48	\$6,658.48	\$2,426.76	
	SITE IMPROVEMENTS	1450		\$13,700.00	\$182,778.18	\$182,778.18	\$182,778.18	
	Parking & Paving/504	145002	480 sqft	\$1,200.00	\$1,200.00	\$1,200.00	\$0.00	
	Drainage/Site Improvements/504	145003	2000 sqft	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00	
	Sewer Line Replacement	145005	500 ft	\$2,500.00	\$2,500.00	\$2,500.00	\$0.00	
	Concrete/Sidewalk	145016	250 In ft.	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00	
	DWELLING STRUCTURES	1460		\$0.00	\$81,020.75	\$36,970.75	\$36,970.75	
	Interior Remo/503	146012	1	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00	
	HVAC Installation	146010	1	\$0.00	\$20,000.00	\$20,000.00	\$0.00	
	Electrical Upgrade	146017	1	\$0.00	\$340.00	\$340.00	\$340.00	
	Replace Roofing	146004	1	\$0.00	\$36,630.75	\$36,630.75	\$36,630.75	
	DWELLING EQUIPMENT	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	Ranges/Refrigerators	146505	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Window A/C Units	146504	1	\$0.00	\$0.00	\$0.00	\$0.00	
	NON DWELLING EQUIPMENT	1475		\$0.00	\$17,683.33	\$0.00	\$0.00	
	Computer Hardware	147501	1	\$0.00	\$3,750.00	\$0.00	\$0.00	
	Copiers	147502	1	\$0.00	\$2,063.34	\$0.00	\$0.00	
	Printers	147503	1	\$0.00	\$833.33	\$0.00	\$0.00	
	TV/VCR	147504	1	\$0.00	\$350.00	\$0.00	\$0.00	
	Office Furniture	147505	1	\$0.00	\$333.33	\$0.00	\$0.00	
	Vehicle Replacement	147507	1	\$0.00	\$10,333.33	\$0.00	\$0.00	
OK073000002	TOTAL WHITLOW TOWNHOMES			\$69,700.00	\$0.00	\$0.00	\$0.00	
	SITE IMPROVEMENTS	1450		\$19,700.00	\$0.00	\$0.00	\$0.00	
C1	Parking & Paving/504	145002	480 sq ft	\$1,200.00	\$0.00	\$0.00	\$0.00	
C1	Drainage/Site Improvements/504	145003	5000 sq ft	\$5,000.00	\$0.00	\$0.00	\$0.00	
C1	Sewer Line Replacement	145005	500 ft	\$2,500.00	\$0.00	\$0.00	\$0.00	
C1	Fencing	145004	300 LN	\$6,000.00	\$0.00	\$0.00	\$0.00	
C1	Concrete/Sidewalks	145016	250 LN	\$5,000.00	\$0.00	\$0.00	\$0.00	
	DWELLING STRUCTURE	1460		\$50,000.00	\$0.00	\$0.00	\$0.00	
C3ii	Interior Remodel	146012	2	\$30,000.00	\$0.00	\$0.00	\$0.00	
C3ii	HVAC	146010	4	\$20,000.00	\$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
 Expires 4/30/2011

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	
OK073000003	TOTAL COMANCHE PARK OPERATING EXPENSES	1408		\$245,937.00	\$539,657.46	\$448,501.94	\$408,083.21	
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$6,307.69	\$0.00	\$0.00	
	Security	41302	1	\$0.00	\$64,584.55	\$64,584.55	\$64,338.79	
	Management Improvement Salaries	41903	1	\$0.00	\$64,584.55	\$64,584.55	\$64,338.79	
	ADMINISTRATION	1410		\$0.00	\$0.00	\$0.00	\$0.00	
	Management Fee	143001	1 Contract	\$0.00	\$49,228.74	\$49,228.74	\$49,228.74	
	FEES AND COSTS	1430		\$0.00	\$7,538.48	\$6,538.46	\$5,251.86	
	A/E Fees	143001	1 Contract	\$0.00	\$1,000.00	\$0.00	\$0.00	
	Consultant Fees	143002	1 Contract	\$0.00	\$6,538.48	\$6,538.46	\$5,251.86	
	SITE IMPROVEMENTS	1450		\$56,637.00	\$189,995.00	\$189,995.00	\$175,602.13	
	Drainage/Site Improvements/504	145005	24000 ft2	\$11,637.00	\$0.00	\$0.00	\$0.00	
	Landscaping	145011	9 beds	\$2,500.00	\$0.00	\$0.00	\$0.00	
	Sewer Line Replacement	145005	150 ft	\$15,000.00	\$0.00	\$0.00	\$0.00	
	Gas System Upgrade	145007	4 units	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Fencing	145004	265 ft	\$12,500.00	\$189,995.00	\$189,995.00	\$175,602.13	
	Site Lighting	145014	2 bldgs	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Concrete/Sidewalks	145016	250 in	\$5,000.00	\$0.00	\$0.00	\$0.00	
	DWELLING STRUCTURES	1460		\$156,800.00	\$143,330.69	\$124,666.19	\$101,882.69	
	Domestic Water Lines	146511	1000 FT	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Electrical Upgrade	146017	1	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Shower Valve	146023	10	\$5,000.00	\$10,510.00	\$510.00	\$510.00	
	Tub Surrounds	146023	25	\$4,500.00	\$4,364.50	\$0.00	\$0.00	
	Siding and Trim	146002	1 bldg	\$30,000.00	\$0.00	\$0.00	\$0.00	
	Soffits	146002	3 buildings	\$18,000.00	\$124,156.19	\$124,156.19	\$101,472.69	
	Roofing Flats	146004	7 units	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Hot Water Tanks	146011	25 units	\$25,000.00	\$0.00	\$0.00	\$0.00	
	HVAC	146010	5	\$29,300.00	\$4,300.00	\$0.00	\$0.00	
	DWELLING EQUIPMENT	1465		\$0.00	\$11,488.00	\$11,488.00	\$11,488.00	
	Ranges/Refrigerators	146505	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Window AC Units	146504	1	\$0.00	\$11,488.00	\$11,488.00	\$11,488.00	
	NON DWELLING EQUIPMENT	1475		\$10,000.00	\$42,683.33	\$0.00	\$0.00	
	Gym Heater	147510	1	\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	Security & Fire Protection	147511	1	\$0.00	\$15,000.00	\$0.00	\$0.00	
	Copiers	147502	1	\$0.00	\$2,083.34	\$0.00	\$0.00	
	Printers	147503	1	\$0.00	\$833.33	\$0.00	\$0.00	
	TV/VCR	147504	1	\$0.00	\$350.00	\$0.00	\$0.00	
	Office Furniture	147505	1	\$0.00	\$333.33	\$0.00	\$0.00	
	Vehicle Replacement	147507	1	\$0.00	\$10,333.33	\$0.00	\$0.00	
	Computer Hardware	147501	1	\$0.00	\$3,750.00	\$0.00	\$0.00	
	NON DWELLING STRUCTURES	1470		\$22,500.00	\$22,500.00	\$0.00	\$0.00	
	Security Equipment	147015	1	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Gym Roof	147001	1/4	\$17,500.00	\$17,500.00	\$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.

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: Supporting Pages		Grant Type and Number		Federal FFY of Grant:		
Development Number/PHA-Wide Activities		Capital Fund Program Grant No: OK56PO7350110		2010		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		Status of Work		
General Description of Major Work Categories		Development Account No.		Total Estimated Cost		
		Quantity		Total Actual Cost		
		Original		Revised ¹		
		Obligated ²		Expended ²		
OK073000004	TOTAL PIONEER PLAZA OPERATING EXPENSES	1406	\$122,600.00	\$179,776.03	\$65,358.82	\$52,330.30
	MANAGEMENT IMPROVEMENTS	1408	\$0.00	\$12,084.55	\$2,084.55	\$0.00
	Security	419102	\$0.00	\$12,084.55	\$2,084.55	\$0.00
	Management Improvement Salaries	419103	\$0.00	\$0.00	\$0.00	\$0.00
	ADMINISTRATION	1410	\$0.00	\$34,192.29	\$34,192.29	\$34,192.29
	Management Fee	143001	1 Contract	\$34,192.29	\$34,192.29	\$34,192.29
	FEES AND COSTS	1430	\$0.00	\$2,538.46	\$2,538.46	\$1,593.48
	A/E Fees	143001	1 Contract	\$0.00	\$0.00	\$0.00
	Consultant Fees	143003	1 Contract	\$2,538.46	\$2,538.46	\$1,593.49
	SITE IMPROVEMENTS	1450	\$22,000.00	\$0.00	\$0.00	\$0.00
	Site Drainage	145003	4500 ft2	\$4,500.00	\$0.00	\$0.00
	Tuck point	145006	50 sq ft	\$5,000.00	\$0.00	\$0.00
	Concrete/Sidewalk	145016	250 ln	\$5,000.00	\$0.00	\$0.00
	Landscaping	145011	4 beds	\$5,000.00	\$0.00	\$0.00
	Parking/Playing Area	145002	1280 sq ft	\$2,500.00	\$0.00	\$0.00
	DWELLING EQUIPMENT	1465	\$66,000.00	\$75,145.80	\$15,014.52	\$15,014.52
	Fire System Upgrade	146512	1	\$1,000.00	\$1,000.00	\$0.00
	Heat Pumps	146501	2	\$15,000.00	\$10,199.17	\$0.00
	Refrigerators and Stoves	146503	1	\$0.00	\$7,074.54	\$2,216.20
	HVAC	146504	1	\$0.00	\$1,708.34	\$0.00
	Elevator Upgrades	146506	1	\$5,000.00	\$5,000.00	\$0.00
	Chiller	146517	1	\$0.00	\$12,798.32	\$12,798.32
	Domestic Water Piping	146511	1	\$0.00	\$5,000.00	\$0.00
	Generator	146507	1	\$40,000.00	\$27,366.53	\$0.00
	Fire Suppression	146510	1	\$5,000.00	\$5,000.00	\$0.00
	DWELLING STRUCTURES	1460	\$34,500.00	\$29,873.81	\$11,530.00	\$11,530.00
	Windows	146001	1	\$5,000.00	\$0.00	\$0.00
	Tubs	146023	5	\$24,500.00	\$13,343.81	\$0.00
	Replace Roofing	146004	1	\$0.00	\$9,660.00	\$9,660.00
	Sewer Lines	146024	250 ln	\$5,000.00	\$5,000.00	\$0.00
	Electrical Upgrade	146017	1	\$0.00	\$1,870.00	\$1,870.00
	NON DWELLING EQUIPMENT	1475	\$0.00	\$17,633.33	\$0.00	\$0.00
	Copiers	147502	1	\$0.00	\$2,063.34	\$0.00
	Printers	147503	1	\$0.00	\$633.33	\$0.00
	TV/VCR	147504	1	\$0.00	\$300.00	\$0.00
	Office Furniture	147505	1	\$0.00	\$333.33	\$0.00
	Vehicle Replacement	147507	1	\$0.00	\$10,333.33	\$0.00
	Computer Hardware	147501	1	\$0.00	\$3,750.00	\$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		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. CFFF (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	Obligated ²	Expended ²	
OK073000005	TOTAL APACHE MANOR			\$231,400.00	\$255,535.67	\$224,846.13	\$155,943.44	
	OPERATING EXPENSES	1406		\$0.00	\$8,307.69	\$0.00	\$0.00	
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$65,084.52	\$65,084.52	\$65,053.21	
	Security	418102	1	\$0.00	\$65,084.52	\$65,084.52	\$65,053.21	
	Management Improvement Salaries	419103	1	\$0.00	\$0.00	\$0.00	\$0.00	
	ADMINISTRATION	1410		\$0.00	\$28,642.76	\$28,642.76	\$28,642.76	
	Management Fee	143001	1 Contract	\$0.00	\$28,642.76	\$28,642.76	\$28,642.76	
	FEES AND COSTS	1430		\$0.00	\$7,538.46	\$6,538.46	\$3,487.11	
	A/E Fees	143001	1 Contract	\$0.00	\$1,000.00	\$0.00	\$0.00	
	Consultant Fees	143002	1 Contract	\$0.00	\$6,538.46	\$6,538.46	\$3,487.11	
	SITE IMPROVEMENTS	1450		\$47,400.00	\$0.00	\$0.00	\$0.00	
C1	Paving/Parking/504	145002	stripping	\$2,400.00	\$0.00	\$0.00	\$0.00	
C1	Drainage/Site Improvements	145003	4800 ft2	\$10,000.00	\$0.00	\$0.00	\$0.00	
C1	Fence	145004	220 ft	\$10,000.00	\$0.00	\$0.00	\$0.00	
C1	Gas System Upgrade	145007	4 units	\$5,000.00	\$0.00	\$0.00	\$0.00	
C1	Concrete/Sidewalks	145016	250 in	\$5,000.00	\$0.00	\$0.00	\$0.00	
C1	Sewer Line Replacement	145005	300	\$15,000.00	\$0.00	\$0.00	\$0.00	
	DWELLING STRUCTURES	1460		\$184,000.00	\$110,359.70	\$106,761.20	\$40,839.20	
C3ii	VCT	146005	5000 sqft	\$0.00	\$3,596.50	\$0.00	\$0.00	
C3ii	Staining & Trim	146002	4998 sqft	\$0.00	\$101,466.20	\$101,466.20	\$35,644.20	
C3ii	Roofing	146004	4998 sqft	\$0.00	\$5,040.00	\$5,040.00	\$5,040.00	
C3ii	HVAC	146010	5000 sqft	\$70,000.00	\$0.00	\$0.00	\$0.00	
C3ii	Painting	146003	2 buldags	\$30,000.00	\$255.00	\$0.00	\$255.00	
C3ii	Electrical Upgrade	146017	2	\$25,000.00	\$255.00	\$0.00	\$255.00	
C3ii	Bathroom Renovations	146008	14	\$24,000.00	\$0.00	\$0.00	\$0.00	
	DWELLING EQUIPMENT	1465		\$0.00	\$18,269.18	\$17,821.16	\$17,821.16	
C3ii	Refrigerators and Stoves	146503	1	\$0.00	\$7,499.18	\$7,051.16	\$7,051.16	
	NON DWELLING EQUIPMENT	1475		\$0.00	\$10,770.00	\$10,770.00	\$10,770.00	
C3ii	HVAC	146504	1	\$0.00	\$10,770.00	\$10,770.00	\$10,770.00	
	OPERATING EQUIPMENT	147502		\$0.00	\$2,069.34	\$0.00	\$0.00	
	Copiers	147503	1	\$0.00	\$833.33	\$0.00	\$0.00	
	Printers	147503	1	\$0.00	\$833.33	\$0.00	\$0.00	
	Office Furniture	147505	1	\$0.00	\$333.33	\$0.00	\$0.00	
	Vehicle Replacement	147507	1	\$0.00	\$10,333.33	\$0.00	\$0.00	
	Computer Hardware	147501	1	\$0.00	\$3,750.00	\$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.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No: OK66PO7350110		2010				
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	Obligated ²	Funds Expended ²	
OK073600006	TOTAL MOHAWK MANOR			\$134,800.00	\$252,407.54	\$206,426.13	\$106,087.93	
	OPERATING EXPENSES	1406		\$0.00	\$8,307.62	\$0.00	\$0.00	
	MANAGEMENT IMPROVEMENTS	1406		\$0.00	\$27,084.55	\$17,084.55	\$11,980.20	
	Security	419102	1	\$0.00	\$27,084.55	\$17,084.55	\$11,980.20	
	Management Improvement Salaries	419103	1	\$0.00	\$0.00	\$0.00	\$0.00	
	ADMINISTRATION	1410		\$0.00	\$18,975.83	\$18,975.83	\$18,975.83	
	Management Fee	143001	1 Contract	\$0.00	\$18,975.83	\$18,975.83	\$18,975.83	
	FEES AND COSTS	1430		\$0.00	\$7,538.46	\$6,538.46	\$6,244.61	
	A/E Fees	143001	1 Contract	\$0.00	\$0.00	\$0.00	\$0.00	
	Consultant Fees	143003	1 Contract	\$0.00	\$7,538.46	\$6,538.46	\$6,244.61	
	SITE IMPROVEMENTS	1450		\$14,800.00	\$14,258.36	\$14,258.36	\$14,258.36	
	Paving/Parking/504	145002	480 ft2	\$2,400.00	\$0.00	\$0.00	\$0.00	
	Concrete/Sidewalks	145016	250 ln	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Landscaping	145011	4 beds	\$5,000.00	\$14,258.36	\$14,258.36	\$14,258.36	
	Drainage/Site Improvements	145003	2400 fts	\$2,400.00	\$0.00	\$0.00	\$0.00	
	DWELLING STRUCTURES	1460		\$120,000.00	\$139,851.90	\$114,306.85	\$36,216.85	
	HVAC	146010	20	\$40,000.00	\$0.00	\$0.00	\$0.00	
	Roofing	146004	4 buldgs	\$45,000.00	\$35,680.75	\$35,680.75	\$35,680.75	
	VCT Flooring	146005	2	\$25,000.00	\$24,470.05	\$0.00	\$0.00	
	Electrical Upgrade	146017	1	\$10,000.00	\$1,245.00	\$170.00	\$170.00	
	Replace Windows	146001	1	\$0.00	\$50,900.00	\$50,900.00	\$0.00	
	Exterior Painting	146003	1	\$0.00	\$27,556.10	\$366.10	\$366.10	
	DWELLING EQUIPMENT	1465		\$0.00	\$19,050.42	\$35,261.08	\$18,401.08	
	Refrigerators and Stoves	146503	1	\$0.00	\$8,260.42	\$7,631.08	\$7,631.08	
	HVAC	146504	1	\$0.00	\$10,770.00	\$10,770.00	\$10,770.00	
	Electrical Panel Upgrades	146508	1	\$0.00	\$0.00	\$16,860.00	\$0.00	
	NON DWELLING EQUIPMENT	1475		\$0.00	\$17,333.33	\$0.00	\$0.00	
	Copiers	147502	1	\$0.00	\$833.33	\$0.00	\$0.00	
	Printers	147503	1	\$0.00	\$833.33	\$0.00	\$0.00	
	Office Furniture	147505	1	\$0.00	\$333.33	\$0.00	\$0.00	
	Vehicle Replacement	147507	1	\$0.00	\$10,333.33	\$0.00	\$0.00	
	Computer Hardware	147501	1	\$0.00	\$3,750.00	\$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.

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. OK56P07350110		2010				
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFPP (Yes/No): No				
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds	
OK073000007	TOTAL HEWLEY TERRACE OPERATING EXPENSES	1406		\$54,000.00	\$136,150.85	\$51,654.39	\$50,630.74	
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$8,307.69	\$0.00	\$0.00	
	Security	41102	1	\$0.00	\$27,084.55	\$2,084.55	\$0.00	
	ADMINISTRATION	1410		\$0.00	\$7,084.55	\$2,084.55	\$0.00	
	Management Fee	14101	1 Contract	\$0.00	\$26,852.59	\$26,852.59	\$26,852.59	
	FEES AND COSTS	1430		\$0.00	\$26,852.59	\$26,852.59	\$26,852.59	
	A/E Fees	143001	1 Contract	\$0.00	\$6,538.46	\$6,538.46	\$7,675.28	
	Consultant Fees	143003	1 Contract	\$0.00	\$0.00	\$0.00	\$0.00	
	SITE IMPROVEMENTS	1450		\$14,800.00	\$0.00	\$0.00	\$0.00	
C1	Concrete/Sidewalks	145016	250 In	\$5,000.00	\$0.00	\$0.00	\$0.00	
C1	Drainage/Site Improvements	145003	250 In	\$5,000.00	\$0.00	\$0.00	\$0.00	
C1	Paving/Parking	145002	750sqft	\$4,800.00	\$0.00	\$0.00	\$0.00	
	DWELLING EQUIPMENT	1465		\$10,000.00	\$21,615.47	\$17,753.79	\$7,877.87	
C3ii	Upgrade Boilers	146502	1	\$0.00	\$0.00	\$0.00	\$0.00	
C3ii	Refrigerators and Stoves	146503	1	\$0.00	\$6,204.50	\$6,051.16	\$6,051.16	
C3ii	HVAC	146504	1	\$0.00	\$1,708.34	\$0.00	\$0.00	
C3ii	Air Handler	146509	1	\$0.00	\$1,626.71	\$1,626.71	\$1,626.71	
C3ii	Domestic Water Piping	146511	1	\$0.00	\$10,075.92	\$10,075.92	\$0.00	
C3ii	Fan Coil	146501	1	\$10,000.00	\$0.00	\$0.00	\$0.00	
	DWELLING STRUCTURES	1460		\$25,000.00	\$23,418.80	\$8,425.00	\$8,425.00	
C3ii	Windows	146001	1	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
C3ii	Replace Roofing	146004	1	\$0.00	\$7,320.00	\$7,320.00	\$7,320.00	
C3ii	Electrical Upgrade	146017	1	\$0.00	\$1,105.00	\$1,105.00	\$1,105.00	
C3ii	Foundation Repair	146020	1	\$20,000.00	\$8,993.80	\$0.00	\$0.00	
	NON DWELLING EQUIPMENT	1475		\$5,000.00	\$22,333.33	\$0.00	\$0.00	
B3	Fire Suppression	147511	1	\$5,000.00	\$2,063.34	\$0.00	\$0.00	
	Copiers	147502	1	\$0.00	\$633.33	\$0.00	\$0.00	
	Printers	147503	1	\$0.00	\$333.33	\$0.00	\$0.00	
	Office Furniture	147505	1	\$0.00	\$10,333.33	\$0.00	\$0.00	
	Vehicle Replacement	147507	1	\$0.00	\$3,750.00	\$0.00	\$0.00	
C3iii	Computer Hardware	147501	1	\$0.00	\$3,750.00	\$0.00	\$0.00	
OK073000008	TOTAL RIVERVIEW PARK OPERATING EXPENSES	1406		\$37,400.00	\$550,646.23	\$505,489.21	\$310,739.80	
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$8,307.69	\$0.00	\$0.00	
	Security	41102	1	\$0.00	\$27,084.55	\$17,084.55	\$12,226.80	
	ADMINISTRATION	1410		\$0.00	\$7,084.55	\$12,226.80	\$12,226.80	
	Management Fee	14101	1 Contract	\$0.00	\$34,013.28	\$34,013.28	\$34,013.28	
	FEES AND COSTS	1430		\$0.00	\$34,013.28	\$34,013.28	\$34,013.28	
	A/E Fees	143001	1 Contract	\$0.00	\$6,538.46	\$6,538.46	\$4,336.24	
	Consultant Fees	143003	1 Contract	\$0.00	\$0.00	\$0.00	\$0.00	
	SITE IMPROVEMENTS	1450		\$19,400.00	\$6,538.46	\$6,538.46	\$4,336.24	
C1	Paving/Parking/504	145002	400 sqft	\$2,400.00	\$0.00	\$0.00	\$0.00	
C1	Concrete/Sidewalks	145016	250 In	\$5,000.00	\$0.00	\$0.00	\$0.00	
C1	Fence	145004	500 In	\$12,000.00	\$0.00	\$0.00	\$0.00	
	DWELLING STRUCTURES	1460		\$18,000.00	\$449,082.30	\$439,572.50	\$251,683.06	
C3ii	Roofing	146004	1	\$0.00	\$2,070.00	\$0.00	\$0.00	
C3ii	HVAC	146010	72	\$0.00	\$439,317.50	\$439,317.50	\$251,628.06	
C3ii	Electrical Upgrade	146017	1	\$0.00	\$255.00	\$255.00	\$255.00	
C3ii	Porch/Mock Up	146025	1	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
C3ii	VCT Flooring	146005	1	\$2,500.00	\$2,500.00	\$0.00	\$0.00	
	DWELLING EQUIPMENT	1465		\$0.00	\$8,280.42	\$8,280.42	\$8,280.42	
C3ii	Refrigerators and Stoves	146503	1	\$0.00	\$8,280.42	\$8,280.42	\$8,280.42	
C3ii	HVAC	146504	1	\$0.00	\$0.00	\$0.00	\$0.00	
	NON DWELLING EQUIPMENT	1475		\$0.00	\$17,333.33	\$0.00	\$0.00	
	Copiers	147502	1	\$0.00	\$2,063.34	\$0.00	\$0.00	
	Printers	147503	1	\$0.00	\$633.33	\$0.00	\$0.00	
	Office Furniture	147505	1	\$0.00	\$333.33	\$0.00	\$0.00	
	Vehicle Replacement	147507	1	\$0.00	\$10,333.33	\$0.00	\$0.00	
C3iii	Computer Hardware	147501	1	\$0.00	\$3,750.00	\$0.00	\$0.00	

¹ 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		Capital Fund Program Grant No: OK56PO7350110		CFPP (Yes/No): No		Federal FFY of Grant: 2010	
Development Number/PHA-Wide Activities		Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		Status of Work			
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		
OK073000010	TOTAL SANDY PARK OPERATING EXPENSES	1406		\$39,400.00	\$346,797.21	\$71,656.19	\$80,483.60	\$0.00	\$0.00
	MANAGEMENT IMPROVEMENTS	1408	1	\$0.00	\$8,307.69	\$0.00	\$0.00	\$0.00	\$0.00
	SECURITY	419102		\$0.00	\$16,584.55	\$22,084.55	\$10,184.40	\$0.00	\$0.00
	ADMINISTRATION	1410		\$0.00	\$28,642.76	\$28,642.76	\$28,642.76	\$0.00	\$0.00
	MANAGEMENT FEE	141001	1 Contract	\$0.00	\$28,642.76	\$28,642.76	\$28,642.76	\$0.00	\$0.00
	FEES AND COSTS	1430		\$0.00	\$1,538.46	\$1,538.46	\$2,266.02	\$0.00	\$0.00
	A/E FEES	143001	1 Contract	\$0.00	\$48,500.00	\$0.00	\$0.00	\$0.00	\$0.00
	CONSULTANT FEES	143003	1 Contract	\$0.00	\$3,035.46	\$1,538.46	\$2,266.02	\$0.00	\$0.00
	SITE IMPROVEMENTS	1450		\$14,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	PAVING/PARKING/504	145002	400 sqft	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DRAINAGE/SITE IMPROVEMENTS/504	145003	2000 sqft	\$2,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	GAS SYSTEM UPGRADE	145007	4 units	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	CONCRETE/SIDEWALKS	145016	250 ln	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DWELLING STRUCTURES	1460		\$25,000.00	\$5,340.00	\$340.00	\$340.00	\$0.00	\$0.00
	TERMINAL/STRUCTURAL REPAIRS	146007	1	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	ELECTRICAL UPGRADE	146017	1	\$0.00	\$340.00	\$340.00	\$340.00	\$0.00	\$0.00
	VCT	146005	4 units	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DWELLING EQUIPMENT	1465		\$0.00	\$19,050.42	\$19,050.42	\$19,050.42	\$0.00	\$0.00
	REFRIGERATORS AND STOVES	146503	1	\$0.00	\$8,260.42	\$8,260.42	\$8,260.42	\$0.00	\$0.00
	HVAC	146504	1	\$0.00	\$10,770.00	\$10,770.00	\$10,770.00	\$0.00	\$0.00
	NON DWELLING EQUIPMENT	1475		\$0.00	\$17,333.33	\$0.00	\$0.00	\$0.00	\$0.00
	COPIERS	147502	1	\$0.00	\$2,053.34	\$0.00	\$0.00	\$0.00	\$0.00
	PRINTERS	147503	1	\$0.00	\$833.33	\$0.00	\$0.00	\$0.00	\$0.00
	OFFICE FURNITURE	147505	1	\$0.00	\$333.33	\$0.00	\$0.00	\$0.00	\$0.00
	VEHICLE REPLACEMENT	147507	1	\$0.00	\$10,333.33	\$0.00	\$0.00	\$0.00	\$0.00
	COMPUTER HARDWARE	147501	1	\$0.00	\$3,750.00	\$0.00	\$0.00	\$0.00	\$0.00
OK073000012	TOTAL PARKVIEW TERRACE OPERATING EXPENSES	1406		\$177,300.00	\$185,433.33	\$123,973.05	\$103,949.16	\$0.00	\$0.00
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$8,307.69	\$0.00	\$0.00	\$0.00	\$0.00
	SECURITY	419102	1	\$0.00	\$27,084.55	\$27,084.55	\$13,461.90	\$0.00	\$0.00
	ADMINISTRATION	1410		\$0.00	\$27,084.55	\$27,084.55	\$27,084.55	\$0.00	\$0.00
	MANAGEMENT FEE	141001	1 Contract	\$0.00	\$40,278.88	\$40,278.88	\$40,278.88	\$0.00	\$0.00
	FEES AND COSTS	1430		\$0.00	\$40,278.88	\$40,278.88	\$40,278.88	\$0.00	\$0.00
	A/E FEES	143001	1 Contract	\$0.00	\$2,538.46	\$1,538.46	\$1,137.21	\$0.00	\$0.00
	CONSULTANT FEES	143003	1 Contract	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	SITE IMPROVEMENTS	1450		\$16,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	PAVING/PARKING/504	145002	400 sqft	\$4,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DRAINAGE/SITE IMPROVEMENTS	145003	2000 sq ft	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	LANDSCAPING	145011	2 planters	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	GAS SYSTEM UPGRADE	145007	4 units	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	CONCRETE/SIDEWALKS	145016	250 ln	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DWELLING STRUCTURES	1460		\$160,500.00	\$70,840.00	\$36,020.75	\$36,020.75	\$0.00	\$0.00
	ELECTRICAL UPGRADES	146017	4units	\$32,500.00	\$10,159.25	\$340.00	\$340.00	\$0.00	\$0.00
	HVAC	146005	14 units	\$70,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ROOFING	146004	1 building	\$33,000.00	\$35,660.75	\$35,660.75	\$35,660.75	\$0.00	\$0.00
	FASCIA & SOFFIT	146002	1 building	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	VCT	146005	3 units	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DWELLING EQUIPMENT	1465		\$0.00	\$19,050.42	\$19,050.42	\$19,050.42	\$0.00	\$0.00
	REFRIGERATORS AND STOVES	146503	1	\$0.00	\$8,260.42	\$8,260.42	\$8,260.42	\$0.00	\$0.00
	HVAC	146504	1	\$0.00	\$10,770.00	\$10,770.00	\$10,770.00	\$0.00	\$0.00
	NON DWELLING EQUIPMENT	1475		\$0.00	\$17,333.33	\$0.00	\$0.00	\$0.00	\$0.00
	COPIERS	147502	1	\$0.00	\$2,053.34	\$0.00	\$0.00	\$0.00	\$0.00
	PRINTERS	147503	1	\$0.00	\$833.33	\$0.00	\$0.00	\$0.00	\$0.00
	OFFICE FURNITURE	147505	1	\$0.00	\$333.33	\$0.00	\$0.00	\$0.00	\$0.00
	VEHICLE REPLACEMENT	147507	1	\$0.00	\$10,333.33	\$0.00	\$0.00	\$0.00	\$0.00
	COMPUTER HARDWARE	147501	1	\$0.00	\$3,750.00	\$0.00	\$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.

form HUD-50075.1 (4/2008)

Page 10 of 15

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		FFY (Yes/No): No		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No: OK66P07350110		CFFP (Yes/No): No		2010		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant 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	Obligated ²	Expended ²	
OK073000013	TOTAL LAFORUM TOWER			\$395,500.00	\$255,497.15	\$151,956.13	\$140,100.08	
	OPERATING EXPENSES	1406		\$0.00	\$8,307.69	\$0.00	\$0.00	
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$12,084.55	\$12,084.55	\$0.00	
	Security	419102	1	\$0.00	\$12,084.55	\$12,084.55	\$0.00	
	ADMINISTRATION	1410		\$0.00	\$35,992.47	\$35,992.47	\$35,992.47	
	Management Fee	141001	1 Contract	\$0.00	\$35,992.47	\$35,992.47	\$35,992.47	
	FEES AND COSTS	1430		\$0.00	\$2,638.46	\$1,638.46	\$2,466.96	
	A/E Fees	143001	1 Contract	\$0.00	\$0.00	\$0.00	\$0.00	
	Consultant Fees	143003	1 Contract	\$0.00	\$2,638.46	\$1,638.46	\$2,466.96	
	SITE IMPROVEMENTS	1450		\$12,000.00	\$0.00	\$0.00	\$0.00	
C1	Paving/Parking	145002	390 sqft	\$2,500.00	\$0.00	\$0.00	\$0.00	
C1	Gas System Upgrade	145007	2 units	\$2,000.00	\$0.00	\$0.00	\$0.00	
C1	Concrete/Sidewalks	145016	250 in	\$5,000.00	\$0.00	\$0.00	\$0.00	
C1	Site Drainage	145003	480 sqft	\$2,500.00	\$0.00	\$0.00	\$0.00	
	DWELLING STRUCTURES	1460		\$203,500.00	\$110,383.85	\$92,783.85	\$92,783.85	
C3i	Sub Surrounds	146023	5	\$15,000.00	\$15,000.00	\$0.00	\$0.00	
C3i	VCT Flooring	146005	6 units	\$28,500.00	\$2,600.00	\$0.00	\$0.00	
C3i	Interior Renovations	146012	1	\$0.00	\$163.85	\$163.85	\$163.85	
C3i	Electrical Upgrade	146017	1	\$0.00	\$1,700.00	\$1,700.00	\$1,700.00	
C3i	Painting	146003	1	\$100,000.00	\$0.00	\$0.00	\$0.00	
C3i	Patio Deck	146001	40	\$60,000.00	\$0.00	\$0.00	\$0.00	
	DWELLING EQUIPMENT	1465		\$20,000.00	\$8,866.80	\$8,866.80	\$8,866.80	
C3ii	Elevator Upgrade	146506	1	\$5,000.00	\$0.00	\$0.00	\$0.00	
C3ii	Refrigerators and Stoves	146503	30	\$15,000.00	\$0.00	\$0.00	\$0.00	
C3ii	HVAC System/Filter	146504	5	\$20,000.00	\$7,333.33	\$0.00	\$0.00	
	NON DWELLING EQUIPMENT	1475		\$65,000.00	\$65,000.00	\$0.00	\$0.00	
B3	Fire Suppression	147511	2	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
C3ii	Water Treatment System	147514	1	\$5,000.00	\$2,083.34	\$0.00	\$0.00	
	Copiers	147502	1	\$0.00	\$893.33	\$0.00	\$0.00	
	Printers	147503	1	\$0.00	\$893.33	\$0.00	\$0.00	
	Office Furniture	147505	1	\$0.00	\$353.33	\$0.00	\$0.00	
	Vehicle Replacement	147507	1	\$0.00	\$10,353.33	\$0.00	\$0.00	
C3iii	Computer Hardware	147501	1	\$0.00	\$5,750.00	\$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.

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: 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:		CFPP (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		
OK073000017	TOTAL SOUTH HAVEN MANOR OPERATING EXPENSES	1406		\$192,000.00	\$178,142.55	\$58,063.41	\$30,865.14
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$8,307.69	\$0.00	\$0.00
	Security	418102	1	\$0.00	\$17,084.55	\$17,084.55	\$0.00
	ADMINISTRATION	1410		\$0.00	\$17,901.72	\$17,901.72	\$17,901.72
	Management Fee	141001	1 Contract	\$0.00	\$17,901.72	\$17,901.72	\$17,901.72
	FEES AND COSTS	1430		\$0.00	\$6,538.46	\$6,538.46	\$3,926.62
	A/E Fees	143001	1 Contract	\$0.00	\$1,000.00	\$0.00	\$0.00
	Consultant Fees	143002	1 Contract	\$0.00	\$6,538.46	\$6,538.46	\$3,926.62
	SITE IMPROVEMENTS	1450		\$22,000.00	\$0.00	\$0.00	\$0.00
C1	Paving/Parking/504	145002	400 sqft	\$2,000.00	\$0.00	\$0.00	\$0.00
C1	Landscaping	145011	4 beds	\$5,000.00	\$0.00	\$0.00	\$0.00
C1	Drainage/Site Improvements/504	145003	5000 sqft	\$20,000.00	\$0.00	\$0.00	\$0.00
	Concrete/Sidewalks	145016	250 In. ft.	\$5,000.00	\$0.00	\$0.00	\$0.00
	DWELLING STRUCTURES	1460		\$165,000.00	\$86,110.00	\$7,871.88	\$70.00
C3ii	VCT Flooring	146005	15 units	\$65,000.00	\$33,130.00	\$0.00	\$0.00
C3ii	Electrical Upgrades	146017	1	\$10,000.00	\$10,170.00	\$170.00	\$170.00
C3ii	Termite Treatment	146007	7 bldgs	\$10,000.00	\$10,000.00	\$0.00	\$0.00
C3ii	Roofing	146004	1	\$0.00	\$2,000.00	\$2,000.00	\$0.00
C3ii	Interior Renovations	146012	1	\$0.00	\$5,501.88	\$5,501.88	\$0.00
C3ii	Painting	146003	6 buildings	\$70,000.00	\$55,308.12	\$0.00	\$0.00
	DWELLING EQUIPMENT	1465		\$0.00	\$9,866.80	\$9,866.80	\$9,866.80
C3ii	Refrigerators and Stoves	146503	30	\$0.00	\$5,666.80	\$5,666.80	\$5,666.80
C3ii	HVAC System/Flats	146504	5	\$0.00	\$0.00	\$0.00	\$0.00
	NON DWELLING STRUCTURES	1470		\$5,000.00	\$5,000.00	\$0.00	\$0.00
C3iii	Office Upgrade	147022	1	\$5,000.00	\$5,000.00	\$0.00	\$0.00
	NON DWELLING EQUIPMENT	1475		\$0.00	\$17,333.33	\$0.00	\$0.00
	Copiers	147502	1	\$0.00	\$2,063.34	\$0.00	\$0.00
	Printers	147503	1	\$0.00	\$633.33	\$0.00	\$0.00
	Office Furniture	147505	1	\$0.00	\$333.33	\$0.00	\$0.00
	Vehicle Replacement	147507	1	\$0.00	\$10,333.33	\$0.00	\$0.00
C3iii	Computer Hardware	147501	1	\$0.00	\$3,750.00	\$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.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No: OK56P07350110		2010				
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	Funds Obligated ²	Funds Expended ²	
OK073000018	EAST CENTRAL VILLAGE TOTAL			\$152,500.00	\$171,857.83	\$90,623.43	\$90,993.53	
	OPERATING EXPENSES	1406		\$0.00	\$8,307.69	\$0.00	\$0.00	
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$17,084.55	\$17,084.55	\$8,528.40	
	Security	419102	1	\$0.00	\$17,084.55	\$17,084.55	\$8,528.40	
	ADMINISTRATION	1410		\$0.00	\$26,852.59	\$26,852.59	\$26,852.59	
	Management Fee	141001	1 Contract	\$0.00	\$26,852.59	\$26,852.59	\$26,852.59	
	FEES AND COSTS	1430		\$0.00	\$1,538.46	\$1,538.46	\$464.71	
	A/E Fees	143001	1 Contract	\$0.00	\$0.00	\$0.00	\$0.00	
	Consultant Fees	143002	1 Contract	\$0.00	\$1,538.46	\$1,538.46	\$464.71	
	SITE IMPROVEMENTS	1450		\$12,500.00	\$0.00	\$0.00	\$0.00	
C1	Paving/Parking/504	145002	2500 sqft	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	1000 sqft	\$2,500.00	\$0.00	\$0.00	\$0.00	
C1	Concrete/Sidewalks	145016	250 ln ft	\$5,000.00	\$0.00	\$0.00	\$0.00	
	DWELLING STRUCTURES	1460		\$140,000.00	\$30,340.00	\$36,020.75	\$36,020.75	
C3ii	Floor Tiles	146005	5 units	\$25,000.00	\$14,319.25	\$0.00	\$0.00	
C3ii	Lockpoint	146002	4 units	\$20,000.00	\$0.00	\$0.00	\$0.00	
C3ii	Electrical Upgrade	146017	1 buildings	\$0.00	\$340.00	\$340.00	\$340.00	
C3ii	Painting	146003	2 buildings	\$50,000.00	\$0.00	\$0.00	\$0.00	
C3ii	Siding & Trm	146002	2 buildings	\$20,000.00	\$40,000.00	\$0.00	\$0.00	
C3ii	Roof	146004	1 building	\$25,000.00	\$35,660.75	\$35,660.75	\$35,660.75	
C3ii	DWELLING EQUIPMENT	1465		\$0.00	\$10,411.17	\$9,127.08	\$9,127.08	
C3ii	Refrigerators and Stoves	146503	30	\$0.00	\$9,713.46	\$9,127.08	\$9,127.08	
C3ii	HVAC System/Flats	146504	5	\$0.00	\$697.71	\$0.00	\$0.00	
	NON DWELLING EQUIPMENT	1475		\$0.00	\$17,333.37	\$0.00	\$0.00	
	Copiers	147502	1	\$0.00	\$2,083.26	\$0.00	\$0.00	
	Printers	147503	1	\$0.00	\$833.37	\$0.00	\$0.00	
	Office Furniture	147505	1	\$0.00	\$333.37	\$0.00	\$0.00	
	Vehicle Replacement	147507	1	\$0.00	\$10,333.37	\$0.00	\$0.00	
	Computer Hardware	147501	1	\$0.00	\$3,750.00	\$0.00	\$0.00	
OK073000019	SCATTERED/SITE TOTAL			\$172,500.00	\$213,822.50	\$72,314.76	\$73,870.57	
	OPERATING EXPENSES	1406		\$0.00	\$8,307.72	\$0.00	\$0.00	
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$2,084.63	\$2,084.63	\$0.00	
	Security	419102	1	\$0.00	\$2,084.63	\$2,084.63	\$0.00	
	ADMINISTRATION	1410		\$0.00	\$37,951.66	\$37,951.66	\$37,951.66	
	Management Fee	141001	1 Contract	\$0.00	\$37,951.66	\$37,951.66	\$37,951.66	
	FEES AND COSTS	1430		\$0.00	\$11,538.46	\$6,538.46	\$10,178.88	
	A/E Fees	143001	1 Contract	\$0.00	\$0.00	\$0.00	\$0.00	
	Consultant Fees	143002	1 Contract	\$0.00	\$11,538.46	\$6,538.46	\$10,178.88	
	SITE IMPROVEMENTS	1450		\$29,500.00	\$0.00	\$0.00	\$0.00	
C1	Drainage/Site Improvements	145003	5000 ft2	\$4,500.00	\$0.00	\$0.00	\$0.00	
C1	Fence Repair	145004	500 ln	\$10,000.00	\$0.00	\$0.00	\$0.00	
C1	Driveways/Sidewalks	145016	5 units	\$15,000.00	\$0.00	\$0.00	\$0.00	
	DWELLING STRUCTURES	1460		\$143,000.00	\$143,970.00	\$14,970.00	\$14,970.00	
C3ii	Siding & Trm	146002	3 units	\$15,000.00	\$15,000.00	\$0.00	\$0.00	
C3ii	Termite Treatment	146007	4 units	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
C3ii	HVAC Installation	146010	7 units	\$45,000.00	\$45,000.00	\$0.00	\$0.00	
C3ii	Painting	146003	3 bldgs	\$18,000.00	\$18,000.00	\$0.00	\$0.00	
C3ii	Interior Renovations	146012	3 units	\$45,000.00	\$40,200.00	\$10,000.00	\$10,000.00	
C3ii	Piering/Foundation Repair	146028	1	\$0.00	\$4,800.00	\$4,800.00	\$4,800.00	
C3ii	Electrical Upgrade	146017	1	\$0.00	\$170.00	\$170.00	\$170.00	
C3ii	Roofing	146004	1 bldgs	\$15,000.00	\$0.00	\$0.00	\$0.00	
C3ii	DWELLING EQUIPMENT	1465		\$0.00	\$10,770.00	\$10,770.00	\$10,770.00	
	HVAC Installation	146504	30	\$0.00	\$10,770.00	\$10,770.00	\$10,770.00	

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		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No.:		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	
OK073000026	County Club Gardens Ph. 1							
C1	SITE IMPROVEMENTS	1450		\$36,615.00	\$0.00	\$0.00	\$0.00	
C3ii	DWELLING STRUCTURES	1460		\$16,307.00	\$0.00	\$0.00	\$0.00	
				\$16,308.00	\$0.00	\$0.00	\$0.00	
OK073000027	County Club Gardens Ph. 2							
C1	SITE IMPROVEMENTS	1450		\$5,818.00	\$0.00	\$0.00	\$0.00	
C3ii	DWELLING STRUCTURES	1460		\$2,909.00	\$0.00	\$0.00	\$0.00	
				\$2,909.00	\$0.00	\$0.00	\$0.00	
OK073000028	Newton Country Club							
C1	SITE IMPROVEMENTS	1450		\$19,162.00	\$0.00	\$0.00	\$0.00	
C3ii	DWELLING STRUCTURES	1460		\$6,581.00	\$0.00	\$0.00	\$0.00	
				\$6,581.00	\$0.00	\$0.00	\$0.00	
OK073000029	Ossage North							
C1	SITE IMPROVEMENTS	1450		\$16,766.00	\$0.00	\$0.00	\$0.00	
C3ii	DWELLING STRUCTURES	1460		\$8,384.00	\$0.00	\$0.00	\$0.00	
				\$8,384.00	\$0.00	\$0.00	\$0.00	
	CONTINGENCY			\$73,999.72	\$51,765.15	\$0.00	\$0.00	
	Work Items			\$3,973,581.28	\$3,995,795.85	\$2,870,298.29	\$1,866,649.08	
	TOTAL BUDGET			\$4,047,581.00	\$4,047,581.00	\$2,870,298.29	\$1,866,649.08	

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 Fact
 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: Federal FFY of Grant: 2010					
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	
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

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 3/31/2014


Part I: Summary		Grant Type and Number Capital Fund Program Grant No: OK56P07350111		FFY of Grant 2011	
PHA Name: Housing Authority of the City of Tulsa		Date of CFFP: Replacement Housing Factor Grant No:		FFY of Grant Approval: 2011	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		<input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$283,285.00	\$283,285.00		
3	1408 Management Improvements	\$629,291.00	\$629,291.00		
4	1410 Administration (may not exceed 10% of line 21)	\$350,288.00	\$350,288.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	\$309,994.00	\$309,994.00		
9	1450 Site Improvements	\$348,000.00	\$348,000.00		
10	1460 Dwelling Structures	\$994,884.00	\$994,884.00		
11	1465.1 Dwelling Equipment-Nonexpendable	\$250,500.00	\$250,500.00		
12	1470 Non-dwelling Structures	\$47,000.00	\$47,000.00		
13	1475 Non-dwelling Equipment	\$209,675.00	\$209,675.00		
14	1485 Demolition	\$10,000.00	\$10,000.00		
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)	\$70,000.00	\$70,000.00		
20	Amount of Annual Grant: (sum of line 2-10)	\$3,502,917.00	\$3,502,917.00		
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	\$467,903.00	\$467,903.00		
24	Amount of line 20 Related to Security - Hard Costs	\$122,500.00	\$132,000.00		
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:		2011	2011
Housing Authority of the City of Tulsa		FFY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No:		2011	
Date of CFFP:		Replacement Housing Factor Grant No:	
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending: <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
Signature of Executive Director		Signature of Public Housing Director	
 Date 1/25/12		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 3/31/2014

Part II: Supporting Pages		Grant Type and Number		Capital Fund Program Grant No:		CFPP (Yes/No): NO		Federal FFY of Grant:	
PHA Name:		Replacement Housing Factor Grant No:		OK66707350111				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		
B3	OPERATING EXPENSES	1406		\$200,000.00	\$200,000.00				
A3	MANAGEMENT IMPROVEMENTS	1408		\$69,000.00	\$69,000.00				
B3	Salaries	419103	3	\$0.00	\$0.00				
A3	Security	419102	1	\$0.00	\$0.00				
B3	Staff Training	419105	4	\$15,000.00	\$15,000.00				
B3	Computer Software	419106	12	\$10,000.00	\$10,000.00				
B3	Facility Officers	419108	1	\$44,000.00	\$44,000.00				
A3	Management Improvement Trainers	419105	1	\$0.00	\$0.00				
B3	MIS Software Development	419111	3	\$0.00	\$0.00				
A3	ADMINISTRATION	1410		\$350,288.00	\$350,288.00				
A3	CFP Management Fee	141001	1	\$350,288.00	\$350,288.00				
	Technical Salaries	141002	7	\$0.00	\$0.00				
	Benefits	141009	7	\$0.00	\$0.00				
	Sundry Admin. Costs	141019	lump sum	\$0.00	\$0.00				
	FEES AND COSTS	1430		\$0.00	\$0.00				
	A/E Fees	143001	1 Contract	\$0.00	\$0.00				
	Consultant Fees	143002	1 Contract	\$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.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 3/31/2014

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.		FFY (Yes/No): No		Federal FFY of Grant:	
PHA Name:		Replacement Housing Factor Grant No.		2011					
Housing Authority of the City of Tulsa		1450		1470					
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		
73-00	CENTRAL OFFICE	1450		\$70,000.00	\$70,000.00	\$70,000.00			
	SITE IMPROVEMENTS			\$0.00	\$0.00	\$0.00			
	NON DWELLING STRUCTURES			\$45,000.00	\$45,000.00	\$45,000.00			
C3III	Ranges & Refrigerators	146503	210	\$0.00	\$0.00	\$0.00			
C3III	Replacement Window A/C Units	146504	50	\$0.00	\$0.00	\$0.00			
C3III	Roof/Top HVAC	147002	1	\$10,000.00	\$10,000.00	\$10,000.00			
C3III	Interior Renovations	147003	1	\$25,000.00	\$25,000.00	\$25,000.00			
C3III	Windows	147018	1	\$10,000.00	\$10,000.00	\$10,000.00			
	NON DWELLING EQUIPMENT			\$25,000.00	\$25,000.00	\$25,000.00			
B3	Computer Hardware	147501	25	\$0.00	\$0.00	\$0.00			
B3	Copiers	147502	16	\$0.00	\$0.00	\$0.00			
B3	Printers	147503	7	\$0.00	\$0.00	\$0.00			
B3	TV/VCR	147504	3	\$0.00	\$0.00	\$0.00			
B3	Office Furniture	147505	20	\$0.00	\$0.00	\$0.00			
B3	Security Equipment	147511	1	\$25,000.00	\$25,000.00	\$25,000.00			
	Vehicle Replacement	147507	8	\$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.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 3/31/2014

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:		FFFP (Yes/No): No		Federal FFY of Grant:	
PHA Name:		Replacement Housing Factor Grant No:		Development Account No:		2011	
Housing Authority of the City of Tulsa		1408		1408			
Development Number/PHA-Wide	General Description of Major Work Categories	Quantity	Total Estimated Cost	Revised ¹	Funds Obligated ²	Total Actual Cost	Status of Work
			Original				
OK073000001	TOTAL SEMINOLE HILLS		\$106,946.00	\$106,946.00			
	MANAGEMENT IMPROVEMENTS		\$39,633.00	\$39,633.00			
A3	Salaries	1	\$9,742.00	\$9,742.00			
B3	Security	1	\$29,891.00	\$29,891.00			
	FEES AND COSTS		\$11,538.00	\$11,538.00			
A3	Consultant Fees	1	\$11,538.00	\$11,538.00			
	SITE IMPROVEMENTS		\$25,000.00	\$25,000.00			
C1	Parking & Paving/504	0	\$0.00	\$0.00			
C1	Drainage/Site Improvements/504	2000 sq ft	\$2,000.00	\$2,000.00			
C1	Sewer Line Replacement	500 ft	\$1,000.00	\$1,000.00			
C1	Site Lighting	10	\$20,000.00	\$20,000.00			
C1	Concrete/Sidewalk	250 ln ft	\$2,000.00	\$2,000.00			
C3ii	DWELLING STRUCTURES		\$10,000.00	\$10,000.00			
	Interior Reno/504	1	\$10,000.00	\$10,000.00			
C3ii	DWELLING EQUIPMENT		\$8,500.00	\$8,500.00			
	Ranges & Refrigerators	30	\$8,500.00	\$8,500.00			
B3	NON DWELLING EQUIPMENT		\$12,275.00	\$12,275.00			
	Computer Hardware	1	\$1,000.00	\$1,000.00			
B3	Copiers	1	\$500.00	\$500.00			
B3	Printers	1	\$275.00	\$275.00			
B3	Office Furniture	1	\$500.00	\$500.00			
B3	Security Equipment	7	\$10,000.00	\$10,000.00			
	TOTAL SEMINOLE/WHITFLOW		\$78,171.00	\$78,171.00			
	MANAGEMENT IMPROVEMENTS		\$39,633.00	\$39,633.00			
A3	Salaries	1	\$9,742.00	\$9,742.00			
B3	Security	1	\$29,891.00	\$29,891.00			
	FEES AND COSTS		\$11,538.00	\$11,538.00			
A3	Consultant Fees	1	\$11,538.00	\$11,538.00			
	SITE IMPROVEMENTS		\$13,500.00	\$13,500.00			
C1	Parking & Paving/504	480 sq ft	\$0.00	\$0.00			
C1	Drainage/Site Improvements/504	500 sq ft	\$0.00	\$0.00			
C1	Sewer Line Replacement	500 ft	\$2,500.00	\$2,500.00			
C1	Site Lighting	10	\$10,000.00	\$10,000.00			
C1	Fencing	300 LN	\$0.00	\$0.00			
C1	Concrete/Sidewalks	250 LN	\$1,000.00	\$1,000.00			
	DWELLING STRUCTURE		\$5,000.00	\$5,000.00			
C3ii	Interior Remodel	2	\$1,000.00	\$1,000.00			
C3ii	HVAC	4	\$4,000.00	\$4,000.00			
	DWELLING EQUIPMENT		\$8,500.00	\$8,500.00			
C3ii	Ranges & Refrigerators	30	\$8,500.00	\$8,500.00			

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
Expires 3/31/2014

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:		FFFP (Yes/No): No		Federal FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:		Replacement Housing Factor Grant No:		FFFP (Yes/No): No		2011	
Housing Authority of the City of Tulsa		Development Account No.		Quantity		Total Estimated Cost		Total Actual Cost	
Development Number Name/PHA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised ¹	Funds Obligated ²	Funds Expended ²	Status of Work	
OK073000003	TOTAL COMANGHE PARK	1408		\$264,780.00	\$264,780.00				
A3	MANAGEMENT IMPROVEMENTS	1408		\$42,742.00	\$42,742.00				
B3	Salaries	419103	1	\$9,742.00	\$9,742.00				
	Security	419102	1	\$33,000.00	\$33,000.00				
A3	FEES AND COSTS	1430		\$11,538.00	\$11,538.00				
	Consultant Fees	143002	1	\$11,538.00	\$11,538.00				
	SITE IMPROVEMENTS	1450		\$7,000.00	\$7,000.00				
C1	Drainage/Site Improvements/504	145005	24000 I2	\$1,000.00	\$1,000.00				
C1	Landscaping	145011	9 beds	\$1,000.00	\$1,000.00				
C1	Sewer Line Replacement	145005	150 ft	\$1,000.00	\$1,000.00				
C1	Gas System Upgrade	145007	4 units	\$1,000.00	\$1,000.00				
C1	Fencing	145004	265 ft	\$1,000.00	\$1,000.00				
C1	Site Lighting	145014	2 bldgs	\$1,000.00	\$1,000.00				
C1	Concrete/Sidewalks	145016	250 ln	\$1,000.00	\$1,000.00				
	DWELLING STRUCTURES	1460		\$159,000.00	\$159,000.00				
C3II	Domestic Water Lines	146511	1000 FT	\$1,000.00	\$1,000.00				
C3II	Electrical Upgrade	146017	1	\$1,000.00	\$1,000.00				
C3II	Shower Valve	146023	10	\$1,000.00	\$1,000.00				
C3II	Tub Surrounds	146023	25	\$5,000.00	\$5,000.00				
C3II	Siding and Trim	146002	1 bldg	\$125,000.00	\$125,000.00				
C3II	Soffits	146002	3 buildings	\$10,000.00	\$10,000.00				
C3II	Roofing Flats	146004	7 units	\$10,000.00	\$10,000.00				
C3II	Hot Water Tanks	146011	25 units	\$1,000.00	\$1,000.00				
C3II	HVAC	146010	5	\$5,000.00	\$5,000.00				
	DWELLING EQUIPMENT	1465		\$18,500.00	\$18,500.00				
C3II	Ranges & Refrigerators	146503	30	\$6,500.00	\$6,500.00				
C3II	Replacement Window A/C Units	146504	50	\$10,000.00	\$10,000.00				
	NON DWELLING EQUIPMENT	1475		\$15,000.00	\$15,000.00				
B3	Computer Hardware	147501	1	\$1,000.00	\$1,000.00				
B3	Copiers	147502	1	\$500.00	\$500.00				
B3	Office Furniture	147505	1	\$500.00	\$500.00				
B3	Gym Heater	147510	1	\$2,500.00	\$2,500.00				
B3	Security Equipment	147511	7	\$10,500.00	\$10,500.00				
	NON DWELLING STRUCTURES	1470		\$1,000.00	\$1,000.00				
C3III	Security Equipment	147015	1	\$1,000.00	\$1,000.00				
C3III	Gym Roof	147001	1/4	\$0.00	\$0.00				
C2	DEMOLITION	1485		\$10,000.00	\$10,000.00				
	Demolition	148501	1	\$10,000.00	\$10,000.00				

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
Expires 3/31/2014

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:		OK56P07350111		2011	
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	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Status of Work							
OK073000005	TOTAL APACHE MANOR	1408		\$240,266.00	\$240,266.00		
A3	MANAGEMENT IMPROVEMENTS	419103	1	\$41,953.00	\$41,953.00		
B3	Salaries	419102	1	\$9,742.00	\$9,742.00		
A3	SECURITY	1430	1	\$32,211.00	\$32,211.00		
	FEES AND COSTS	1430	1	\$11,538.00	\$11,538.00		
	CONSULTANT FEES	143002	1	\$11,538.00	\$11,538.00		
	SITE IMPROVEMENTS	1450	1	\$63,000.00	\$63,000.00		
C1	Paving/Parking/504	145002	1 lot	\$50,000.00	\$50,000.00		
C1	Drainage/Site Improvements	145003	20lf	\$1,000.00	\$1,000.00		
C1	Fence	145004	20lf	\$1,000.00	\$1,000.00		
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	20lf	\$1,000.00	\$1,000.00		
	DWELLING STRUCTURES	1460	1	\$89,000.00	\$89,000.00		
C3ll	VCT	146005	500 sf	\$1,000.00	\$1,000.00		
C3ll	HVAC	146010	1	\$1,000.00	\$1,000.00		
C3ll	Siding & Trim	146002	4buldgs	\$65,000.00	\$65,000.00		
C3ll	Painting	146003	2 buldgs	\$0.00	\$0.00		
C3ll	Electrical Upgrade	146017	1	\$1,000.00	\$1,000.00		
C3ll	Bathroom Renovations	146008	1	\$1,000.00	\$1,000.00		
	DWELLING EQUIPMENT	1465	1	\$23,500.00	\$23,500.00		
C3ll	Ranges & Refrigerators	146503	30	\$8,900.00	\$8,900.00		
C3ll	Replacement Window A/C Units	146504	50	\$15,000.00	\$15,000.00		
	NON DWELLING EQUIPMENT	1475	1	\$11,275.00	\$11,275.00		
B3	Computer Hardware	147501	1	\$1,000.00	\$1,000.00		
B3	Copiers	147502	1	\$500.00	\$500.00		
B3	Printers	147503	1	\$275.00	\$275.00		
B3	Office Furniture	147505	1	\$500.00	\$500.00		
B3	Security Equipment	147511	6	\$9,000.00	\$9,000.00		
OK073000006	TOTAL MOHAWK MANOR			\$124,171.00	\$124,171.00		
A3	MANAGEMENT IMPROVEMENTS	1408		\$38,633.00	\$38,633.00		
B3	Salaries	419103	1	\$9,742.00	\$9,742.00		
B3	SECURITY	1430	1	\$29,891.00	\$29,891.00		
A3	FEES AND COSTS	1430	1	\$11,538.00	\$11,538.00		
	CONSULTANT FEES	143002	1	\$11,538.00	\$11,538.00		
C1	SITE IMPROVEMENTS	1450	1	\$4,000.00	\$4,000.00		
C1	Paving/Parking/504	145002	480 lf2	\$1,000.00	\$1,000.00		
C1	Concrete/Sidewalks	145016	10lf	\$1,000.00	\$1,000.00		
C1	Landscape	145011	4 beds	\$1,000.00	\$1,000.00		
C1	Drainage/Site Improvements	145003	2400 lfs	\$1,000.00	\$1,000.00		
	DWELLING STRUCTURES	1460	1	\$36,000.00	\$36,000.00		
C3ll	HVAC	146010	20	\$10,000.00	\$10,000.00		
C3ll	Roofing	146004	4 buldgs	\$0.00	\$0.00		
C3ll	VCT Flooring	146005	10 units	\$25,000.00	\$25,000.00		
C3ll	Electrical Upgrade	146017	1	\$1,000.00	\$1,000.00		
	DWELLING EQUIPMENT	1465	1	\$23,500.00	\$23,500.00		
C3ll	Ranges & Refrigerators	146503	30	\$8,900.00	\$8,900.00		
C3ll	Replacement Window A/C Units	146504	50	\$15,000.00	\$15,000.00		
	NON DWELLING EQUIPMENT	1475	1	\$9,500.00	\$9,500.00		
B3	Computer Hardware	147501	1	\$1,000.00	\$1,000.00		
B3	Copiers	147502	1	\$500.00	\$500.00		
B3	Office Furniture	147505	1	\$500.00	\$500.00		
B3	Security Equipment	147511	5	\$7,500.00	\$7,500.00		

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
Expires 3/31/2014

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-Write	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	1408		\$101,171.00	\$101,171.00			
	MANAGEMENT IMPROVEMENTS			\$39,633.00	\$39,633.00			
A3	Salaries	419103	1	\$9,742.00	\$9,742.00			
B3	Security	419102	1	\$29,891.00	\$29,891.00			
	FEES AND COSTS			\$11,538.00	\$11,538.00			
A3	Consultant Fees	143002	1	\$11,538.00	\$11,538.00			
	SITE IMPROVEMENTS			\$3,000.00	\$3,000.00			
C1	Concrete/Sidewalks	145016	250 ln	\$1,000.00	\$1,000.00			
C1	Drainage/Site Improvements	145003	250 lf	\$1,000.00	\$1,000.00			
C1	Paving/Parking	145002	400 sf	\$1,000.00	\$1,000.00			
	DWELLING EQUIPMENT			\$40,000.00	\$40,000.00			
C3ii	House Pumps	146501	20	\$40,000.00	\$40,000.00			
	DWELLING STRUCTURES			\$2,000.00	\$2,000.00			
C3ii	Windows	146001	1	\$1,000.00	\$1,000.00			
C3ii	Foundation Repair	146020	1	\$1,000.00	\$1,000.00			
	NON DWELLING EQUIPMENT			\$5,000.00	\$5,000.00			
B3	Fire Suppression	147511	1	\$5,000.00	\$5,000.00			
OK073000008	TOTAL RIVERVIEW PARK			\$335,830.00	\$335,830.00			
	MANAGEMENT IMPROVEMENTS			\$39,633.00	\$39,633.00			
A3	Salaries	419103	1	\$9,742.00	\$9,742.00			
B3	Security	419102	1	\$29,891.00	\$29,891.00			
	FEES AND COSTS			\$11,538.00	\$11,538.00			
A3	Consultant Fees	143002	1	\$11,538.00	\$11,538.00			
	SITE IMPROVEMENTS			\$3,000.00	\$3,000.00			
C1	Paving/Parking/504	145002	400 sqft	\$1,000.00	\$1,000.00			
C1	Concrete/Sidewalks	145016	20lf	\$1,000.00	\$1,000.00			
C1	Fence	145004	20lf	\$1,000.00	\$1,000.00			
	DWELLING STRUCTURES			\$261,884.00	\$261,884.00			
C3ii	Roofing	146004	1	\$1,000.00	\$1,000.00			
C3ii	HVAC	146010	40	\$258,384.00	\$258,384.00			
C3ii	Porch/Deck Up	146025	1	\$0.00	\$0.00			
C3ii	VCT Flooring	146005	1	\$2,500.00	\$2,500.00			
	DWELLING EQUIPMENT			\$8,500.00	\$8,500.00			
C3ii	Ranges & Refrigerators	146503	30	\$8,500.00	\$8,500.00			
	NON DWELLING EQUIPMENT			\$11,275.00	\$11,275.00			
B3	Computer Hardware	147501	1	\$1,000.00	\$1,000.00			
B3	Copiers	147502	1	\$500.00	\$500.00			
B3	Printers	147503	1	\$275.00	\$275.00			
B3	Office Furniture	147505	1	\$500.00	\$500.00			
B3	Security Equipment	147511	6	\$9,000.00	\$9,000.00			

¹ To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 3/31/2014

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		OKSEP07350111				
Development Number/PHA-Wide		CFPP (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
OK073000010	TOTAL SANDY PARK			\$511,633.00	\$511,633.00	
	MANAGEMENT IMPROVEMENTS	1408		\$39,633.00	\$39,633.00	
A3	Salaries	419103	1	\$9,742.00	\$9,742.00	
B3	Security	419102	1	\$29,891.00	\$29,891.00	
	FEES AND COSTS	1430		\$160,000.00	\$160,000.00	
A8	A/E Fees	143001	1	\$150,000.00	\$150,000.00	
A3	Consultant Fees	143002	1	\$10,000.00	\$10,000.00	
	SITE IMPROVEMENTS	1450		\$7,000.00	\$7,000.00	
C1	Paving/Parking/504	145002	400 sqft	\$1,000.00	\$1,000.00	
C1	Drainage/Site Improvements/504	145003	2000 sqft	\$1,000.00	\$1,000.00	
C1	Gas System Upgrade	145007	4 units	\$4,000.00	\$4,000.00	
C1	Concrete/Sidewalks	145016	250 ln	\$1,000.00	\$1,000.00	
	DWELLING STRUCTURES	1460		\$276,000.00	\$276,000.00	
C3ii	Siding & Trim	146002	10	\$125,000.00	\$125,000.00	
C3ii	Exterior Painting	146003	10	\$40,000.00	\$40,000.00	
C3ii	Roofing	146004	10	\$70,000.00	\$70,000.00	
C3ii	Porch Structures	146025	10	\$20,000.00	\$20,000.00	
C3ii	Termite/Structural Repairs	146007	1	\$1,000.00	\$1,000.00	
C3ii	VCT	146005	10 units	\$20,000.00	\$20,000.00	
	DWELLING EQUIPMENT	1465		\$18,500.00	\$18,500.00	
C3ii	Ranges & Refrigerators	146503	30	\$8,500.00	\$8,500.00	
C3ii	Replacement Window A/C Units	146504	20	\$10,000.00	\$10,000.00	
	NON DWELLING EQUIPMENT	1475		\$10,500.00	\$10,500.00	
B3	Computer Hardware	147501	1	\$1,000.00	\$1,000.00	
B3	Copiers	147502	1	\$500.00	\$500.00	
B3	Office Furniture	147505	1	\$500.00	\$500.00	
B3	Rooftop HVAC	147510	1	\$8,500.00	\$8,500.00	
OK073000012	TOTAL PARKVIEW TERRACE			\$133,171.00	\$133,171.00	
	MANAGEMENT IMPROVEMENTS	1408		\$39,633.00	\$39,633.00	
A3	Salaries	419103	1	\$9,742.00	\$9,742.00	
B3	Security	419102	1	\$29,891.00	\$29,891.00	
	FEES AND COSTS	1430		\$11,538.00	\$11,538.00	
A3	Consultant Fees	143002	1	\$11,538.00	\$11,538.00	
	SITE IMPROVEMENTS	1450		\$6,500.00	\$6,500.00	
C1	Paving/Parking/504	145002	400 sqft	\$0.00	\$0.00	
C1	Drainage/Site Improvements	145003	2000 sq ft	\$2,000.00	\$2,000.00	
C1	Landscaping	145011	2 planters	\$1,000.00	\$1,000.00	
C1	Gas System Upgrade	145007	4 units	\$2,500.00	\$2,500.00	
C1	Concrete/Sidewalks	145016	250 ln	\$1,000.00	\$1,000.00	
	DWELLING STRUCTURES	1460		\$46,000.00	\$46,000.00	
C3ii	Electrical Upgrades	146017	4units	\$0.00	\$0.00	
C3ii	HVAC	146010	14 units	\$6,000.00	\$6,000.00	
C3ii	Roofing	146004	1 building	\$17,000.00	\$17,000.00	
C3ii	Fascia & Soffit	146002	1 building	\$8,000.00	\$8,000.00	
C3ii	VCT	146005	3 units	\$15,000.00	\$15,000.00	
	DWELLING EQUIPMENT	1465		\$18,500.00	\$18,500.00	
C3ii	Ranges & Refrigerators	146503	30	\$8,500.00	\$8,500.00	
C3ii	Replacement Window A/C Units	146504	20	\$10,000.00	\$10,000.00	
	NON DWELLING EQUIPMENT	1475		\$11,000.00	\$11,000.00	
B3	Computer Hardware	147501	1	\$1,000.00	\$1,000.00	
B3	Copiers	147502	1	\$500.00	\$500.00	
B3	Office Furniture	147505	1	\$500.00	\$500.00	
B3	Security Equipment	147511	6	\$9,000.00	\$9,000.00	

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
Expires 3/31/2014

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	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			\$117,246.00	\$117,246.00		
	MANAGEMENT IMPROVEMENTS	1408		\$39,633.00	\$39,633.00		
A3	Salaries	419103	1	\$9,742.00	\$9,742.00		
B3	Security	419102	1	\$29,891.00	\$29,891.00		
	FEES AND COSTS	1430		\$11,538.00	\$11,538.00		
A3	Consultant Fees	143002	1	\$11,538.00	\$11,538.00		
	SITE IMPROVEMENTS	1450		\$4,500.00	\$4,500.00		
C1	Paving/Parking	145002	390 sqft.	\$0.00	\$0.00		
C1	Gas System Upgrade	145007	2 units	\$2,000.00	\$2,000.00		
C1	Concrete/Sidewalks	145016	250 ln.	\$2,500.00	\$2,500.00		
C1	Site Drainage	145003	480 sqft.	\$0.00	\$0.00		
	DWELLING STRUCTURES	1460		\$24,000.00	\$24,000.00		
C3H	Tub Surrounds	146023	5	\$0.00	\$0.00		
C3H	VCT Flooring	146005	3 Units	\$3,000.00	\$3,000.00		
C3H	Painting	146003	1	\$1,000.00	\$1,000.00		
C3H	Patio Doors	146001	20	\$20,000.00	\$20,000.00		
	DWELLING EQUIPMENT	1465		\$6,000.00	\$6,000.00		
C3H	Elevator Upgrade	146506	1	\$5,000.00	\$5,000.00		
C3H	HVAC System/Flats	146504	5	\$1,000.00	\$1,000.00		
B3	NON DWELLING EQUIPMENT	1475		\$31,575.00	\$31,575.00		
B3	Computer Hardware	147501	1	\$1,000.00	\$1,000.00		
B3	Copiers	147502	1	\$500.00	\$500.00		
B3	Printers	147503	1	\$275.00	\$275.00		
B3	Security Equipment	147511	8	\$12,000.00	\$12,000.00		
B3	Fire Suppression	147511	2	\$10,000.00	\$10,000.00		
B3	Water Treatment System	147514	1	\$7,800.00	\$7,800.00		

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
Expires 3/31/2014

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/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			\$122,671.00	\$122,671.00		
	MANAGEMENT IMPROVEMENTS			\$39,633.00	\$39,633.00		
A3	Salaries	1408	1	\$9,742.00	\$9,742.00		
B3	Security	419103	1	\$29,891.00	\$29,891.00		
	FEES AND COSTS	1430	1	\$11,538.00	\$11,538.00		
A3	Consultant Fees	143002	1	\$43,500.00	\$43,500.00		
	SITE IMPROVEMENTS	1450		\$30,000.00	\$30,000.00		
C1	Paving/Parking/504	145002	400 sqft	\$0.00	\$0.00		
C1	Landscaping	145011	4 beds	\$0.00	\$0.00		
C1	Fencing/Piering	145001	120 lf	\$6,000.00	\$6,000.00		
C1	Drainage/Site Improvements/504	145003	5000 sqft	\$2,500.00	\$2,500.00		
C1	Concrete/Sidewalks	145016	250 ln ft	\$5,000.00	\$5,000.00		
	DWELLING STRUCTURES	1460		\$8,000.00	\$8,000.00		
C3ii	VCI Flooring	146005	15 units	\$7,000.00	\$7,000.00		
C3ii	Electrical Upgrades	146017	1	\$0.00	\$0.00		
C3ii	Termite Treatment	146007	7 bids	\$1,000.00	\$1,000.00		
C3ii	Painting	146003	6 buildings	\$0.00	\$0.00		
	DWELLING EQUIPMENT	1465		\$8,500.00	\$8,500.00		
C3ii	Ranges & Refrigerators	146503	30	\$8,500.00	\$8,500.00		
	NON DWELLING STRUCTURES	1470		\$1,000.00	\$1,000.00		
C3iii	Office Upgrade	147022	1	\$1,000.00	\$1,000.00		
	NON DWELLING EQUIPMENT	1475		\$10,500.00	\$10,500.00		
B3	Computer Hardware	147501	1	\$1,000.00	\$1,000.00		
B3	Copiers	147502	1	\$500.00	\$500.00		
B3	Security Equipment	147511	6	\$9,000.00	\$9,000.00		

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
Expires 3/31/2014

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

Part II: Supporting Parties		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	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	EAST CENTRAL VILLAGE TOTAL			\$99,171.00	\$99,171.00			
	MANAGEMENT IMPROVEMENTS			\$39,633.00	\$39,633.00			
A3	Salaries	1408		\$9,742.00	\$9,742.00			
B3	Security	419103	1	\$29,891.00	\$29,891.00			
	FEES AND COSTS			\$11,538.00	\$11,538.00			
A3	Consultant Fees	14302	1	\$11,538.00	\$11,538.00			
	SITE IMPROVEMENTS			\$3,000.00	\$3,000.00			
C1	Paving/Parking/504	14502	2500 sqft	\$1,000.00	\$1,000.00			
C1	Drainage/Site Improvements	14503	1000 sqft	\$1,000.00	\$1,000.00			
C1	Concrete/Sidewalks	145016	290 in ft	\$1,000.00	\$1,000.00			
	DWELLING STRUCTURES			\$16,000.00	\$16,000.00			
C3ii	Floor Tiles	146005	5 units	\$0.00	\$0.00			
C3ii	Tuckpoint	146002	4 units	\$4,000.00	\$4,000.00			
C3ii	Painting	146003	2 buildings	\$0.00	\$0.00			
C3ii	Siding & Trim	146002	2 buildings	\$0.00	\$0.00			
C3ii	Roof	146004	1 building	\$12,000.00	\$12,000.00			
	DWELLING EQUIPMENT			\$8,500.00	\$8,500.00			
C3ii	Ranges & Refrigerators	146503	30	\$8,500.00	\$8,500.00			
	NON-DWELLING EQUIPMENT			\$10,500.00	\$10,500.00			
B3	Computer Hardware	147501	1	\$1,000.00	\$1,000.00			
B3	Copiers	147502	1	\$500.00	\$500.00			
B3	Security Equipment	147511	6	\$9,000.00	\$9,000.00			
OK073000019	SCATTERED SITE TOTAL			\$309,446.00	\$309,446.00			
	MANAGEMENT IMPROVEMENTS			\$39,633.00	\$39,633.00			
A3	Salaries	1408		\$9,742.00	\$9,742.00			
B3	Security	419102	1	\$29,891.00	\$29,891.00			
	FEES AND COSTS			\$11,538.00	\$11,538.00			
A3	Consultant Fees	14302	1	\$11,538.00	\$11,538.00			
	SITE IMPROVEMENTS			\$152,500.00	\$152,500.00			
C1	Drainage/Site Improvements	14503	5000 ft2	\$4,500.00	\$4,500.00			
C1	Fence Replacement	145004	500 in	\$16,000.00	\$16,000.00			
C1	Driveways/Sidewalks	145016	5 units	\$18,000.00	\$18,000.00			
	DWELLING STRUCTURES			\$52,000.00	\$52,000.00			
C3ii	Siding & Trim	146002	3 units	\$7,500.00	\$7,500.00			
C3ii	Termite Treatment	146007	4 units	\$2,000.00	\$2,000.00			
C3ii	HVAC Installation	146010	7 units	\$14,000.00	\$14,000.00			
C3ii	Painting	146003	3 bldgs	\$6,000.00	\$6,000.00			
C3ii	Interior Renovations	146012	1 unit	\$7,500.00	\$7,500.00			
C3ii	Roofing	146004	3 bldgs	\$15,000.00	\$15,000.00			
	DWELLING EQUIPMENT			\$18,500.00	\$18,500.00			
C3ii	Ranges & Refrigerators	146503	1	\$8,500.00	\$8,500.00			
C3ii	Replacement Window AC Units	146504	20	\$10,000.00	\$10,000.00			
	NON-DWELLING EQUIPMENT			\$35,275.00	\$35,275.00			
B3	Computer Hardware	147501	1	\$1,000.00	\$1,000.00			
B3	Copiers	147502	1	\$500.00	\$500.00			
B3	Printers	147503	1	\$275.00	\$275.00			
B3	Office Furniture	147505	1	\$500.00	\$500.00			
B3	Security Equipment	147511	8	\$13,000.00	\$13,000.00			
B3	Vehicle Replacement	147507	1	\$20,000.00	\$20,000.00			

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
Expires 3/31/2014

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

Part II: Supporting Parties		Grant Type and Number		Capital Fund Program Grant No.		FFY (Yes/No): No		Federal FFY of Grant:					
PHA Name:		Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No.		OK56707350111		2011					
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	
OK073000026	A3	Country Club Gardens Ph. 1 OPERATIONS		1406				\$36,671.00	\$36,671.00	\$36,671.00			
	C1	SITE IMPROVEMENTS		1450				\$0.00	\$0.00	\$0.00			
	C3II	DWELLING STRUCTURES		1460				\$0.00	\$0.00	\$0.00			
OK073000027	A3	Country Club Gardens Ph. 2 OPERATIONS		1406				\$5,827.00	\$5,827.00	\$5,827.00			
	C1	SITE IMPROVEMENTS		1450				\$0.00	\$0.00	\$0.00			
	C3II	DWELLING STRUCTURES		1460				\$0.00	\$0.00	\$0.00			
OK073000028	A3	Newton Country Club OPERATIONS		1406				\$19,193.00	\$19,193.00	\$19,193.00			
	C1	SITE IMPROVEMENTS		1450				\$0.00	\$0.00	\$0.00			
	C3II	DWELLING STRUCTURES		1460				\$0.00	\$0.00	\$0.00			
OK073000029	A3	Osage North OPERATIONS		1406				\$16,794.00	\$16,794.00	\$16,794.00			
	C1	SITE IMPROVEMENTS		1450				\$0.00	\$0.00	\$0.00			
	C3II	DWELLING STRUCTURES		1460				\$0.00	\$0.00	\$0.00			
OK073000030	A3	NEWTON PLAZA OPERATIONS		1406				\$4,800.00	\$4,800.00	\$4,800.00			
	C1	SITE IMPROVEMENTS		1450				\$0.00	\$0.00	\$0.00			
	C3II	DWELLING STRUCTURES		1460				\$0.00	\$0.00	\$0.00			
	A3	CONTINGENCY						\$70,000.00	\$70,000.00	\$70,000.00			
		Work Items						\$3,432,917.00	\$3,432,917.00	\$3,432,917.00			
		TOTAL BUDGET						\$3,502,917.00	\$3,502,917.00	\$3,502,917.00			

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

²To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation
 Capital Fund Program, Capital Fund Program Replacement Housing Fact
 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						Federal FFY of Grant: 2011	
PHA Name: Housing Authority of the City of Tulsa						Reasons for Revised Target Dates ¹	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Original Expenditure End Date	Actual Expenditure End Date	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
73-00	8/2/2013		8/2/2015				
73-03	8/2/2013		8/2/2015				
73-04	8/2/2013		8/2/2015				
73-05	8/2/2013		8/2/2015				
73-06	8/2/2013		8/2/2015				
73-07	8/2/2013		8/2/2015				
73-08	8/2/2013		8/2/2015				
73-10	8/2/2013		8/2/2015				
73-11	8/2/2013		8/2/2015				
73-12	8/2/2013		8/2/2015				
73-13	8/2/2013		8/2/2015				
73-17	8/2/2013		8/2/2015				
73-18	8/2/2013		8/2/2015				
17-19	8/2/2013		8/2/2015				

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 3/31/2014


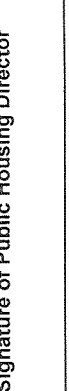
Part I: Summary		FFY of Grant			
PHA Name:		2012			
Housing Authority of the City of Tulsa		FFY of Grant Approval: 2012			
Grant Type and Number		Replacement Housing Factor Grant No:			
Capital Fund Program Grant No: OK56P07350112					
Date of CFFP:					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost ¹	Expended
		Original	Revised ²		
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$283,285.00	\$0.00		
3	1408 Management Improvements	\$629,291.00	\$0.00		
4	1410 Administration (may not exceed 10% of line 21)	\$350,288.00	\$0.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$309,994.00	\$0.00		
8	1440 Site Acquisition				
9	1450 Site Improvements	\$348,000.00	\$0.00		
10	1460 Dwelling Structures	\$994,884.00	\$0.00		
11	1465.1 Dwelling Equipment-Nonexpendable	\$250,500.00	\$0.00		
12	1470 Non-dwelling Structures	\$47,000.00	\$0.00		
13	1475 Non-dwelling Equipment	\$209,675.00	\$0.00		
14	1485 Demolition	\$10,000.00	\$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)	\$70,000.00	\$0.00		
20	Amount of Annual Grant: (sum of line 2-10)	\$3,502,917.00	\$0.00		
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	\$467,903.00	\$0.00		
24	Amount of line 20 Related to Security - Hard Costs	\$122,500.00	\$0.00		
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 2012	
PHA Name:		FFY of Grant Approval: 2012	
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:	
Grant Type and Number Capital Fund Program Grant No:			
Date of CFFP:			
Type of Grant		Total Estimated Cost	
<input checked="" type="checkbox"/> Original Annual Statement		Revised ²	
<input type="checkbox"/> Reserve for Disasters/Emergencies		Obligated	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Expended	
<input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹	
Line	Summary by Development Account	Original	Date
Signature of Executive Director		Signature of Public Housing Director	
			
Date		Date	
1/25/12			

me
mid

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 3/31/2014

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:		2012			
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		
B3	OPERATING EXPENSES	1406		\$200,000.00	\$0.00		
	MANAGEMENT IMPROVEMENTS	1408		\$69,000.00	\$0.00		
A3	Salaries	419103	3	\$0.00			
B3	Security	419102	1	\$0.00			
A3	Staff Training	419105	4	\$15,000.00			
B3	Computer Software	419106	12	\$10,000.00			
B3	Facility Officers	419108	1	\$44,000.00			
A3	Management Improvement Trainers	419109	1	\$0.00			
B3	MIS Software Development	419111	3	\$0.00			
	ADMINISTRATION	1410		\$350,288.00	\$0.00		
A3	C/F/P Management Fee	141001	1	\$350,288.00			
	Technical Salaries	141002	7	\$0.00			
	Benefits	141009	7	\$0.00			
	Stundry Admin. Costs	141019	lump sum	\$0.00			
	FEES AND COSTS	1430		\$0.00	\$0.00		
	A/E Fees	143001	1 Contract	\$0.00			
	Consultant Fees	143002	1 Contract	\$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.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 3/31/2014

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:		2012			
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		
73-00	CENTRAL OFFICE			\$70,000.00	\$0.00	\$0.00	
	SITE IMPROVEMENTS	1450		\$0.00	\$0.00	\$0.00	
	NON DWELLING STRUCTURES	1470		\$45,000.00	\$0.00	\$0.00	
C3III	Ranges & Refrigerators	146503	210	\$0.00			
C3III	Replacement Window A/C Units	146504	50	\$0.00			
C3III	Roofing HVAC	147002	1	\$10,000.00			
C3III	Interior Renovations	147003	1	\$25,000.00			
C3III	Windows	147018	1	\$10,000.00			
	NON DWELLING EQUIPMENT	1475		\$25,000.00	\$0.00	\$0.00	
B3	Computer Hardware	147501	25	\$0.00			
B3	Copiers	147502	16	\$0.00			
B3	Printers	147503	7	\$0.00			
B3	TV/VCR	147504	3	\$0.00			
B3	Office Furniture	147505	20	\$0.00			
B3	Security Equipment	147511	1	\$25,000.00			
	Vehicle Replacement	147507	8	\$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.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 3/31/2014

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

Part III: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No.		2012				
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No.		2012				
		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	Funds Obligated ²	Funds Expended ²	
OK073000001	TOTAL SEMINOLE HILLS			\$106,946.00	\$0.00			
	MANAGEMENT IMPROVEMENTS			\$39,633.00	\$0.00			
A3	Salaries	1408	1	\$9,742.00				
B3	Security	419103	1	\$29,891.00				
	FEES AND COSTS			\$11,538.00	\$0.00			
A3	Consultant Fees	143002	1	\$25,000.00	\$0.00			
	SITE IMPROVEMENTS			\$0.00				
C1	Parking & Paving/504	145002	0	\$2,000.00				
C1	Drainage/Site Improvements/504	145003	2000 sqft	\$1,000.00				
C1	Sewer Line Replacement	145005	500 ft	\$20,000.00				
C1	Site Lighting	145014	10	\$2,000.00				
C1	Concrete/Sidewalk	145016	250 ln ft	\$2,000.00	\$0.00			
	DWELLING STRUCTURES			\$10,000.00	\$0.00			
C3ii	Interior Remodel/504	146012	1	\$10,000.00				
	DWELLING EQUIPMENT			\$8,500.00	\$0.00			
C3ii	Ranges & Refrigerators	146503	30	\$8,500.00				
	NON DWELLING EQUIPMENT			\$12,275.00	\$0.00			
B3	Computer Hardware	147501	1	\$1,000.00				
B3	Copiers	147502	1	\$500.00				
B3	Printers	147503	1	\$275.00				
B3	Office Furniture	147505	1	\$500.00				
B3	Security Equipment	147511	7	\$10,000.00				
	TOTAL SEMINOLE/WHITFLOW			\$78,171.00	\$0.00			
	MANAGEMENT IMPROVEMENTS			\$39,633.00	\$0.00			
A3	Salaries	1408	1	\$9,742.00				
B3	Security	419103	1	\$29,891.00				
	FEES AND COSTS			\$11,538.00	\$0.00			
A3	Consultant Fees	143002	1	\$25,000.00	\$0.00			
	SITE IMPROVEMENTS			\$0.00				
C1	Parking & Paving/504	145002	480 sq ft	\$0.00				
C1	Drainage/Site Improvements/504	145003	500 sq ft	\$0.00				
C1	Sewer Line Replacement	145005	900 ft	\$2,500.00				
C1	Site Lighting	145014	10	\$10,000.00				
C1	Fencing	145004	300 LN	\$0.00				
C1	Concrete/Sidewalks	145016	250 LN	\$1,000.00				
	DWELLING STRUCTURE			\$5,000.00	\$0.00			
C3ii	Interior Remodel	146012	2	\$1,000.00				
C3ii	HVAC	146010	4	\$4,000.00				
	DWELLING EQUIPMENT			\$8,500.00	\$0.00			
C3ii	Ranges & Refrigerators	146503	30	\$8,500.00				

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
Expires 3/31/2014

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.		Replacement Housing Factor Grant No.		CFFP (Yes/No): No		Federal FFY of Grant:	
PHA Name:		Housing Authority of the City of Tulsa		OKSEP07569112						2012	
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				
OK073000003	TOTAL COMANCHE PARK			\$264,780.00	\$0.00						
	MANAGEMENT IMPROVEMENTS	1408		\$42,742.00	\$0.00						
A3	Salaries	419103	1	\$9,742.00							
B3	Security	419102	1	\$33,000.00							
	FEES AND COSTS	1430		\$11,538.00	\$0.00						
A3	Consultant Fees	143002	1	\$11,538.00							
	SITE IMPROVEMENTS	1450		\$7,000.00	\$0.00						
C1	Drainage/Site Improvements/504	145005	24000 h2	\$1,000.00							
C1	Landscape	145011	9 beds	\$1,000.00							
C1	Sewer Line Replacement	145005	150 ft	\$1,000.00							
C1	Gas System Upgrade	145007	4 units	\$1,000.00							
C1	Fencing	145004	265 ft	\$1,000.00							
C1	Site Lighting	145014	2 bldgs	\$1,000.00							
C1	Concrete/Sidewalks	145016	250 ln	\$1,000.00							
	DWELLING STRUCTURES	1460		\$159,000.00	\$0.00						
C3ii	Domestic Water Lines	146511	1000 FT	\$1,000.00							
C3ii	Electrical Upgrade	146017	1	\$1,000.00							
C3ii	Shower Valve	146023	10	\$1,000.00							
C3ii	Tub Surrounds	146023	25	\$5,000.00							
C3ii	Sliding and Trim	146002	1 bldg	\$125,000.00							
C3ii	Surfing	146002	3 buildings	\$10,000.00							
C3ii	Roofing Fields	146004	7 units	\$1,000.00							
C3ii	Hot Water Tanks	146011	25 units	\$1,000.00							
C3ii	HVAC	146010	5	\$5,000.00							
	DWELLING EQUIPMENT	1465		\$18,500.00	\$0.00						
C3ii	Ranges & Refrigerators	146503	30	\$8,500.00							
C3ii	Replacement Window A/C Units	146504	50	\$10,000.00							
	NON DWELLING EQUIPMENT	1475		\$15,000.00	\$0.00						
B3	Computer Hardware	147501	1	\$1,000.00							
B3	Copiers	147502	1	\$500.00							
B3	Office Furniture	147505	1	\$500.00							
B3	Gym Heater	147510	1	\$2,500.00							
B3	Security Equipment	147511	7	\$10,500.00							
	NON DWELLING STRUCTURES	1470		\$1,000.00	\$0.00						
C3iii	Security Equipment	147015	1	\$1,000.00							
C3iii	Sign Removal	147001	1/4	\$0.00							
	DEMOLITION	1485		\$10,000.00	\$0.00						
C2	Demolition	148501	1	\$10,000.00							

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
Expires 3/31/2014

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:		2012				
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		OK58P07569112				
		CFFP (Yes/No): No						
Development Number Name/FHA-Wrde	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 MANAGEMENT IMPROVEMENTS	1408		\$125,671.00	\$0.00			
A3	Salaries	419103	1	\$9,742.00	\$0.00			
B3	Security	419102	1	\$29,891.00	\$0.00			
A3	FEES AND COSTS	1430		\$11,538.00	\$0.00			
	Consultant Fees	143002	1	\$11,538.00	\$0.00			
	SITE IMPROVEMENTS	1450		\$12,500.00	\$0.00			
C1	Site Drainage	145003	4500 ft2	\$0.00				
C1	Tuck point	145006	50 sq ft	\$5,000.00				
C1	Concrete/Sidewalk	145016	250 ln	\$5,000.00				
C1	Landscaping	145011	4 beds	\$0.00				
C1	Parking/Paving/504	145002	1280 sq ft	\$2,500.00				
	DWELLING EQUIPMENT	1465		\$41,000.00	\$0.00			
C3ii	Fire System Upgrade	146512	1	\$6,000.00				
C3ii	Heat Pumps	146501	2	\$0.00				
C3ii	Elevator Upgrades	146506	1	\$5,000.00				
C3ii	Sewer Lines	146024	250 ln	\$0.00				
C3ii	Chiller/Cooling Tower	146517	1	\$25,000.00				
C3ii	Generator	146507	1	\$0.00				
C3ii	Fire Suppression	146510	1	\$5,000.00				
	DWELLING STRUCTURES	1460		\$10,000.00	\$0.00			
C3ii	Windows	146001	1	\$0.00				
C3ii	Shower Replacement	146023	5	\$5,000.00				
C3ii	Sewer Lines	146024	250 ln	\$5,000.00				
	NON DWELLING EQUIPMENT	1475		\$11,000.00	\$0.00			
B3	Computer Hardware	147501	1	\$1,000.00				
B3	Copiers	147502	1	\$500.00				
B3	Office Furniture	147505	1	\$600.00				
B3	Security Equipment	147511	6	\$9,000.00				

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
Expires 3/31/2014

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:		2012				
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	Funds Obligated ²	Funds Expended ²	
OK073000005	TOTAL APACHE MANOR	1408		\$240,266.00	\$0.00			
A3	MANAGEMENT IMPROVEMENTS	419103	1	\$41,953.00	\$0.00			
B3	Salaries	419102	1	\$9,742.00				
	Security	1430	1	\$32,211.00				
A3	FEES AND COSTS	143002	1	\$11,538.00	\$0.00			
	Consultant Fees	1450	1 lot	\$63,000.00	\$0.00			
C1	SITE IMPROVEMENTS	145002	20lf	\$50,000.00				
C1	Drainage/Site Improvements	145004	20lf	\$1,000.00				
C1	Fence	145007	4 units	\$5,000.00				
C1	Gas System Upgrade	145016	250 in	\$5,000.00				
C1	Concrete/Sidewalks	145005	20lf	\$1,000.00				
C1	Sewer Line Replacement	1460	500 sf	\$89,000.00	\$0.00			
C3lf	DWELLING STRUCTURES	146005	1	\$1,000.00				
	VCT	146010	1	\$1,000.00				
	HVAC	146002	4 buldgs	\$65,000.00				
C3lf	Siding & Trim	146003	2 buldgs	\$0.00				
C3lf	Painting	146007	1	\$1,000.00				
C3lf	Bathroom Renovations	146008	1	\$1,000.00				
C3lf	Electrical Upgrade	1465	30	\$23,500.00	\$0.00			
C3lf	Ranges & Refrigerators	146503	50	\$8,500.00				
C3lf	Replacement Window A/C Units	146504	1	\$19,000.00				
B3	NON DWELLING EQUIPMENT	1475	1	\$11,275.00	\$0.00			
E3	Computer Hardware	147501	1	\$500.00				
E3	Copiers	147502	1	\$275.00				
E3	Printers	147503	1	\$500.00				
E3	Office Furniture	147505	1	\$500.00				
E3	Security Equipment	147511	6	\$9,000.00				
OK073000006	TOTAL MOHAWK MANOR			\$124,171.00	\$0.00			
A3	MANAGEMENT IMPROVEMENTS	1408	1	\$9,633.00	\$0.00			
B3	Salaries	419103	1	\$9,742.00				
	Security	1430	1	\$29,891.00				
A3	FEES AND COSTS	143002	1	\$11,538.00	\$0.00			
	Consultant Fees	1450	480 flt	\$4,000.00	\$0.00			
C1	SITE IMPROVEMENTS	145002	10lf	\$1,000.00				
C1	Paving/Parking/504	145016	4 beds	\$1,000.00				
C1	Concrete/Sidewalks	145011	2400 fls	\$1,000.00				
C1	Landscaping	145003	20	\$36,000.00	\$0.00			
C3lf	Drainage/Site Improvements	1460	4 bids	\$10,000.00				
C3lf	DWELLING STRUCTURES	146004	10 units	\$25,000.00				
	HVAC	146005	1	\$1,000.00				
C3lf	Roofing	146017	30	\$23,500.00	\$0.00			
C3lf	VCT Flooring	1465	50	\$8,500.00				
C3lf	Electrical Upgrade	146503	1	\$15,000.00				
C3lf	Ranges & Refrigerators	146504	1	\$1,000.00				
C3lf	Replacement Window A/C Units	1475	1	\$15,000.00				
B3	NON DWELLING EQUIPMENT	147501	1	\$9,500.00	\$0.00			
E3	Computer Hardware	147502	1	\$500.00				
E3	Copiers	147503	1	\$500.00				
E3	Office Furniture	147505	1	\$500.00				
E3	Security Equipment	147511	5	\$7,500.00				

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
Expires 3/31/2014

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:		2012			
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 HEWGLE TERRACE			\$101,171.00	\$0.00		
	MANAGEMENT IMPROVEMENTS			\$39,633.00	\$0.00		
A3	Salaries	1408	1	\$9,742.00			
B3	Security	419102	1	\$29,891.00			
	FEES AND COSTS			\$11,538.00	\$0.00		
A3	Consultant Fees	14302	1	\$3,000.00	\$0.00		
	SITE IMPROVEMENTS			\$1,000.00			
C1	Concrete/Sidewalks	145016	250 ln	\$1,000.00			
C1	Drainage/Site Improvements	145003	250 lf	\$1,000.00			
C1	Paving/Parking	145002	400 sf	\$1,000.00			
	DWELLING EQUIPMENT			\$40,000.00	\$0.00		
C3ii	House Pumps	146501	20	\$40,000.00			
	DWELLING STRUCTURES			\$2,000.00	\$0.00		
C3ii	Windows	146001	1	\$1,000.00			
C3ii	Foundation Repair	146020	1	\$1,000.00			
	NON DWELLING EQUIPMENT			\$5,000.00	\$0.00		
B3	Fire Suppression	147511	1	\$5,000.00			
OK073000008	TOTAL RIVERVIEW PARK			\$335,830.00	\$0.00		
	MANAGEMENT IMPROVEMENTS			\$39,633.00	\$0.00		
A3	Salaries	1408	1	\$9,742.00			
B3	Security	419102	1	\$29,891.00			
	FEES AND COSTS			\$11,538.00	\$0.00		
A3	Consultant Fees	14302	1	\$3,000.00	\$0.00		
	SITE IMPROVEMENTS			\$1,000.00			
C1	Paving/Parking/504	145002	400 sqft	\$1,000.00			
C1	Concrete/Sidewalks	145016	20lf	\$1,000.00			
C1	Fence	145004	20lf	\$1,000.00			
	DWELLING STRUCTURES			\$261,884.00	\$0.00		
C3ii	Roofing	146004	1	\$1,000.00			
C3ii	HVAC	146010	40	\$2,568,384.00			
C3ii	Porch/Mock Up	146025	1	\$0.00			
C3ii	VCT Flooring	146005	1	\$2,500.00			
	DWELLING EQUIPMENT			\$8,500.00	\$0.00		
C3ii	Ranges & Refrigerators	146503	30	\$8,500.00			
	NON DWELLING EQUIPMENT			\$11,275.00	\$0.00		
B3	Computer Hardware	147501	1	\$1,000.00			
B3	Copiers	147502	1	\$500.00			
B3	Printers	147503	1	\$275.00			
B3	Office Furniture	147505	1	\$500.00			
B3	Security Equipment	147511	6	\$9,000.00			

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 3/31/2014

Part II: Supporting Pages		Grant Type and Number		Capital Fund Program Grant No.		FFY (Yes/No): No		Federal FFY of Grant:	
PHA Name:		Capital Fund Program Grant No.		Replacement Housing Factor Grant No.		2012		2012	
Housing Authority of the City of Tulsa		OK6907350112		OK6907350112					
Development Number Name/PHA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Funds Obligated ²	Funds Expended ²	Total Actual Cost	Status of Work
				Original	Revised ¹				
OK073000010	TOTAL SANDY PARK			\$511,633.00	\$0.00				
	MANAGEMENT IMPROVEMENTS	1408		\$38,633.00	\$0.00				
A3	Salaries	419103	1	\$9,742.00					
B3	Security	419102	1	\$29,891.00					
	FEES AND COSTS	1430		\$160,000.00	\$0.00				
A8	A/E Fees	143001	1	\$150,000.00					
A3	Consultant Fees	143002	1	\$10,000.00					
	SITE IMPROVEMENTS	1450		\$7,000.00	\$0.00				
C1	Paving/Parking/504	145002	400 sqft	\$1,000.00					
C1	Drainage/Site Improvements/504	145003	2000 sqft	\$1,000.00					
C1	Gas System Upgrade	145007	4 units	\$4,000.00					
C1	Concrete/Sidewalks	145016	250 ln	\$1,000.00					
	DWELLING STRUCTURES	1460		\$276,000.00	\$0.00				
C3ii	Siding & Trim	146002	10	\$125,000.00					
C3ii	Exterior Painting	146003	10	\$40,000.00					
C3ii	Roofing	146004	10	\$70,000.00					
C3ii	Porch Structures	146025	10	\$20,000.00					
C3ii	Termite/Structural Repairs	146007	1	\$1,000.00					
C3ii	VCT	146005	10 units	\$20,000.00					
	DWELLING EQUIPMENT	1465		\$18,500.00	\$0.00				
C3ii	Ranges & Refrigerators	146503	30	\$8,500.00					
C3ii	Replacement Window A/C Units	146504	20	\$10,000.00					
	NON DWELLING EQUIPMENT	1475		\$10,500.00	\$0.00				
B3	Computer Hardware	147501	1	\$1,000.00					
B3	Copiers	147502	1	\$500.00					
B3	Office Furniture	147505	1	\$500.00					
B3	Roof/HVAC	147510	1	\$8,500.00					
OK073000012	TOTAL PARKVIEW TERRACE			\$133,171.00	\$0.00				
	MANAGEMENT IMPROVEMENTS	1408		\$38,633.00	\$0.00				
A3	Salaries	419103	1	\$9,742.00					
B3	Security	419102	1	\$29,891.00					
	FEES AND COSTS	1430		\$11,538.00	\$0.00				
A3	Consultant Fees	143002	1	\$11,538.00					
	SITE IMPROVEMENTS	1450		\$8,500.00	\$0.00				
C1	Paving/Parking/504	145002	400 sq ft	\$2,000.00					
C1	Drainage/Site Improvements	145003	2000 sq ft	\$1,000.00					
C1	Landscaping	145011	2 planters	\$2,500.00					
C1	Gas System Upgrade	145007	4 units	\$2,500.00					
C1	Concrete/Sidewalks	145016	250 ln	\$1,000.00					
	DWELLING STRUCTURES	1460		\$46,000.00	\$0.00				
C3ii	Electrical Upgrades	146017	4 units	\$10,000.00					
C3ii	HVAC	146010	14 units	\$6,000.00					
C3ii	Roofing	146004	1 building	\$12,000.00					
C3ii	Fascia & Soffit	146002	1 building	\$8,000.00					
C3ii	VCT	146005	3 units	\$19,000.00					
	DWELLING EQUIPMENT	1465		\$18,500.00	\$0.00				
C3ii	Ranges & Refrigerators	146503	30	\$8,500.00					
C3ii	Replacement Window A/C Units	146504	20	\$10,000.00					
	NON DWELLING EQUIPMENT	1475		\$11,000.00	\$0.00				
B3	Computer Hardware	147501	1	\$1,000.00					
B3	Copiers	147502	1	\$500.00					
B3	Office Furniture	147505	1	\$500.00					
B3	Security Equipment	147511	6	\$9,000.00					

¹ To be completed for the Performance and Evaluation Report on 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
Expires 3/31/2014

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:		2012			
Housing Authority of the City of Tulsa		OK56P0750112					
Development Number		CFPP (Yes/No): No					
Name/PHA-Wide		Replacement Housing Factor Grant No:					
Development Number	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			\$117,246.00	\$0.00		
	MANAGEMENT IMPROVEMENTS	1408		\$39,633.00	\$0.00		
A3	Salaries	419103	1	\$9,742.00			
B3	Security	419102	1	\$29,891.00			
	FEES AND COSTS	1430		\$11,538.00	\$0.00		
A3	Consultant Fees	143002	1	\$11,538.00	\$0.00		
	SITE IMPROVEMENTS	1460		\$44,500.00	\$0.00		
C1	Paving/Parking	145002	390 sqft	\$0.00			
C1	Gas System Upgrade	145007	2 units	\$2,000.00			
C1	Concrete/Sidewalks	145016	250 ln	\$2,500.00			
C1	Site Drainage	145003	480 sqft	\$0.00			
	DWELLING STRUCTURES	1460		\$24,000.00	\$0.00		
C3ii	Tub Surrounds	146023	5	\$0.00			
C3ii	VCT Flooring	146005	3 Units	\$3,000.00			
C3ii	Painting	146003	1	\$1,000.00			
C3ii	Ratio Doors	146001	20	\$20,000.00	\$0.00		
	DWELLING EQUIPMENT	1465		\$0.00	\$0.00		
C3ii	Elevator Upgrade	146506	1	\$5,000.00			
C3ii	HVAC System/Fuels	146504	5	\$1,000.00			
	NON DWELLING EQUIPMENT	1475		\$31,575.00	\$0.00		
E3	Computer Hardware	147501	1	\$1,000.00			
B3	Copiers	147502	1	\$500.00			
B3	Printers	147503	1	\$275.00			
B3	Security Equipment	147511	8	\$12,000.00			
B3	Fire Suppression	147511	2	\$10,000.00			
E3	Water Treatment System	147514	1	\$7,800.00			

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
Expires 3/31/2014

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:		2012	
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		OKSEP07350112	
Development Number		Development Account No.		Total Estimated Cost	
Name/PHA-Wide		Quantity		Total Actual Cost	
General Description of Major Work Categories		Revised ¹		Funds Obligated ?	
		Original		Funds Expended ?	
OK073000017	TOTAL SOUTH HAVEN MANOR			\$122,671.00	\$0.00
	MANAGEMENT IMPROVEMENTS			\$39,633.00	\$0.00
A3	Salaries	1408		\$9,742.00	
B3	Security	419103	1	\$29,891.00	
	FEES AND COSTS	1430		\$11,538.00	\$0.00
A3	Consultant Fees	143002	1	\$11,538.00	\$0.00
	SITE IMPROVEMENTS	1450		\$43,500.00	\$0.00
C1	Paving/Parking/504	145002	400 sqft	\$30,000.00	
C1	Landscaping	145011	4 beds	\$0.00	
C1	Fencing/Piering	145001	120 ft	\$6,000.00	
C1	Drainage/Site Improvements/504	145003	5000 sqft	\$2,900.00	
	CONCRETE/SIDEWALKS	145016	250 In ft	\$5,000.00	
	DWELLING STRUCTURES	1460		\$8,000.00	\$0.00
C3ii	VCT Flooring	146005	15 units	\$7,000.00	
C3ii	Electrical Upgrades	146017	1	\$0.00	
C3ii	Termite Treatment	146007	7 bldgs	\$1,000.00	
C3ii	Painting	146003	6 buildings	\$0.00	
	DWELLING EQUIPMENT	1465		\$8,500.00	\$0.00
C3ii	Ranges & Refrigerators	146503	30	\$8,500.00	
	NON DWELLING STRUCTURES	1470		\$1,000.00	\$0.00
C3iii	Office Upgrades	147022	1	\$1,000.00	
	NON DWELLING EQUIPMENT	1475		\$10,900.00	\$0.00
B3	Computer Hardware	147501	1	\$1,000.00	
B3	Copiers	147502	1	\$500.00	
B3	Security Equipment	147511	6	\$9,900.00	

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
Expires 3/31/2014

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:		2012		
Housing Authority of the City of Tulsa		OK86P07350112				
Development Number Name/PHA-Wide		Replacement Housing Factor Grant No:		CFPP (Yes/No): No		
General Description of Major Work Categories		Development Account No.		Total Estimated Cost		
		Quantity		Revised ¹		
				Original		
				Funds Obligated ²		
				Funds Expended ²		
				Total Actual Cost		
				Status of Work		
OK073000018	EAST CENTRAL VILLAGE TOTAL			\$89,171.00	\$0.00	
	MANAGEMENT IMPROVEMENTS			\$39,633.00	\$0.00	
A3	Salaries	1408	1	\$9,742.00		
B3	Security	419103	1	\$29,891.00		
	FEES AND COSTS			\$11,538.00	\$0.00	
A3	Consultant Fees	14300	1	\$11,538.00		
	SITE IMPROVEMENTS			\$3,000.00	\$0.00	
C1	Paving/Parking/504	145002	2500 sqft	\$1,000.00		
C1	Drainage/Site Improvements	145003	1000 sqft	\$1,000.00		
C1	Concrete/Sidewalks	145016	250 in ft	\$1,000.00		
	DWELLING STRUCTURES			\$16,000.00	\$0.00	
C3ii	Floor Tiles	146005	5 units	\$0.00		
C3ii	Tuckpoint	146002	4 units	\$4,000.00		
C3ii	Painting	146003	2 buildings	\$0.00		
C3ii	Siding & Trim	146002	2 buildings	\$0.00		
C3ii	Roof	146004	1 building	\$12,000.00		
	DWELLING EQUIPMENT			\$8,500.00	\$0.00	
C3ii	Ranges & Refrigerators	146503	30	\$8,500.00		
	NON DWELLING EQUIPMENT			\$19,500.00	\$0.00	
B3	Computer Hardware	147501	1	\$1,000.00		
B3	Copiers	147502	1	\$500.00		
B3	Security Equipment	147511	6	\$9,000.00		
OK073000019	SCATTERED SITE TOTAL			\$205,446.00	\$0.00	
	MANAGEMENT IMPROVEMENTS			\$39,633.00	\$0.00	
A3	Salaries	1408	1	\$9,742.00		
B3	Security	419102	1	\$29,891.00		
	FEES AND COSTS			\$11,538.00	\$0.00	
A3	Consultant Fees	143002	1	\$11,538.00		
	SITE IMPROVEMENTS			\$152,500.00	\$0.00	
C1	Drainage/Site Improvements	145003	5000 ft2	\$4,500.00		
C1	Fence Replacement	145004	500 ln	\$130,000.00		
C1	Driveways/Sidewalks	145016	5 units	\$18,000.00		
	DWELLING STRUCTURES			\$52,000.00	\$0.00	
C3ii	Siding & Trim	146002	3 units	\$7,500.00		
C3ii	Termite Treatment	146007	4 units	\$2,000.00		
C3ii	HVAC Installation	146010	7 units	\$14,000.00		
C3ii	Painting	146003	3 bldgs	\$6,000.00		
C3ii	Interior Renovations	146012	1 unit	\$7,500.00		
C3ii	Roofing	146004	3 bldgs	\$15,000.00		
	DWELLING EQUIPMENT			\$18,500.00	\$0.00	
C3ii	Ranges & Refrigerators	146503	1	\$8,500.00		
C3ii	Replacement Window AC Units	146504	20	\$10,000.00		
	NON DWELLING EQUIPMENT			\$35,275.00	\$0.00	
B3	Copiers	147501	1	\$500.00		
B3	Printers	147502	1	\$275.00		
B3	Office Furniture	147505	1	\$500.00		
B3	Security Equipment	147511	8	\$13,000.00		
B3	Vehicle Replacement	147507	1	\$20,000.00		

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
Expires 3/31/2014

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:		Federal FFY of Grant:	
PHA Name:		Replacement Housing Factor Grant No:		OKSEP0750112		2012	
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			\$36,671.00	\$0.00		
A3	OPERATIONS	1406		\$36,671.00			
C1	SITE IMPROVEMENTS	1450		\$0.00			
C3II	DWELLING STRUCTURES	1460		\$0.00			
OK073000027	Country Club Gardens Ph. 2			\$5,827.00	\$0.00		
A3	OPERATIONS	1406		\$5,827.00			
C1	SITE IMPROVEMENTS	1450		\$0.00			
C3II	DWELLING STRUCTURES	1460		\$0.00			
OK073000028	Newton Country Club			\$19,183.00	\$0.00		
A3	OPERATIONS	1406		\$19,183.00			
C1	SITE IMPROVEMENTS	1450		\$0.00			
C3II	DWELLING STRUCTURES	1460		\$0.00			
OK073000029	Ossage North			\$16,794.00	\$0.00		
A3	OPERATIONS	1406		\$16,794.00			
C1	SITE IMPROVEMENTS	1450		\$0.00			
C3II	DWELLING STRUCTURES	1460		\$0.00			
OK073000030	NEWTON PLAZA			\$4,800.00	\$0.00		
A3	OPERATIONS	1406		\$4,800.00			
C1	SITE IMPROVEMENTS	1450		\$0.00			
C3II	DWELLING STRUCTURES	1460		\$0.00			
A3	CONTINGENCY			\$70,000.00	\$0.00		
	Work Items			\$3,432,917.00	\$0.00		
	TOTAL BUDGET			\$3,602,917.00	\$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
 Capital Fund Program, Capital Fund Program Replacement Housing Fact
 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		Federal FFY of Grant:	
PHA Name:		2012	
Housing Authority of the City of Tulsa		Reasons for Revised Target Dates ¹	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)
	Original Obligation End Date	Actual Obligation End Date	
	Original Expenditure End Date		Actual Expenditure End Date
73-00			
73-03			
73-04			
73-05			
73-06			
73-07			
73-08			
73-10			
73-11			
73-12			
73-13			
73-17			
73-18			
17-19			

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		<input type="checkbox"/> Original 5 Year Plan <input checked="" type="checkbox"/> Revision No.3		
A.	Development Name and Number	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY2015	Work Statement for Year 5 FFY2016
B.	Physical Improvements Subtotal	Annual Statement	\$2,792,401.37	\$2,802,401.37	\$2,802,401.37	\$2,802,401.37
C.	Management Improvements		\$153,658.28	\$153,658.28	\$153,658.28	\$153,658.28
D.	PHA Wide Non Dwelling Structures and Equipment					
E.	Administration		\$350,291.70	\$350,291.70	\$350,291.70	\$350,291.70
F.	Other		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
G.	Operations		\$96,565.65	\$96,565.65	\$96,565.65	\$96,565.65
H.	Demolition		10,000.00			
I.	Development					
J.	Capital Fund Financing - Debt Service					
K.	Total CFP Funds		\$3,502,917.00	\$3,502,917.00	\$3,502,917.00	\$3,502,917.00
L.	Total Non CFP Funds					
M.	Grand Total		\$3,502,917.00	\$3,502,917.00	\$3,502,917.00	\$3,502,917.00

Capital Fund Program - Five Year Action Plan

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

Part I: Summary						
PHA Name/Number: Housing Authority of the City of Tulsa		Locality (City/County & State): Tulsa, Oklahoma		<input type="checkbox"/> Original 5 Year Plan <input checked="" type="checkbox"/> Revision No.2		
Development Name and Number	Work Statement for Year 1 2012 Annual Statement	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016	
Operating Expenses	\$96,565.65	\$96,565.65	\$96,565.65	\$96,565.65	\$96,565.65	
Demolition	\$10,000.00					
Mgmt Improvements	\$153,658.28	\$153,658.28	\$153,658.28	\$153,658.28	\$153,658.28	
Administration	\$350,291.70	\$350,291.70	\$350,291.70	\$350,291.70	\$350,291.70	
Fees/Cost	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	
PHA Wide						
73-00 Central	\$78,400.00	\$78,400.00	\$50,000.00	\$20,000.00	\$20,000.00	
73-01 Seminole	\$141,994.67	\$141,994.67	\$123,494.67	\$122,204.67	\$101,828.00	
73-02 Whitlow	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
73-03 Comanche	\$359,587.63	\$359,587.63	\$278,194.63	\$236,844.63	\$280,881.00	
73-04 Pioneer	\$164,594.67	\$164,594.67	\$150,094.67	\$320,844.67	\$187,428.00	
73-05 Apache	\$339,594.67	\$339,594.67	\$262,594.67	\$208,244.67	\$203,328.00	
73-06 Mohawk	\$155,894.67	\$155,894.67	\$122,354.67	\$161,144.67	\$144,666.30	
73-07 Hewgley	\$146,894.67	\$146,894.67	\$133,394.67	\$164,644.67	\$116,828.00	
73-08 Riverview	\$130,494.67	\$130,494.67	\$427,994.67	\$129,744.67	\$114,328.00	
73-10 Sandy Park	\$125,394.67	\$125,394.67	\$125,394.67	\$484,675.97	\$574,828.00	
73-12 Parkview	\$221,394.67	\$221,394.67	\$190,394.67	\$95,744.67	\$156,728.00	
73-13 LaFortune	\$232,694.67	\$232,694.67	\$257,694.67	\$198,344.67	\$184,928.00	
73-17 South Haven	\$152,594.67	\$152,594.67	\$173,094.67	\$158,344.67	\$115,928.00	
73-18 East Central	\$190,092.97	\$190,092.97	\$144,925.97	\$128,844.67	\$132,928.00	
73-19 Scattered Sites	\$195,580.00	\$195,580.00	\$205,580.00	\$215,580.00	\$310,580.00	
73-26 Country Club Gardens	\$36,506.00	\$36,506.00	\$36,506.00	\$36,506.00	\$36,506.00	
73-27 Country Club Gardens	\$5,800.00	\$5,800.00	\$5,800.00	\$5,800.00	\$5,800.00	
73-28 Newton Country Club	\$19,107.00	\$19,107.00	\$19,107.00	\$19,107.00	\$19,107.00	
73-29 Osage North	\$16,718.00	\$16,718.00	\$16,718.00	\$16,718.00	\$16,718.00	
73-30 Newton Plaza	\$4,776.00	\$4,776.00	\$4,776.00	\$4,776.00	\$4,776.00	
Contingency	\$74,287.07	\$74,287.07	\$74,287.07	\$74,287.07	\$74,287.07	
CFP Funds Listed for 5 Year Plannin	\$3,502,917.00	\$3,502,917.00	\$3,502,917.00	\$3,502,917.00	\$3,502,917.00	
Replacement Housing Factor						

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 2012	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	73-01 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
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Work Statement for Year 1 FFY 2012	Work Statement for Year: 2013			Work Statement for Year: 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	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	Roofing Flats	2	\$20,000.00
	Landscaping	2	\$2,500.00	Hot Water tanks	1	\$20,000.00
	Sewer Line Replacement	2	\$15,000.00	HVAC/Cages	8	\$61,393.00
	Gas System Upgrade	1	\$5,000.00	Flooring	10	\$25,000.00
	Fencing	1	\$12,500.00			
	Sinage	1	\$2,000.00			
	Site Lighting	2	\$3,000.00	NON DWELLING EQUIPMENT		
	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		
				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

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 2012	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	Quantity	Estimated Cost
See	73-04 PIONEER PLAZA TOTAL		\$164,594.67	DWELLING STRUCTURES					
Annual	SITE IMPROVEMENTS		\$23,000.00	Painting	1	\$5,000.00			\$30,000.00
Statement	Parking & Paving/504	1	\$2,500.00	Structural Repairs	2	\$25,000.00			\$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		\$36,080.00	MANAGEMENT IMPROVEMENTS					\$59,114.67
	Fire System Upgrade	1	\$1,000.00	Security	1	\$33,239.67			\$33,239.67
	Heat Pumps	1	\$2,500.00	Facility Officer	1	\$25,875.00			\$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	\$5,000.00	Copiers					\$5,000.00
	Fire Suppression	1	\$5,000.00						
	Subtotal of Estimated Cost			Subtotal of Estimated Cost					\$164,594.67

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 2012	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	73-05 APACHE MANOR TOTAL		\$339,594.67	73-06 MOHAWK MANOR TOTAL		\$155,894.67
	SITE IMPROVEMENTS		\$109,900.00	SITE IMPROVEMENTS		\$22,300.00
	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			
	Landscape	5	\$5,000.00	Sewer Line	1	\$5,000.00
	MANAGEMENT IMPROVEMENTS		\$59,114.67	Fencing	1	\$2,500.00
	Security	1	\$33,239.67			
	Facility Officer	1	\$25,875.00	MANAGEMENT IMPROVEMENTS		\$59,114.67
				Security	1	\$33,239.67
	DWELLING STRUCTURE		\$162,500.00	Facility Officer	1	\$25,875.00
				DWELLING STRUCTURE		\$50,000.00
	VCT	20	\$53,500.00	Painting	1	\$15,000.00
	Electrical Upgrade	1	\$10,000.00			
	HVAC/Cages	2	\$20,000.00	VCT Flooring	2	\$10,000.00
	Painting	1	\$55,000.00	Roofing	2	\$5,000.00
	Bathroom Renovations	2	\$24,000.00	HVAC	1	\$20,000.00
	DWELLING EQUIPMENT		\$8,080.00	DWELLING EQUIPMENT		\$8,080.00
	Ranges & Refrigerators	16	\$8,080.00	Ranges & Refrigerators	9	\$8,080.00
				NON DWELLING EQUIPMENT		\$16,400.00
				Vehicle Replacement	1	\$9,400.00
				Computer Hardware	1	\$2,000.00
				Communication Equip	3	\$5,000.00
	Subtotal of Estimated Cost		\$339,594.67	Subtotal of Estimated Cost		\$155,894.67

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 2012	Work Statement for Year: 2013			Work Statement for Year: 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	73-07 HEWGLEY TERRACE TOTAL		\$146,894.67	73-08 RIVERVIEW PARK TOTAL		\$130,494.67
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
	DWELLING EQUIPMENT			Landscaping	5	\$5,000.00
	Fan Coil	6	\$23,080.00	Fence	1	\$12,000.00
	Ranges & Refrigerators	16	\$8,080.00	DWELLING STRUCTURE		\$17,500.00
	DWELLING STRUCTURES			Brick Work	2	\$5,000.00
	Tub Surround	1	\$38,500.00	Painting	1	\$5,000.00
	Foundation Repair	1	\$28,500.00	VCT Flooring	1	\$2,500.00
	NON DWELLING EQUIPMENT			Roofing	1	\$5,000.00
	Fire Suppression	1	\$16,400.00	DWELLING EQUIPMENT		\$23,080.00
	Vehicle Replacement	1	\$5,000.00	Replace A/C's	10	\$15,000.00
	Computer Hardware	1	\$9,400.00	Ranges & Refrigerators	16	\$8,080.00
	MANAGEMENT IMPROVEMENTS			MANAGEMENT IMPROVEMENTS		\$59,114.67
	Security		\$2,000.00	Security	1	\$33,239.67
	Facility Officer			Facility Officer	1	\$25,875.00
	MANAGEMENT IMPROVEMENTS			NON DWELLING EQUIPMENT		\$11,400.00
	Security	1	\$59,114.67	Vehicle Replacement	1	\$9,400.00
	Facility Officer	1	\$33,239.67	Computer Hardware	1	\$2,000.00
	Facility Officer		\$25,875.00	Subtotal of Estimated Cost		\$130,494.67
	Subtotal of Estimated Cost		\$146,894.67			

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 2012	Work Statement for Year: 2013			Work Statement for Year: 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	73-10 SANDY PARK TOTAL		\$125,394.67	73-12 PARKVIEW TERRACE TOTAL		\$221,394.67
	SITE IMPROVEMENTS		\$11,800.00			
	Parking & Paving/504	1	\$2,000.00	SITE IMPROVEMENTS		\$26,800.00
	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	\$15,000.00
	HVAC	2	\$10,000.00	Landscaping	2	\$2,500.00
	Tub Surround	1	\$5,000.00	DWELLING STRUCTURES		\$116,000.00
	VCT	6	\$10,000.00	HVAC/Cages	14	\$15,000.00
	Siding	1	\$5,000.00	Roofing	2	\$5,000.00
	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	\$5,000.00
	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		\$221,394.67

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 2012	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		\$232,694.67	73-17 SOUTH HAVEN TOTAL		\$152,594.67		
Annual	SITE IMPROVEMENTS		\$12,000.00					
Statement	Parking & Paving	1	\$2,500.00	SITE IMPROVEMENTS		\$34,000.00		
	Gas System Upgrade	1	\$2,000.00	Parking & Paving/504	1	\$30,000.00		
	Site Drainage	1	\$2,500.00	Drainage/Site Improvements/504	3	\$2,500.00		
	Fencing	1	\$5,000.00	Landscaping	5	\$1,500.00		
	DWELLING STRUCTURES		\$100,000.00					
	Tub Surrounds	1	\$15,000.00					
	VCT Flooring	4	\$10,000.00	DWELLING STRUCTURES		\$30,000.00		
	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	\$5,000.00	Roofing	1	\$5,000.00		
	DWELLING EQUIPMENT		\$33,080.00	Electrical Upgrades	1	\$5,000.00		
	Chiller	1	\$10,000.00					
	Boiler	1	\$15,000.00	Painting	2	\$5,000.00		
	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		\$232,694.67	Subtotal of Estimated Cost		\$152,594.67		

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 2012	Work Statement for Year: 2013 FFY _____			Work Statement for Year: 2013 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		\$190,092.97	73-19 SCATTERED SITES TOTAL		\$195,580.00
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		\$99,000.00	Sewer Line	2	\$15,000.00
	Floor Tiles	10	\$19,000.00	DWELLING STRUCTURES		\$143,000.00
	Tub Surrounds	1	\$15,000.00	Doors	2	\$5,000.00
	Tuckpoint	2	\$20,000.00	Siding & Trim	2	\$15,000.00
	Painting	2	\$25,000.00	Roofing	1	\$15,000.00
	Siding & Trim	1	\$20,000.00	Interior Renovations	2	\$45,000.00
				Windows	1	\$15,000.00
	DWELLING EQUIPMENT		\$8,080.00	Painting	1	\$13,000.00
	Ranges & Refrigerators	16	\$8,080.00	Electrical	3	\$15,000.00
	MANAGEMENT IMPROVEMENTS		\$59,112.97	Piering	3	\$15,000.00
	Security	1	\$33,239.67	Termite Treatment	5	\$5,000.00
	Facility Officer	1	\$25,873.30	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		\$190,092.97	Subtotal of Estimated Cost		\$195,580.00

Capital Fund Program - Five Year Action Plan

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

Work Statement for Year 1 FFY 2012	Work Statement for Year: 2014 FFY _____				Work Statement for Year: 2014 FFY _____			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost		
See	73-01 SEMINOLE HILLS TOTAL		\$123,494.67					
Annual Statement	SITE IMPROVEMENTS 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		
	Landscape	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		\$11,500.00	Vehicle Replacement	1	\$9,400.00		
	Interior Remodel	2	\$10,000.00	Copiers	2	\$5,000.00		
	HVAC & Cages	1	\$1,500.00	Printers	5	\$5,000.00		
	DWELLING EQUIPMENT		\$8,080.00					
	Ranges & Refrigerators	16	\$8,080.00					
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$123,494.67		

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 2012	Work Statement for Year: 2014 FFY			Work Statement for Year: 2014 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	73-03 COMANCHE PARK TOTAL		\$278,194.63			
	SITE IMPROVEMENTS		\$81,600.00	Roofing Flats	1	\$20,000.00
	Parking & Paving/504	12	\$31,600.00	Hot Water tanks	1	\$10,000.00
	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		\$6,000.00
	Site Lighting	1	\$3,000.00	Security Equipment	1	\$5,000.00
	Signage	1	\$2,000.00			
	DWELLING STRUCTURES		\$98,000.00	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
	Trub Surround	2	\$10,000.00	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		\$278,194.63

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 2012	Work Statement for Year: 2014 FFY _____			Work Statement for Year: 2014 FFY _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	73-04 PIONEER PLAZA TOTAL		\$150,094.67	DWELLING STRUCTURES		\$6,500.00
Annual	SITE IMPROVEMENTS		\$28,000.00	Painting	1	\$1,500.00
Statement	Parking & Paving/504	1	\$2,500.00	Structural Repairs	2	\$5,000.00
	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		\$40,080.00	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	\$1,500.00			
	Ranges & Refrigerators	16	\$8,080.00			
	Fire Suppression	1	\$5,000.00			
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$150,094.67

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 2012	Work Statement for Year: 2014 FFY			Work Statement for Year: 2014 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	73-05 APACHE MANOR TOTAL		\$262,594.67	73-06 MOHAWK MANOR TOTAL		\$122,354.67
Annual	SITE IMPROVEMENTS		\$38,900.00	SITE IMPROVEMENTS		\$13,300.00
Statement	Signage	1	\$2,400.00	Parking & Paving/504	1	\$2,400.00
	Drainage/Site Improvement	3	\$5,000.00	Drainage/Site Improvement	1	\$2,400.00
	Fence	1	\$5,000.00	Fencing	1	\$2,500.00
	Sewer Lines	1	\$15,000.00	Landscape	10	\$1,000.00
	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	\$1,500.00	Security	1	\$33,239.67
	DWELLING STRUCTURE		\$132,500.00	Facility Officer	1	\$25,875.00
	VCT	20	\$53,500.00	DWELLING STRUCTURE		\$25,500.00
	Electrical Upgrade	1	\$10,000.00	Painting	1	\$1,500.00
	HVAC & Cages	2	\$25,000.00	Electric Upgrade	1	\$1,500.00
	Painting	3	\$20,000.00	VCT Flooring	4	\$10,000.00
	Bathroom Renovations	3	\$24,000.00	Roofing	2	\$2,500.00
	DWELLING EQUIPMENT		\$32,080.00	HVAC	12	\$10,000.00
	Ranges & Refrigerators	16	\$8,080.00	DWELLING EQUIPMENT		\$8,040.00
	Fire Panel/Security Equipment	1	\$24,000.00	Ranges & Refrigerators	16	\$8,040.00
	MANAGEMENT IMPROVEMENTS		\$59,114.67	NON DWELLING EQUIPMENT		\$16,400.00
	Security	1	\$33,239.67	Computer Hardware	1	\$2,000.00
	Facility Officer	1	\$25,875.00	Vehicle Replacement	1	\$9,400.00
	Subtotal of Estimated Cost		\$262,594.67	Copier	3	\$5,000.00
				Subtotal of Estimated Cost		\$122,354.67

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 2012	Work Statement for Year: 2014 FFY			Work Statement for Year: 2014 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	73-07 HEWGLEY TERRACE TOTAL		\$133,394.67	73-08 RIVERVIEW PARK TOTAL		\$427,994.67
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		\$15,000.00
	Ranges & Refrigerators	16	\$8,080.00	Brick Work	1	\$5,000.00
	DWELLING STRUCTURES		\$25,000.00	Painting	1	\$5,000.00
	Tub Surround	1	\$20,000.00	VCT Flooring	1	\$2,500.00
	Foundation Repair	1	\$5,000.00			
	NON DWELLING EQUIPMENT		\$16,400.00	Roofing	1	\$2,500.00
	Fire Suppression	1	\$5,000.00	DWELLING EQUIPMENT		\$323,080.00
	Computer Hardware	1	\$2,000.00	Ranges & Refrigerators	16	\$8,080.00
	Vehicle Replacement	1	\$9,400.00	Replace AC's	10	\$315,000.00
				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
				Computer Hardware	1	\$2,000.00
				Vehicle Replacement	1	\$9,400.00
	Subtotal of Estimated Cost		\$133,394.67	Subtotal of Estimated Cost		\$427,994.67

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 2012	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	73-10 SANDY PARK TOTAL		\$125,394.67	73-12 PARKVIEW TERRACE TOTAL		\$190,394.67
Annual	SITE IMPROVEMENTS		\$11,800.00	SITE IMPROVEMENTS		\$11,800.00
Statement	Parking & Paving/504	1	\$2,000.00	Parking & Paving/504	2	\$4,800.00
	Drainage/Site Improvement/504	1	\$2,400.00	Drainage/Site Improvements	1	\$2,000.00
	Gas System Upgrade	1	\$5,000.00	Gas System Upgrade	1	\$2,500.00
	Sewer Line	1	\$2,400.00			
				Landscaping	2	\$2,500.00
	DWELLING STRUCTURES		\$30,000.00	DWELLING STRUCTURES		\$100,000.00
	HVAC	2	\$10,000.00	HVAC & Cages	14	\$10,000.00
	Tub Surround	1	\$5,000.00	Gas System Upgrade	5	\$5,000.00
	VCT	6	\$10,000.00	Roofing	1	\$20,000.00
	Siding	1	\$5,000.00	Painting	1	\$20,000.00
	DWELLING EQUIPMENT		\$8,080.00	Fascia & Soffit	2	\$20,000.00
	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		\$190,394.67

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 2012	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		\$257,694.67	73-17 SOUTH HAVEN TOTAL		\$173,094.67
	SITE IMPROVEMENTS		\$12,000.00			
	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		\$27,500.00
	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	\$2,500.00
	Roofing	3 buildings	\$30,000.00	Roofing	2	\$5,000.00
	DWELLING EQUIPMENT		\$33,080.00	NON DWELLING EQUIPMENT		\$16,400.00
	Chiller	1	\$10,000.00	Computer Hardware	1	\$2,000.00
	Boiler	1	\$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		\$173,094.67

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 2012	Work Statement for Year: 2014 FFY _____			Work Statement for Year: 2014 FFY _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	73-18 EAST CENTRAL TOTAL		\$144,925.97	73-19 SCATTERED SITES TOTAL		\$205,580.00
Annual Statement	SITE IMPROVEMENTS		\$12,500.00			
	Parking & Paving/504	2	\$5,000.00	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		\$54,000.00	Fence Repair	1	\$10,000.00
	Floor Tiles	10	\$19,000.00	Sewer Line	1	\$15,000.00
	Tuckpoint	2	\$5,000.00	DWELLING STRUCTURES		\$153,000.00
	Painting	1	\$5,000.00	Doors	2	\$5,000.00
				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		\$58,945.97	Painting	1	\$18,000.00
	Security	1	\$33,239.67	Electrical	1	\$15,000.00
	Facility Officer	1	\$25,706.30	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		\$144,925.97	Subtotal of Estimated Cost		\$205,580.00

Capital Fund Program - Five Year Action Plan

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

Work Statement for Year 1 FFY 2012	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 Annual Statement	73-03 COMANCHE PARK TOTAL		\$236,844.63			
	SITE IMPROVEMENTS		\$16,000.00			
	Parking & Paving/504	12	\$6,000.00	Flooring	7 units	\$18,000.00
	Gas System Upgrade	1	\$5,000.00	MANAGEMENT IMPROVEMENTS		\$60,364.63
	Site Lighting	1	\$5,000.00	Security	1	\$34,489.63
	Playground		\$0.00	Facility Officer	1	\$25,875.00
				NON DWELLING STRUCTURE		\$5,000.00
	DWELLING STRUCTURES		\$106,000.00	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	\$20,000.00	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		\$236,844.63

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 2012	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	73-04 PIONEER PLAZA TOTAL SITE IMPROVEMENTS		\$320,844.67	DWELLING STRUCTURES		\$168,500.00
	Parking & Paving/504	1	\$2,500.00	Structural Repairs		\$0.00
	Site Drainage	2	\$4,500.00	Roof Replacement	1	\$100,000.00
	Tuck Point	1	\$5,000.00	Windows	1	\$68,500.00
				NON DWELLING EQUIPMENT		\$16,400.00
				Communication Equip	3	\$5,000.00
				Computer Hardware	1	\$2,000.00
				Vehicle Replacement	1	\$9,400.00
	DWELLING EQUIPMENT		\$63,580.00	MANAGEMENT IMPROVEMENTS		\$60,364.67
	Electrical Upgrade	4	\$15,000.00	Security	1	\$34,489.67
	Fire System Upgrade	1	\$1,000.00	Facility Officer	1	\$25,875.00
	Heat Pumps	1	\$15,000.00			
	Sewer Lines	1	\$5,000.00			
	Elevator Upgrade	1	\$5,000.00			
	A/C Hallway	2	\$4,500.00			
	Generator	1	\$5,000.00			
	Fire Suppression	1	\$5,000.00			
	Ranges & Refrigerators	16	\$8,080.00			
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$320,844.67

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 2012	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 Annual Statement	73-05 APACHE MANOR TOTAL SITE IMPROVEMENTS		\$208,244.67	73-06 MOHAWK MANOR TOTAL SITE IMPROVEMENTS		\$161,144.67
	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	Landscape	10	\$1,500.00
	Gas System Upgrade	1	\$5,000.00	Sewer Line	1	\$5,000.00
	Landscape	5	\$5,000.00	Fencing	1	\$2,500.00
	DWELLING EQUIPMENT		\$8,080.00	DWELLING EQUIPMENT		\$8,080.00
	Ranges & Refrigerators	16	\$8,080.00	Ranges & Refrigerators	16	\$8,080.00
	DWELLING STRUCTURE			DWELLING STRUCTURE		
	VCT	4	\$67,000.00	Painting	1	\$67,500.00
	Electrical Upgrade	1	\$10,000.00	Electric Upgrade	2	\$10,000.00
	HVAC	20	\$20,000.00	VCT Flooring	4	\$10,000.00
	Painting	2	\$15,000.00	Roofing	2	\$2,500.00
	Bathroom Renovations	2	\$12,000.00	HVAC	14	\$20,000.00
	DWELLING EQUIPMENT			Tub Surrounds	1	\$15,000.00
	Fire Panel/Security Equipment	1	\$24,000.00	NON DWELLING EQUIPMENT		
	NON DWELLING EQUIPMENT			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		
	MANAGEMENT IMPROVEMENTS			MANAGEMENT IMPROVEMENTS		
	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		\$208,244.67	Subtotal of Estimated Cost		\$161,144.67

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 2012	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	73-07 HEWGLEY TERRACE TOTAL		\$164,644.67	73-08 RIVERVIEW PARK TOTAL		\$129,744.67
Annual Statement	SITE IMPROVEMENTS Parking & Paving/504 Landscaping	2 5	\$9,800.00 \$4,800.00 \$5,000.00	SITE IMPROVEMENTS Parking & Paving/504	1	\$2,400.00 \$2,400.00
	DWELLING EQUIPMENT Ranges & Refrigerators	16	\$8,080.00 \$8,080.00	DWELLING STRUCTURE Brick Work Painting	2 1	\$47,500.00 \$5,000.00 \$5,000.00
	DWELLING STRUCTURES Tub Surround Roofs Windows	2 3 2	\$75,000.00 \$5,000.00 \$40,000.00 \$20,000.00	VCT Flooring Porch/Mock Up Roofing HVAC	1 1 3	\$2,500.00 \$15,000.00 \$5,000.00 \$15,000.00
	Electrical Upgrade	2	\$10,000.00	NON DWELLING EQUIPMENT Computer Hardware	1	\$11,400.00 \$2,000.00
	NON DWELLING EQUIPMENT Trash compactor	2	\$11,400.00	Vehicle Replacement	1	\$9,400.00
	Computer Hardware Vehicle Replacement	1 1	\$2,000.00 \$9,400.00	DWELLING EQUIPMENT Ranges & Refrigerators	16	\$8,080.00
	MANAGEMENT IMPROVEMENTS Security Facility Officer	1 1	\$60,364.67 \$34,489.67 \$25,875.00	MANAGEMENT IMPROVEMENTS Security Facility Officer	1 1	\$60,364.67 \$34,489.67 \$25,875.00
	Subtotal of Estimated Cost		\$164,644.67	Subtotal of Estimated Cost		\$129,744.67

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 2012	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		\$484,675.97	73-12 PARKVIEW TERRACE TOTAL		\$95,744.67
Annual Statement	SITE IMPROVEMENTS Parking & Paving/504	1	\$11,800.00	SITE IMPROVEMENTS Parking & Paving/504	2	\$9,800.00
	Drainage/Site Improvement/504	1	\$2,400.00	Gas System Upgrade Landscaping	2	\$4,800.00
	Gas System Upgrade	1	\$5,000.00	DWELLING EQUIPMENT Ranges & Refrigerators	2	\$2,500.00
	Sewer Line	1	\$2,400.00			\$8,080.00
	DWELLING STRUCTURES Structural Repairs	4	\$404,431.30		16	\$8,080.00
	Roofing	4	\$160,000.00	DWELLING STRUCTURES Roofing	1	\$17,500.00
	Siding	6	\$54,431.30	Painting	1	\$5,000.00
	Painting	2 buildings	\$150,000.00	Fascia & Soffit	2	\$5,000.00
	DWELLING EQUIPMENT Ranges & Refrigerators	16	\$40,000.00	Flooring	8	\$1,500.00
			\$8,080.00	Brick	1	\$1,000.00
	MANAGEMENT IMPROVEMENTS Security	1	\$60,364.67	MANAGEMENT IMPROVEMENTS Security	1	\$5,000.00
	Facility Officer	1	\$34,489.67	Facility Officer	1	\$60,364.67
	Subtotal of Estimated Cost		\$25,875.00	Subtotal of Estimated Cost		\$34,489.67
			\$484,675.97			\$25,875.00
						\$95,744.67

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

Capital Fund Program - Five Year Action Plan

Work Statement for Year 1 FFY 2012	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	73-13 LAFORTUNE TOWER TOTAL		\$198,344.67	73-17 SOUTH HAVEN TOTAL		\$158,344.67
	SITE IMPROVEMENTS		\$4,500.00			
	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
				Drainage/Site Improvements/504	1	\$50,000.00
	DWELLING STRUCTURES		\$74,000.00	Landscaping	5	\$5,000.00
	Electrical Upgrade	2	\$1,500.00	DWELLING STRUCTURES		\$16,500.00
	Tub Surrounds	1	\$5,000.00	VCT Flooring	2	\$5,000.00
	VCT Flooring	4	\$2,500.00	HVAC	1	\$5,000.00
	Patio Doors	1	\$10,000.00	Tub Surround	1	\$5,000.00
	Windows	2	\$50,000.00	Painting	1	\$1,500.00
	Roofs	1	\$5,000.00			
	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		\$198,344.67	Subtotal of Estimated Cost		\$158,344.67

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 2012	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	73-18 EAST CENTRAL TOTAL SITE IMPROVEMENTS Parking & Paving/504		\$128,844.67	73-19 SCATTERED SITES TOTAL SITE IMPROVEMENTS Drainage/Site Improvements Driveways/Sidewalks		\$215,580.00
	Drainage/Site Improvements	2	\$12,500.00		2	\$4,500.00
	Landscaping	1	\$2,500.00		3	\$15,000.00
		1	\$5,000.00		2	\$10,000.00
	DWELLING STRUCTURES		\$36,500.00		3	\$15,000.00
	Floor Tiles	10	\$25,000.00		2	\$5,000.00
	Painting	1	\$1,500.00		2	\$15,000.00
					1	\$15,000.00
	Tub Surrounds	1	\$5,000.00		4	\$25,000.00
	HVAC & Cages	3	\$5,000.00		1	\$15,000.00
	DWELLING EQUIPMENT		\$8,080.00		1	\$18,000.00
	Ranges & Refrigerators	16	\$8,080.00		1	\$15,000.00
	MANAGEMENT IMPROVEMENTS		\$60,364.67		2	\$20,000.00
	Security	1	\$34,489.67		1	\$5,000.00
	Facility Officer	1	\$25,875.00			\$30,000.00
	NON DWELLING EQUIPMENT		\$11,400.00		1	\$30,000.00
	Computer Hardware	1	\$2,000.00			\$8,080.00
	Vehicle Replacement	1	\$9,400.00		16	\$8,080.00
	Subtotal of Estimated Cost		\$128,844.67	Subtotal of Estimated Cost		\$215,580.00

Capital Fund Program - Five Year Action Plan

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

Work Statement for Year 1 FFY 2012	Work Statement for Year: 2016 FFY _____			Work Statement for Year: 2016 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		\$101,828.00			
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
	DWELLING STRUCTURE			Facility Officer	1	\$25,875.00
	Windows	1	\$15,000.00			
	Front Doors	12	\$5,000.00	NON DWELLING EQUIPMENT		\$11,400.00
	DWELLING EQUIPMENT			Computer Hardware	1	\$2,000.00
	Electrical Upgrade	3	\$5,000.00	Vehicle Replacement	1	\$9,400.00
	Ranges & Refrigerators	16	\$8,080.00			
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$101,828.00

Capital Fund Program - Five Year Action Plan

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

Work Statement for Year 1 FFY 2012	Work Statement for Year: 2016			Work Statement for Year: 2016		
	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		\$280,881.00	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		\$59,948.00
	Playground		\$0.00	Security	1	\$34,073.00
	DWELLING STRUCTURES		\$164,893.00	Facility Officer	1	\$25,875.00
	Domestic Water Lines	1	\$5,000.00	NON DWELLING STRUCTURE		\$5,000.00
	Electrical Upgrade	1	\$5,000.00	Security Equipment	1	\$5,000.00
	Shower Valve		\$0.00	DWELLING EQUIPMENT		\$8,040.00
	Tub Surround	1	\$10,000.00	Ranges & Refrigerators	16	\$8,040.00
	Siding and Trim	1	\$18,000.00	NON DWELLING EQUIPMENT		\$21,400.00
	Soffits	1	\$5,000.00	Computer Hardware	1	\$2,000.00
	Roofing Flats	2	\$35,000.00	Vehicle Replacement	1	\$9,400.00
				Copiers	2	\$5,000.00
				Printers	4	\$5,000.00
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$280,881.00

Capital Fund Program - Five Year Action Plan

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

Work Statement for Year 1 FFY 2012	Work Statement for Year: 2016 FFY			Work Statement for Year: 2016 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		\$187,428.00	DWELLING STRUCTURES		\$68,500.00
Annual	SITE IMPROVEMENTS		\$12,000.00	Structural Repairs		\$0.00
Statement	Parking & Paving/504	1	\$2,500.00	Windows	1	\$68,500.00
	Site Drainage	2	\$4,500.00			
	Tuck Point	1	\$5,000.00			
	DWELLING EQUIPMENT		\$33,580.00	NON DWELLING EQUIPMENT		\$13,400.00
	Electrical Upgrade	2	\$5,000.00	FEI/FA		\$0.00
	Fire System Upgrade	1	\$1,000.00	Computer Hardware	1	\$2,000.00
				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
				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		\$187,428.00

Capital Fund Program - Five Year Action Plan

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

Work Statement for Year 1 FFY 2012	Work Statement for Year: 2016 FFY			Work Statement for Year: 2016 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 Parking & Paving/504 Fence	1	\$203,328.00	73-06 MOHAWK MANOR TOTAL SITE IMPROVEMENTS Parking & Paving/504	1	\$144,666.30
	Sewer Lines	2	\$37,400.00	Drainage/Site Improvement	1	\$33,738.30
	Gas System Upgrade	3	\$2,400.00	Landscape	10	\$2,400.00
	Landscape	1	\$10,000.00	Sewer Line	1	\$10,000.00
	DWELLING STRUCTURE	5	\$5,000.00	Fencing	1	\$16,438.30
	VCT	4	\$71,500.00	DWELLING STRUCTURE	1	\$2,500.00
	Electrical Upgrade	1	\$10,000.00	Painting	1	\$31,500.00
	HVAC	1	\$5,000.00	VCT Flooring	4	\$1,500.00
	Painting	1	\$2,500.00			\$10,000.00
	Bathroom Renovations	1	\$30,000.00			
	NON DWELLING EQUIPMENT	2	\$24,000.00			\$5,000.00
	Computer Hardware	1	\$11,400.00			\$15,000.00
	Vehicle Replacement	1	\$2,000.00			
	DWELLING EQUIPMENT	1	\$9,400.00			\$11,400.00
	Ranges & Refrigerators	16	\$23,080.00			\$2,000.00
	Replacement AC's	20	\$8,080.00			\$9,400.00
	MANAGEMENT IMPROVEMENTS	1	\$15,000.00			\$8,080.00
	Security	1	\$59,948.00			\$59,948.00
	Facility Officer	1	\$34,073.00			\$34,073.00
	Subtotal of Estimated Cost	1	\$25,875.00			\$25,875.00
	Subtotal of Estimated Cost		\$203,328.00			\$144,666.30

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 2012	Work Statement for Year: 2016			Work Statement for Year: 2016		
	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		\$116,828.00	73-08 RIVERVIEW PARK TOTAL		\$114,328.00
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		\$32,500.00
	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		\$14,000.00			
	Tub Surround	2	\$5,000.00	Roofing	1	\$5,000.00
	Roofs	1	\$1,500.00	Electrical Upgrade	1	\$15,000.00
	Windows	2	\$5,000.00	NON DWELLING EQUIPMENT		\$11,400.00
	Electrical Upgrade	2	\$2,500.00	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		\$116,828.00	Subtotal of Estimated Cost		\$114,328.00

Capital Fund Program - Five Year Action Plan

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

Work Statement for Year 1 FFY 2012	Work Statement for Year: 2016 FFY			Work Statement for Year: 2016 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		\$574,828.00	73-12 PARKVIEW TERRACE TOTAL		\$156,728.00
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
	DWELLING STRUCTURES		\$480,000.00	NON DWELLING EQUIPMENT		\$12,400.00
	Structural Repairs	2	\$200,000.00	Computer Hardware	1	\$3,000.00
	Siding	1	\$100,000.00	Vehicle Replacement	1	\$9,400.00
	Painting	6	\$80,000.00	DWELLING STRUCTURES		\$66,500.00
	Roofing	4	\$100,000.00	Roofing	1	\$33,000.00
	DWELLING EQUIPMENT		\$23,080.00	Painting	1	\$5,000.00
	Electrical Upgrade	3	\$15,000.00	Fascia & Soffit	2	\$3,500.00
	Ranges & Refrigerators	16	\$8,080.00	Flooring	8	\$20,000.00
	MANAGEMENT IMPROVEMENTS		\$59,948.00	Brick	1	\$5,000.00
	Security	1	\$34,073.00	DWELLING EQUIPMENT		\$8,080.00
	Facility Officer	1	\$25,875.00	Ranges & refrigerators	16	\$8,080.00
	Subtotal of Estimated Cost		\$574,828.00	MANAGEMENT IMPROVEMENTS		\$59,948.00
				Security	1	\$34,073.00
				Facility Officer	1	\$25,875.00
	Subtotal of Estimated Cost		\$574,828.00	Facility Officer	1	\$25,875.00
				Subtotal of Estimated Cost		\$156,728.00

Capital Fund Program - Five Year Action Plan

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

Work Statement for Year 1 FFY 2012	Work Statement for Year: 2016 FFY _____			Work Statement for Year: 2016 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		\$184,928.00	73-17 SOUTH HAVEN TOTAL		\$115,928.00
Annual	SITE IMPROVEMENTS		\$4,500.00			
Statement	Parking & Paving/504	1	\$2,500.00	SITE IMPROVEMENTS		\$12,000.00
	Gas System Upgrade	1	\$2,000.00	Parking & Paving/504	1	\$2,000.00
	DWELLING STRUCTURES		\$70,000.00	Drainage/Site Improvements/504	2000 sq ft	\$5,000.00
	Electrical Upgrade	2	\$5,000.00	Landscaping	5	\$5,000.00
	Tub Surrounds	1	\$5,000.00	DWELLING STRUCTURES		\$17,500.00
	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	\$40,000.00	Tub Surround	1	\$5,000.00
				Painting	1	\$2,500.00
	DWELLING EQUIPMENT		\$8,080.00	NON DWELLING EQUIPMENT		\$13,400.00
	Ranges & Refrigerators	16	\$8,080.00	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	DWELLING EQUIPMENT		\$8,080.00
	Vehicle Replacement	1	\$9,400.00	Ranges & refrigerators	16	\$8,080.00
	NON DWELLING STRUCTURES		\$20,000.00	MANAGEMENT IMPROVEMENTS		\$59,948.00
	Automatic Lobby Doors	1	\$20,000.00	Security	1	\$34,073.00
	MANAGEMENT IMPROVEMENTS		\$59,948.00	Facility Officer	1	\$25,875.00
	Security	1	\$34,073.00	Subtotal of Estimated Cost		\$184,928.00
	Facility Officer	1	\$25,875.00			\$115,928.00
	Subtotal of Estimated Cost		\$184,928.00			

Capital Fund Program - Five Year Action Plan
 U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Work Statement for Year 1 FFY 2012	Work Statement for Year: 2016 FFY			Work Statement for Year: 2016 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		\$132,928.00	73-19 SCATTERED SITES TOTAL		\$310,580.00
Annual Statement	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
	Fencing	1	\$5,000.00	Fence Repair	1	\$10,000.00
				Sewer Line	3	\$15,000.00
	DWELLING STRUCTURES		\$40,000.00	DWELLING STRUCTURES		\$228,000.00
	Floor Tiles	32	\$25,000.00	Doors	2	\$5,000.00
	Painting	3	\$5,000.00	Siding & Trim	1	\$45,000.00
				Roofing	2	\$45,000.00
	Tub Surrounds	4	\$10,000.00	Interior Renovations	20	\$45,000.00
	DWELLING EQUIPMENT		\$8,080.00	Windows	11	\$30,000.00
	Ranges & refrigerators	16	\$8,080.00	Painting	1	\$18,000.00
	MANAGEMENT IMPROVEMENTS		\$59,948.00	Electrical	3	\$15,000.00
	Security	1	\$34,073.00	Piering	4	\$20,000.00
	Facility Officer	1	\$25,875.00	Termite Treatment	5	\$5,000.00
	NON DWELLING EQUIPMENT		\$12,400.00	NON DWELLING STRUCTURES		\$30,000.00
	Computer Hardware	1	\$3,000.00	Scattered Sites Warehouse	1	\$30,000.00
	Vehicle Replacement	1	\$9,400.00	DWELLING EQUIPMENT		\$8,080.00
				Ranges & Refrigerators	16	\$8,080.00
	Subtotal of Estimated Cost		\$132,928.00	Subtotal of Estimated Cost		\$310,580.00

Capital Fund Program - Five Year Action Plan

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

Work Statement for Year 1 FFY 2012	Work Statement for Year: 2016 FFY			Work Statement for Year: 2016 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
				SITE IMPROVEMENTS		\$2,388.00
	73-27 COUNTRY CLUB GARDENS		\$5,800.00	DWELLING STRUCTURE		\$2,388.00
	SITE IMPROVEMENTS		\$2,900.00			
	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

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 2012	Work Statement for Year: 2013		Work Statement for Year: 2013	
	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	\$350,291.70	Security Equipment	\$15,000.00
	Non-Technical Salaries	\$42,250.00	Window Sealing/Replacement	\$16,400.00
	Technical Salaries	\$191,791.70	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	\$25,000.00		
	Consultant Fees	\$75,000.00		
	Subtotal of Estimated Cost		Subtotal of Estimated Cost	\$78,400.00

Capital Fund Program - Five Year Action Plan

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

Work Statement for Year 1 FFY 2012	Work Statement for Year: 2014 FFY _____		Work Statement for Year: 2014 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	\$50,000.00
	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	NON DWELLING STRUCTURES	\$50,000.00
	Facility Officers	\$0.00	Central West Roof	\$20,000.00
	Management Improvement Trainer	\$0.00	Interior Reno	\$10,000.00
			Awnings	\$20,000.00
	ADMINISTRATION	\$350,291.70	NON DWELLING EQUIPMENT	\$0.00
	Non-Technical Salaries	\$42,250.00	Computer Hardware	\$0.00
	Technical Salaries	\$191,791.70	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	\$25,000.00	TV/VCR	\$0.00
	Consultant Fees	\$75,000.00	Office Furniture	\$0.00
	Subtotal of Estimated Cost		Subtotal of Estimated Cost	\$50,000.00

Capital Fund Program - Five Year Action Plan

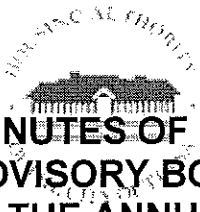
U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Work Statement for Year 1 FFY 2012	Work Statement for Year: 2015		Work Statement for Year: 2015	
	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 Renovation	\$20,000.00
			Electrical Upgrade	\$0.00
	ADMINISTRATION	\$350,291.70	NON DWELLING EQUIPMENT	\$0.00
	Non-Technical Salaries	\$42,250.00	Computer Hardware	\$0.00
	Technical Salaries	\$191,791.70	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	\$25,000.00	TV/VCR	\$0.00
	Consultant Fees	\$75,000.00	Office Furniture	\$0.00
	Subtotal of Estimated Cost		Subtotal of Estimated Cost	\$20,000.00

Capital Fund Program - Five Year Action Plan

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

Work Statement for Year 1 FFY 2012	Work Statement for Year: 2016 FFY		Work Statement for Year: 2016 FFY	
	Development Number/Name Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	OPERATING EXPENSES	\$96,565.65	CENTRAL OFFICE	\$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	\$350,291.70	NON DWELLING EQUIPMENT	\$0.00
	Non-Technical Salaries	\$42,250.00	Computer Hardware	\$0.00
	Technical Salaries	\$191,791.70	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	\$25,000.00	TV/VCR	\$0.00
	Consultant Fees	\$75,000.00	Office Furniture	\$0.00
	Subtotal of Estimated Cost		Subtotal of Estimated Cost	\$20,000.00



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

Wednesday, January 4, 2012

The Resident Advisory Board (RAB) met at 2:00 p.m. to discuss the Annual Agency Plan on Wednesday, January 4, 2012 at the Housing Authority of the City of Tulsa, 415 E Independence, Tulsa, Oklahoma.

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

Jacqueline Flores	Apache Manor
Donald Rose	Hewgley Terrace
Linda O'Brien	Inhofe Plaza
Superstar Wesley	LaFortune Tower
Tammy Hindman	Murdock Villa
Bernice Titchenor	Parkview
Ken Johnson	Pioneer Plaza
LaRue Simmons	Riverview Park
Shahidah Sykes	Sandy Park

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

LaDeanna Anderson	Whitney Lechner
James Caligone	Don Lewis
Michelle Cunningham	Sharon Lovett
Shonda Crews	Barbara McManus
Tiertia Francis	DeAndre Rhodes
Melody Garner	Vanessa Robinson
Leslie Gross	Judy Riordan
Kent Keith	Robert Rycraw
Don Hammons	Teresa Stamile
Amy Harris	LaTonia Starks
Barbara Henderson	Paulette Watson
Terry Horton	Vickie Williams

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

Mr. Hammons stated that the draft version of the Annual Agency Plan distributed at the meeting contains only the portions with updates to the current plan and if RAB members desire the complete version, a copy could be obtained through their site Service Coordinator. A full Annual Agency Plan is submitted to the Department of Housing and Urban Development (HUD) every 5 years (last submitted 2010) and an update of the Annual Agency plan is submitted

every year thereafter. This is the second update to the plan. Mr. Hammons stated that the meeting with the Resident Advisory Board (RAB) is a step in the process of completing the Agency Plan. Following this review of the updates, comments from the RAB and responses to those comments would be included in the plan. RAB members wishing to submit a comment or question are required to do so in writing by Wednesday, January 11, 2012, at 5:00 p.m. Comments and questions should be submitted to the Service Coordinator serving each site. Following the RAB comment period, a final draft will be presented to the THA Board of Commissioners for approval at a Public Hearing. Final Submission of the plan to HUD is due by April 17, 2012.

Ms. Francis stated that the first 37 pages address various plan elements. Some of the elements were unchanged, therefore would not need to be submitted to HUD. The elements containing updates would be reviewed during the course of the RAB meeting.

Ms. Francis stated that Plan Element 1, Eligibility, Selection and Admission Policies, Deconcentration and Wait List Procedures, contained only one change in the component Deconcentration. Two properties were found to fall outside the 85th percentile perimeter; 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 Plan Element 2, Financial Resources and the location of Attachment A, which contains the sources of Plan income, the uses of the income, and the income that is anticipated to be received.

Plan Elements 3 through 6 contained no changes and will not be included in the streamlined plan, as they are not a required HUD submission.

Ms. Francis stated there were a number of changes to Plan Element 7, Community Service and Self Sufficiency. This Element relates to public housing and describes various resources that are available to aid in education, job training, and other resources. One unit at Riverview Park and one at East Central Village were previously used for community service activities. These two units have been returned to stock for use as residential units. She then directed attention to the section containing agencies that collaborate with THA to provide various services at Public Housing communities such as help with recreation, help to fight crime,

childhood education, intervention in a domestic violence situation through aid from Domestic Violence Intervention Services (DVIS), needs assessment, employment readiness, medical/health screening, homebuyer education, opportunities for resident participation and grant administration.

Ms. Francis stated that Element 8, Security, notes there are foot patrols at community sites. The number of trained investigators has increased to three. Fraud reporting is available online, offering anonymous reporting 24 hours a day.

Element 9, Pets, contained no changes and therefore is 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 Element 11, Fiscal Year Audit, is a required submission. The updated audit is entity wide and is referenced as Attachment B.

Element 12, Asset Management, did not change, so will not be submitted to HUD. Ms. Francis stated that Plan Element 13, Violence Against Women Act (VAWA), also did not change, however it is a required submission and will therefore be submitted to HUD.

Ms. Francis directed attention to Section 6.0(b), 2011 Annual Agency Plan Availability, to make known where the Agency Plan can be found once it is completed. This section lists locations as the THA website, Central office location, as well as each address associated with THA public housing management offices and specific Section 8 sites.

Mr. Hammons directed attention to Section 7.0 attachments which address the following parts: 7.0 (a), HOPE VI / Mixed Finance Modernization or Development, and 7.0 (b), Demolition and/or Disposition, which would contain the report of any new units or disposal of units. This section does contain an update. The original 2010 Plan included the replacement of 5 units. These units were proposed as cottages at an elderly/high-rise. Unfortunately, the location was determined ineligible due to an environmental study and development plans at the site were discontinued. A new plan to utilize available funding was developed and approved by HUD; 5

single family homes were purchased to be used as Scattered Site inventory. Mr. Hammons reported the first unit would soon be available for lease, with the others to follow shortly.

Mr. Hammons stated that Element 8.1, Capitol Fund Program Annual Statement/Performance and Evaluation Report, contains a list of attached files. The attachments represent the Capital Fund Program Budgets for funds provided by HUD for Modernization activities. Mr. Hammons stated that these budgets can be reviewed to see what Capital Fund expenditures are planned for specific sites.

Ms. Francis addressed the elements in Section 10.0, Progress in Meeting Mission and Goals. The first year of the Five-Year Plan goals were established by the various departments. Each year thereafter the Annual Agency Plan takes a look at progress, at how those goals are being met. Ms. Francis and Mr. Hammons summarized progress of the various goals set forth in the plan update:

Homeownership Goal; Utilize HOME grant funds to provide down payment assistance to nearly 60 first time homebuyers over the next 3 year period.

Community Relations Goal; Efforts are still on going to seek grants to fund various programs. Grants have recently been awarded to fund the Family Self Sufficiency program and Service Coordinators.

Development Goal; Development of 5 new construction units were switched to the purchase of 5 single family homes, with the goal to achieve 100% occupancy no later than February 1, 2012. Funds were received from the government in form of an ARRA grant to use towards implementing energy efficiency, however due to changes in regulations THA was unable to use the funds and still meet time constraints. HUD was notified and recaptured the funds.

Construction Services Goal; Phase 1 of HVAC modernization at Riverview is currently underway. Needs assessment of all sites is near completion. Computer based tracking system per property is currently in development.

Security Goal; Organize Neighborhood Watch programs. Camera assessment was completed to determine feasibility of installing closed circuit television to be monitored at a centralized location.

Housing Operations Goal; Engage in annual regulatory training which is required by HUD. Under consideration is the development of site specific training. Some members of Management staff have completed training and received Property Management certification.

Housing Choice Voucher Goal; Continue to engage in Leasing Fairs and hold New Landlord trainings and orientation, as well as publish a newsletter for landlords.


Ms. Francis stated the elements in Section 11.0 (a-f), Required Submission for HUD Field Office Review, contain many certifications that will require a signature from various individuals such as Chairperson of the Board, THA President, and the Mayor of the City of Tulsa. Once completed, these will be included in the plan.

In conclusion, Mr. Hammons stated that the purpose of the RAB meeting was to share information, then in turn, today's attendees should solicit comments from members of their community. Attendees were asked for comments or questions, and then reminded once again that following the conclusion of the meeting, any questions or comments would need to be submitted in writing to their site Service Coordinator no later than Wednesday, January 11, 2012 by 5:00 p.m.

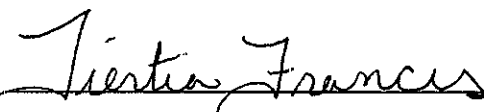
Ms. Bernice Titchenor of Parkview Apartments stated that vehicles speed through the property and asked about the possibility of installing speed bumps. She expressed that this concern was voiced at every Resident Association Meeting. Mr. Kent Keith, of Construction Services, stated there is money allocated for site improvements and that this very topic was discussed in a recent meeting at Parkview. The need will be documented and efforts will be made to implement the plan.

Ms. Francis reminded meeting attendees to sign the attendance log if they had not yet had the opportunity.

The meeting was adjourned at 2:23 p.m.



Don Hammons, Executive Vice President/Chief Financial Officer



Tiertia Francis, Compliance Auditor