

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: <b>Oklahoma City Housing Authority</b> PHA Code: <b>OK002</b>  PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA  PHA Plan for Fiscal Year Beginning: (MM/YYYY) <b>01/2024</b>  PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  Number of Public Housing (PH) Units <b>2,718</b> Number of Housing Choice Vouchers (HCVs) <b>4,819</b> Number of Emergency Housing Vouchers <b>36</b> Total Combined Units/Vouchers <b>7,573</b>  PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="196 1534 1421 1891"> <thead> <tr> <th data-bbox="196 1534 459 1608" rowspan="2">Participating PHAs</th> <th data-bbox="459 1534 586 1608" rowspan="2">PHA Code</th> <th data-bbox="586 1534 873 1608" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="873 1534 1133 1608" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1133 1534 1421 1608">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1133 1608 1271 1661">PH</th> <th data-bbox="1271 1608 1421 1661">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="196 1661 459 1704">Lead PHA:</td> <td data-bbox="459 1661 586 1704"></td> <td data-bbox="586 1661 873 1704"></td> <td data-bbox="873 1661 1133 1704"></td> <td data-bbox="1133 1661 1271 1704"></td> <td data-bbox="1271 1661 1421 1704"></td> </tr> <tr> <td data-bbox="196 1704 459 1800"></td> <td data-bbox="459 1704 586 1800"></td> <td data-bbox="586 1704 873 1800"></td> <td data-bbox="873 1704 1133 1800"></td> <td data-bbox="1133 1704 1271 1800"></td> <td data-bbox="1271 1704 1421 1800"></td> </tr> <tr> <td data-bbox="196 1800 459 1891"></td> <td data-bbox="459 1800 586 1891"></td> <td data-bbox="586 1800 873 1891"></td> <td data-bbox="873 1800 1133 1891"></td> <td data-bbox="1133 1800 1271 1891"></td> <td data-bbox="1271 1800 1421 1891"></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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Lead PHA:																											

<b>B. Annual Plan Elements</b>						
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y    N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): HOTMA implementation effective January 1, 2024</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>					
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y    N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>A description of the planned activities is attached as Attachment A, 2022 Annual PHA Plan, Form HD-50075-ST</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>					
<b>B.3</b>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>					

B.4	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:  This Plan includes a copy of our Audit Report for the year ended December 31, 2021. The audit contained four findings: 1) Auditors proposed material adjustments to the financial statements and SEFA; 2) Deficiency in internal control over HCVP Eligibility; 3) Deficiency in internal control over HCVP Management and Bookkeeper fees 4) Deficiency in internal control over HCVP Depository Agreement, 5) Deficiency in internal control over PH Depository Agreement, 6) Deficiency in internal control over PH Management and Bookkeeper fees. Management has prepared the required responses and corrective action plan. Copy of the Audit Report is readily available for viewing.</p>
B.5	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. Description provided in Attachment A.</p>
B.6	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.8	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A  <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>2023 Annual and Five-Year Plan approved by HUD effective 1/01/23.</p>

# Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

## A. PHA Information. All PHAs must complete this section.

- A.1** Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

## B. Annual Plan. All PHAs must complete this section.

### B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no." (24 CFR §903.7)

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(1)) Provide a 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. (24 CFR §903.7(a)(2)(iii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)) A description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. (24 CFR §903.7(l))

☐ **Safety and Crime Prevention.** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination

between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☐ **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Hope VI or Choice Neighborhoods.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: **(1)** There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; **(2)** The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; **(3)** The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; **(4)** The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and **(5)** The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.503) (24 CFR 903.7(b))

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies, and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person

determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.505\)](#) (24 CFR 903.7(b))

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21. \(24 CFR §903.7\(e\)\)](#)

☐ **Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. [\(24 CFR §903.7\(b\)\)](#)

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

**B.3 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. [\(24 CFR §903.7\(o\)\)](#)

**B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. [\(24 CFR §903.7\(p\)\)](#)

**B.5 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. [\(24 CFR §903.7\(r\)\(1\)\)](#)

**B.6 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. [\(24 CFR §903.13\(c\), 24 CFR §903.19\)](#)

**B.7 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. [\(24 CFR §903.15\)](#). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**B.8 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." [\(24 CFR §903.9\)](#)

**C. Statement of Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. [\(24 CFR 903.7\(g\)\)](#)

**C.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form- 50075.2 approved by HUD on XX/XX/XXXX."

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 9.2 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

**ATTACHMENT A  
2024 ANNUAL PHA PLAN  
FORM HUD-50075-ST**

**A. PHA INFORMATION:**

1. Required by the Quality Housing and Work Responsibility Act.
2. Describes the Public Housing Authority (PHA)'s mission and goals and objectives for achievement.
  - a. Mission: **Our mission is to provide affordable, decent, safe and sanitary housing or housing assistance with quality environments and opportunities.** The plan will identify needed work to be funded through our Capital Fund program.
3. Serves as a Comprehensive Planning Tool for the PHA.

**Goal of the Plan:**

1. Streamline Submission to The Department of Housing and Urban Development (HUD).
2. Holistic Picture.

**Availability of Information:**

A Public Notice was issued advising the Annual PHA Plan is available for public review via our website at [www.ochanet.org](http://www.ochanet.org). A memo was sent to each Asset Management Project (AMP) Manager with a notice for posting stating how residents can view the Annual PHA Plan. A copy of the Annual PHA Plan is available for viewing by appointment in our Central Office at 1700 Northwest Fourth Street, Oklahoma City, OK. Public Hearing will be held on September 25, 2023. The Plan will be presented to our Board of Commissioners for approval on September 28, 2023.

**B. ANNUAL PLAN:**

**B.1 ANNUAL PLAN ELEMENTS:**

The Oklahoma City Housing Authority (OCHA) has made no significant PHA Plan revisions since 2023 Annual and 5-Year PHA Plan approved by HUD.

**B.2 NEW ACTIVITIES:**

A description of the planned activities is described below.

**Hope VI or Choice Neighborhoods:**

Oklahoma City Housing Authority does not intend to submit a Hope VI proposal during FY 2024.  
Oklahoma City Housing Authority may submit a Choice Neighborhoods proposal during FY 2024.

**Designated Housing for Elderly and Disabled Families:**

On July 14, , 2023 OCHA submitted a request to HUD to extend our Designated Housing Plan for two (2) years. HUD approved our request to renew our Amended Designated Housing Plan on July 31, 2023. Four (4) senior developments have been designated as Elderly Only; Shartel Towers, Reding Senior Center, Wyatt F. Jeltz Center and Hillcrest Senior Center. These units will be offered in the following order; elderly applicants who are 62 years of age and older and near elderly applicants who are 50 years

of age to age 62. OCHA anticipates Candle Lake Senior Center (101 units) and Danforth Senior Center (101 units) converted under the Rental Assistance Demonstration (RAD) program at the end of 2022 and is no longer a part of the designated housing plan for Public Housing.

Demolition/ Disposition:

OCHA has received approval for disposition application to HUD's Special Application Center to dispose of two scattered site homes at 1017 N.E. 16<sup>th</sup> Street and 2209 N. Bath Street. These homes were inspected by the Architectural/Engineering firm of C.H. Guernsey. Based upon their findings OCHA determined it to be more cost effective or efficient to sell the homes to the non-profit entity of OCHA, the Community Enhancement Corporation (CEC). These properties were previously approved for demolition by our Resident Council and slated for demolition in our 2017 Annual Plan. The approval to sell the property to CEC was presented and unanimously approved by the Resident Council on July 16, 2020. Board of Commissioners approved disposition by Resolution No. 4-21 on January 27, 2021. Disposition application approved by HUD Special Application Center on February 1, 2021. Received release of units from Bank of America secured under Energy Performance Contract. Release has been forwarded to local HUD office.

Section 18 Demolition & Disposition:

Section 18 of the U.S. Housing Act of 1937 (as amended in 1998) removes the 1 for 1 public housing replacement requirement and provides broad authority to PHAs to demolish or dispose of public housing. PIH Notice 2018-4 expands PHAs' ability to use Section 18 to demolish or dispose of public housing to help PHAs reposition public housing to a more sustainable financial platform and access private capital. Demolition and/or Disposition of other OCHA-owned properties will be triggered during the Conversion of Public Housing to Tenant Protection Vouchers (TPVs) and Conversion of Public Housing to Project-Based Vouchers (PBVs) under RAD at the properties listed under each heading below.

1. Section 18 Demolition/Disposition - Conversion of Public Housing to Tenant Protection Vouchers:

**DEVELOPMENT #1**

OCHA received approval for the disposition of The Towers with the units converted to TPVs, which will be project-based into a newly constructed or renovated property.

NAME: THE TOWERS APARTMENTS  
PIC DEVELOPMENT NUMBER: OK00200809  
CONVERSION TYPE: TENANT PROTECTION VOUCHERS (TPV)  
TOTAL UNITS: 138 UNITS  
PRE-TPV UNIT TYPE: SENIOR  
POST-TPV UNIT TYPE: SENIOR  
2021 CAPITAL FUND ALLOCATION: \$257,496.96  
BEDROOM TYPE: 138 0-1BEDROOM  
NUMBER OF UNITS PRE-CONVERSION: 138  
NUMBER OF UNITS POST-CONVERSION: 138  
CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

Following rules established in Housing Opportunities Through Modernization Act (HOTMA), OCHA intends to award PBV's without using a competitive process to this project because it will possess an ownership interest.

**DEVELOPMENT #2**

159 units known as the "Northeast Duplexes", which are part of AMP 106. OCHA received disposition approval for Phase 1, including 95 units. OCHA seeks disposition approval for Phase II of the application, including the 64 remaining units. The ~ 15 acres associated with "Northeast Duplexes" disposed for the purpose of developing a mixed income development.

NAME: NORTHEAST DUPLEXES

PIC DEVELOPMENT NUMBER: OK002002084

CONVERSION TYPE: TENANT PROTECTION VOUCHERS (TPV)

TOTAL UNITS: 159 UNITS

PRE-TPV UNIT TYPE: FAMILY

POST-TPV UNIT TYPE: FAMILY

2021 CAPITAL FUND ALLOCATION: \$392,170.00

BEDROOM TYPE: 144 2-BEDROOM, 15 4-BEDROOM

NUMBER OF UNITS PRE-CONVERSION: 159

NUMBER OF UNITS POST-CONVERSION: 159

CHANGE IN NUMBER OF UNITS PER BEDROOM: Adjust 20 – 50 2-bedroom units to 3-bedroom units.

PHASE I – 95 Units, 52 Buildings – NE 28<sup>th</sup> & 29<sup>th</sup> Street  
86 – 2 Bedroom Units  
9 – 4 Bedroom Units

PHASE II – 64 Units, 35 Buildings – NE 26<sup>th</sup> & 27<sup>th</sup> Street  
58 – 2 Bedroom Units  
6 – 4 Bedroom Units

Phase II Section 18 application will be submitted to HUD in January of 2024 and relocation will begin once the application is approved.

Following rules established in HOTMA, OCHA intends to award PBV's without using a competitive process to this project because it will possess an ownership interest.

### **DEVELOPMENT #3**

Disposition of 448 units of Scattered Site housing using project-based tenant protection vouchers. These units include 49 units from AMP 101, 82 units from AMP 102, 105 units from AMP 104, and 212 units from AMP 106.

NAME: SCATTERED SITES

PIC DEVELOPMENT NUMBER: OK002002013

CONVERSION TYPE: TENANT PROTECTION VOUCHERS (TPV)

TOTAL UNITS: 448

PRE-TPV UNIT TYPE: FAMILY

POST – TPV UNIT TYPE: FAMILY

2021 CAPITAL FUND ALLOCATION: \$1,249, 694.00

BEDROOM TYPE: 10 1-BEDROOM, 69 2-BEDROOM, 337 3-BEDROOM, 30 4-BEDROOM, 2 5-BEDROOM.

NUMBER OF UNITS PRE-CONVERSION: 448

NUMBER OF UNITS POST-CONVERSION: 0

CHANGE IN NUMBER OF UNITS PER BEDROOM: N/A

2. Submittal of RAD Applications

HUD approved RAD Application at Oak Grove on 12/23/20 and Hillcrest and Reding/Reding Annex on 6/09/2023:

**DEVELOPMENT #1**

NAME: OAK GROVE

PIC DEVELOPMENT ID: OK002002007

CONVERSION TYPE: PBV and/or Section 18 – RAD Conversion

TOTAL UNITS: 288

PRE-RAD UNIT TYPE: FAMILY

POST-RAD UNIT TYPE: FAMILY

2021 CAPITAL FUND ALLOCATION: \$756,382.00

BEDROOM TYPE: 10 1-BEDROOM, 58 2-BEDROOM, 166 3-BEDROOM, 46 4-BEDROOM, 8 5-BEDROOM.

CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

**DEVELOPMENT #2**

NAME: HILLCREST SENIOR CENTER

PIC DEVELOPMENT ID: OK

TOTAL UNITS: 101 UNITS

PRE-RAD UNIT TYPE: SENIOR

POST-RAD UNIT TYPE: SENIOR

2021 CAPITAL FUND ALLOCATION:

BEDROOM TYPE: 200 1-BEDROOM, 2 2-BEDROOM.

CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

**DEVELOPMENT #3**

NAME: REDING SENIOR CENTER/REDING ANNEX

PIC DEVELOPMENT ID: OK

TOTAL UNITS: 111 UNITS

PRE-RAD UNIT TYPE: SENIOR

POST-RAD UNIT TYPE: SENIOR

2021 CAPITAL FUND ALLOCATION:

BEDROOM TYPE: 110 1-BEDROOM, 1 2-BEDROOM.

CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

3. Submittal of Properties to RAD Portfolio Conversion

In addition to the properties listed above, OCHA received approval for a Portfolio Conversion from HUD that includes the properties listed below. OCHA may choose to advance any select property in accordance with RAD rules.

**DEVELOPMENT #1**

NAME: CLASSEN SENIOR CENTER

PIC DEVELOPMENT ID: OK002002809

CONVERSION TYPE: PBV and/or Section 18 – RAD Conversion

TOTAL UNITS: 100 UNITS

PRE-RAD UNIT TYPE: SENIOR  
POST-RAD UNIT TYPE: SENIOR  
2021 CAPITAL FUND ALLOCATION: \$186,592.00  
BEDROOM TYPE: 100 0-1 BEDROOM  
NUMBER OF UNITS PRE-CONVERSION: 100  
NUMBER OF UNITS POST-CONVERSION: 100  
CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

**DEVELOPMENT #2**

NAME: MARIE MCGUIRE PLAZA & WYATT F. JELTZ SENIOR CENTER  
PIC DEVELOPMENT ID: OK002002425  
CONVERSION TYPE: PBV and/or Section 18 – RAD Conversion  
TOTAL UNITS: 342 UNITS  
PRE-RAD UNIT TYPE: SENIOR  
POST-RAD UNIT TYPE: SENIOR  
2021 CAPITAL FUND ALLOCATION: \$709,434.00  
BEDROOM TYPE: 341 0-1BEDROOM, 1 2-BEDROOM  
NUMBER OF UNITS PRE-CONVERSION: 342  
NUMBER OF UNITS POST-CONVERSION: 342  
CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

**DEVELOPMENT #3**

NAME: AMBASSADOR COURTS  
PIC DEVELOPMENT ID: OK002002012  
CONVERSION TYPE: PBV and/or Section 18 – RAD Conversion  
TOTAL UNITS: 200 UNITS  
PRE-RAD UNIT TYPE: FAMILY  
POST-RAD UNIT TYPE: FAMILY  
2021 CAPITAL FUND ALLOCATION: \$499,012.00  
BEDROOM TYPE: 28 1-BEDROOM, 76 2-BEDROOM, 64 3-BEDROOM, 32 4-BEDROOM.  
CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

**DEVELOPMENT #4**

NAME: SHARTEL TOWERS/HILLCREST SENIOR CENTER  
PIC DEVELOPMENT ID: OK002002011  
TOTAL UNITS: 302  
PRE-RAD UNIT TYPE: SENIOR  
POST-RAD UNIT TYPE: SENIOR  
2021 CAPITAL FUND ALLOCATION: \$583,318.00  
BEDROOM TYPE: 120 0-BEDROOM, 180 1-BEDROOM, 2 2-BEDROOM.  
CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

**DEVELOPMENT #5**

NAME: ANDREWS SQUARE/REDING SENIOR CENTER/ANNEX  
PIC DEVELOPMENT ID: OK002002018  
TOTAL UNITS: 312  
PRE-RAD UNIT TYPE: SENIOR  
POST-RAD UNIT TYPE: SENIOR  
2021 CAPITAL FUND ALLOCATION: \$668,820.00  
BEDROOM TYPE: 310 1-BEDROOM, 2 2-BEDROOM.  
CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

**DEVELOPMENT #6**

NAME: FRED FACTORY GARDENS

PIC DEVELOPMENT ID: OK002002014

CONVRSION TYPE: PBV and/or Section 18 – RAD Conversion

TOTAL UNITS: 74

PRE-RAD UNIT TYPE: FAMILY

POST-RAD UNIT TYPE: FAMILY

2021 CAPITAL FUND ALLOCATION: \$181,051.00

BEDROOM TYPE: 4 0-1 BEDROOM, 40 2-BEDROOM, 24 3-BEDROOM, 6 4-BEDROOM

NUMBER OF UNITS PRE-CONVERSION: 74

NUMBER OF UNITS POST-CONVERSION: 74

CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing OCHA with access to private sources of capital to repair and preserve its affordable housing assets. Upon conversion, the Authority's Capital Funds Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that OCHA may also borrow funds to address their capital needs. OCHA will remove all work items and savings from units designated for RAD from its Energy Performance Contract with Constellation New Energy. The annual Capital Fund Program amount will be reduced by allocation amounts listed below for each AMP based upon the conversion.

Upon conversion to Project Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in: Section 1.6 of PIH Notice 2012-32, REV-2, and Joint Housing PIH Notice H-2014-09/PIH-2014-17. Additionally, OCHA certifies that it is currently compliant with all fair housing and civil rights requirements. RAD will be governed by Chapter 17 Project-Based Voucher of OCHA's Administrative Plan.

PIH Notice 2012-32, REV-2 Section 1.6.C & Section 1.6D, and Joint Housing/PIH Notice H-2014-09/PIH-2014-17 pertains to Resident Rights, Participation, Waiting List and Grievance Procedures for converting to PBV. It is OCHA's intent to comply with PIH Notice 2012-32 as it relates to the following:

1. Right to Return and Relocation Assistance (Section 1.4. A.5 (ii)): "Any resident that may need to be temporarily relocated to facilitate rehabilitation or construction has a right to return to an assisted unit at the Covered Project once rehabilitation is completed". Relocation expenses shall be paid by OCHA.
2. No Rescreening of Tenants upon Conversion (Section 1.6.C.1): "Pursuant to the RAD Statute, at conversion, current households cannot be excluded from occupancy at the Covered Project based on any rescreening, income eligibility, or income targeting. With respect to occupancy in the Covered Project, current households in the Converting Project will be grandfathered for application of any eligibility criteria to conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. Post-conversion, the tenure of all residents of the Covered Project is protected pursuant to PBV requirements regarding continued occupancy unless explicitly modified in this Notice (e.g., rent phase-in provisions). 24 CFR 982.201, concerning eligibility and targeting of tenants for initial occupancy, will not apply for current households.
3. Under-Occupied Unit (Section 1.6.C.11): "If a family is in an under-occupied unit under 24 CFR 983.260 at the time of conversion, the family may remain in this unit until an appropriate-sized unit

becomes available at the Covered Project. When an appropriate sized unit becomes available at the Covered Project, the family living in the under-occupied unit must move to the appropriate-size unit within a reasonable period of time, as determined by OCHA. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available at the Covered Project, 24 CFR 983.260 is waived.

4. Renewal of Lease (Section 1.6.C.3): OCHA shall renew all leases upon lease expiration, unless cause exists.
5. Phase-in Tenant Rent Increase (Section 1.6.C.4): "If a tenant's monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 or 5 years as outlined in Section 1.C.4 of PIH Notice 2012-32". OCHA shall establish a policy setting the length of the phase-in period at three years.

Three Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP
  - Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to year 3 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP
  - Year 3: Year 3 AR and all subsequent recertification's – Full Calculated PBV TTP.
6. FSS and ROSS-SC (Section 1.6.C.5): OCHA has no Public Housing residents currently participating in FSS.
  7. Resident Participation and Funding (Section 1.6.C.6): Residents of Covered Projects with assistance converted to PBV will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.
  8. Termination Notification (Section 1.6.C.7. i): In addition to the regulations at 24 CFR 983.257 related to Project Owner termination of tenancy and eviction the termination procedure for RAD conversion to PBV will require that PHAs provide adequate written notice of termination of the leased which shall be: a) A reasonable period of time, but not to exceed 30 days; b) If the health or safety of other tenants, Project Owner employees, or persons residing in the immediate vicinity of the premises is threatened; or c) Not less than 14 days in the case of nonpayment of rent; and d) Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply. Termination provisions outlined in Chapter 12 of OCHA Administrative Plan shall apply.
  9. Grievance Process (Section 1.6.C.7. ii): For issues related to tenancy and termination of assistance, PBV program rules require the Project Owner to provide an opportunity for an informal hearing as outlined in 24 CFR 982.555. RAD will specify alternative requirements for 24 CFR 982.555(b) in part, which outlines when informal hearings are not required.
  10. Earned Income Disregard (Section 1.6.C.8): Tenants who are employed and are currently receiving the Earned Income Disregard (EID) exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.c.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time. Under the Housing Choice Voucher program, the EID exclusion is limited only to persons with disabilities. In order to allow all tenants (including non-disabled persons) who are employed and

currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in 24 CFR 5.617(b) limiting EID to disabled persons is waived. The waiver, and resulting alternative requirement, apply only to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants that move into the property following conversion or tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion due to loss of employment) is covered by this waiver.

11. Jobs Plus (Section 1.6.C.9): Jobs Plus is not applicable to OCHA.
12. When Tenant Payment Exceeds Gross Rent (Section 1.6.C.10): Under normal PBV rules, the PHA may select an occupied unit to be included under the PBV Housing Assistance Payments (HAP) Contract only if the unit's occupants are eligible for housing assistance payments. Also, a PHA must remove a unit from the contract when no assistance has been paid for 180 day because the family's Total Tenant Payment (TTP) has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent) Since the rent limitation under this Section of the Notice may result in a family's TTP equaling or exceeding the gross rent for the unit, for residents living in the Converting Project prior to conversion and who will return to the Covered Project after conversion, HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP Contract when TTP equals or exceed the Gross Rent. Alternative requirements shall establish that until such time that the family's TTP falls below the gross rent, the rent to the owner for the unit will equal the less of (a) the family's TTP, less the Utility Allowance, or (b) any applicable maximum rent under Low-Income Housing Tax Credit (LIHTC) regulations. When the family's TTP falls below the gross rent, normal PBV rules shall apply. As necessary to implement this alternative provision, HUD is waiving the provisions of Section 8 (o)(13)(H) of the Act and the implementing regulations at 24 CFR 983.301 as modified by Section 1.6B.5 of this Notice. In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the Housing Quality Standards (HQS) requirements, apply as long as the unit is under HAP Contract. The PHA is required to process these individuals through the Form 50058 submodule in PIH Information Center (PIC). Following conversion, 24 CFR 983.53(d) applies, and any new families referred to the RAD PBV project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time.
13. Establishment of Waiting List (Section 1.6.D.s): 24 CFR 983.251 sets out PBV program requirements related to establishing and maintaining a voucher-wide, PBV program-wide or site-based waiting list from which residents for the Covered Project will be admitted. OCHA's site based waiting list shall be transferred to a new site-based waiting list for Covered Projects. Properties added to the wait list may utilize the Section 18 blend program.
14. Choice Mobility (Section 1.6.D.9): One of the key features of the PBV program is the mobility component, which provides that the family may terminate the assisted lease at any time after the first year of occupancy. The family must give the owner advance written notice of intent to vacate (with a copy to OCHA) in accordance with the lease. If the family has elected to terminate the leased in this manner, OCHA must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance. Before providing notice to terminate the lease a family must contact OCHA to request comparable tenant-based rental assistance if the family wishes to move with continued assistance. If voucher or other comparable tenant-based rental assistance is not immediately available upon termination of the family's leased of a PBV unit, OCHA must give the family priority to receive the next available opportunity for continued tenant-based rental assistance. If the family terminates the

assisted lease before the end of one year, the family relinquishes the opportunity for continued tenant-based assistance.

#### Occupancy by Over-income Families:

HUD's Office of Public and Indian Housing published a notice in the Federal Register dated July 26, 2018 titled, "Housing Opportunity through Modernization Act of 2016: Final Implementation of Public Housing Income Limit" and issued a FAQ on implementation on January 28, 2022. HUD sent out a final rule on how implement to PHA's on February 14, 2023. OCHA must have our policies up to date by January 1, 2024, however HUD sent an email to Executive Directors notifying them of additional time to comply with Sections 102 (Income Reviews) and 104 (Asset Limits) of the Housing Opportunity Through Modernization Act of 2016 (HOTMA). This means that PHAs must bring their programs into compliance with HOTMA Final Rule for Sections 102 and 104 as quickly as possible, but not later than **January 1, 2025**. HUD did not delay of HOTMA Section 103 (Over-Income). Policies must include the imposition of an over-income limit in the program, all instances of when the two-year timeframe begins, and notification requirements. The law applies to families whose income has exceeded 120 percent of the area median income (AMI) for two (2) consecutive years. PHA must either terminate the tenancies of such families within six (6) months of the second income determination or must charge the family a monthly rent equal to the greater of (1) the applicable fair market rent, or (2) the amount of monthly subsidy for the unit including amounts from the operating and capital fund, as determined by regulations. OCHA revised our Admissions and Continued Occupancy Policy (ACOP) on September 26, 2018 to comply with implementation of rule effective March 24, 2019.

#### Occupancy by Police Officers:

OCHA does not intend to occupy any public housing dwelling units with police officers.

#### Non-Smoking Policy:

No change to Tobacco Free Policy implemented March 1, 2016.

#### Project-Based Vouchers:

On July 29, 2016 President Obama signed into law the Housing Opportunity Through Modernization Act (HOTMA), after it was passed unanimously by both the House of Representatives and the Senate. Title I of HOTMA makes significant amendments to the Public Housing and Section 8 programs which benefit PHAs, especially regarding the PBV program.

The Act considerably expands the ability of PHAs to use PBVs. PHAs may now project-base up to 20% of their authorized vouchers, whereas under prior law PHAs were limited to using 20 percent of their voucher funding for PBVs. Under the ACT, PHAs are permitted to use an additional 10 percent of their authorized vouchers as PBVs if they are to be used to house the homeless or veterans, to provide supportive housing to persons with disabilities or the elderly, or if market conditions make vouchers particularly difficult to use. The 20 percent limitation also does not apply to units that previously received some other form of federal subsidy.

However, the exceptions are expanded by the Act to include projects in areas where vouchers are difficult to use or where the poverty rates is 20 percent or lower.

Also, PHAs are now allowed to enter PBV contracts for up to 20 years and to further extend that term for an additional 20 years.

What constitutes a PHA-owned PBV project is also clarified. The term "owned by a public housing agency" means a unit that is located in a property owned by a PHA, by an entity wholly owned by a PHA, or by a limited partnership or LLC in which a PHA has a controlling interest. Holding an interest in a project's

ground lease, a security interest under a mortgage or deed of trust, or a non-controlling interest in an entity that owns a unit does not constitute ownership, such that certain additional regulations pertaining to PHA-owned units will not apply.

The process of awarding PBVs to certain projects is also simplified. A PHA is now permitted to award PBVs to projects it controls or possesses an ownership interest in without using a competitive process so long as the public is made aware of the PHA's ability to do so through the PHA's public housing agency plan. PHA's and property owners are also permitted to expand PBV contracts to include additional units in a property without going through a competitive selection process, and may contract with owners of units currently under construction, so long as the owner can prove that the as-completed units will comply with requirements.

Owners are now also allowed to host property-specific waiting list for individuals interested in living at their RAD PBV properties. Also, PHAs are permitted to project-based HUD-Veterans Affairs Supportive Housing (VASH) Vouchers and Family Unification Program (FUP) vouchers in accordance with statutory and regulatory requirements of the PBV program without additional requirements for approval by HUD. These provisions are outlined in OCHA's Administrative Plan – Section 8. A copy of the Administrative Plan is readily available for viewing.

OCHA intends to award PBV's to projects it controls or possesses an ownership interest in without using a competitive process.

Chapter 17 of the Administrative Plan describes HUD regulation and OCHA's policies related to the PBV program.

#### Emergency Housing Vouchers (EHV):

OCHA received notification of our eligibility to receive 36 new EHV's and funding as authorized by the American Rescue Plan Act of 2021. OCHA accepted the full allocation of 36 vouchers.

EHV's are specifically designed for households who are homeless; At Risk of Homelessness; Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking; recently homeless for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability. OCHA entered into a Memorandum of Understanding with the City of Oklahoma City – Homeless Services and The Homeless Alliance Inc., to administer the EHV Program.

#### Units with Approved Vacancies for Modernization:

The Annual PHA & Five-Year Plan addresses modernization of numerous scattered site homes. Addresses of units undergoing modernization with a summary of the work to be performed is submitted to the local HUD Field Office for approval status in PMS/PIC. The local HUD Field Office reviews the request in accordance with 24 CFR 990.145 and PIH Notice 2011-7.

#### Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants)

OCHA did not submit an applications for Emergency Safety and Security Grant this past year.

### **B.3 CIVIL RIGHTS CERTIFICATION:**

Copy of Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Relations Regulations attached.

#### **B.4 MOST RECENT FISCAL YEAR AUDIT:**

The Annual PHA Plan includes a copy of our Audit Report for the year ended December 31, 2021. Copy of the Audit Report is readily available for viewing.

#### **B.5 PROGRESS REPORT:**

##### **We are committed to Affordable Housing:**

We will revitalize our public housing assets, seek additional rental assistance vouchers, and advance innovative affordable housing solutions.

- Our Amended Designated Housing Plan was approved by HUD on July 31, 2023 designating Wyatt F. Jeltz, Shartel Towers'; Reding Senior Center and Hillcrest Senior Center as elderly only.
- OCHA has increased the total Project Based Vouchers to 421 in the Housing Choice Voucher program.
- Partnered with neighborhood organization to paint a mural on the wall of one of Wyatt F. Jeltz Senior Center.
- OCHA has completed construction on Sooner Haven RAD/Section 18 conversion.
- On September 28, 2016 the Board of Commissioners approved a Strategic Investment Plan which outlined five core strategies which would help the Authority achieve its organizational goals, centered primarily on the Authority's ability to update public housing properties, generate new affordable housing and respond to new fair housing laws being introduced by HUD. The Strategic Investment Plan will act as a guide for staff to make plans for investment and re-investment in current and future Authority assets. Progress is being made as depicted under B.2 New Activities.
- Public Housing achieved a Standard Performer Status. Section 8 received a High Performer Status.
- parking lot improvements were completed at Hillcrest Senior Center.
- 
- A phased boiler update has started at Will Rogers Courts.
- Updating of building elevators has started and should be completed for Marie McGuire Plaza.
- The painting of exterior building surfaces is being planned for Jeltz Senior Center, McGuire and Shartel Senior Center.
- Sidewalk improvements and the relocation of resident's cluster mailboxes at Reding Senior Center has been completed.
- The replacement of refrigerators and ranges are on-going for the following senior centers: Marie McGuire, Wyatt F. Jeltz, Classen Senior Center, Shartel Towers, Hillcrest Senior Center, Reding and Andrews.
- Carbon monoxide detector installation is completed six (6) AMP's: 101, 104, 111, 112, 114, and 115.
- Brick repairs and tuck point is being planned for Will Rogers Courts.
- Roof top HVAC unit replacement for the office and community center at Ambassador Courts has been completed.
- Security lighting upgrades is being planned for Ambassador Courts, Fred Factory Gardens and Andrews Square.
- Security lighting and entry key card improvements are being planned for Classen Senior Center, The Towers, Shartel Towers, and Hillcrest Senior Center.
- Landscaping and decorative fencing improvements are being planned for Wyatt F. Jeltz and Marie McGuire.

- Replacement of automatic entry doors and card readers are being planned for Wyatt F. Jeltz and Marie McGuire.
- Marie McGuire's office redesign is being planned.
- Replacement of windows on first floor and each laundry room is being planned for Marie McGuire.
- New dumpster enclosure is being planned at Wyatt F. Jeltz.
- Elevator upgrades are being planned for Shartel Towers.
- Parking lot and exterior building repairs are being planned for Shartel Towers.
- Security lighting and camera updates are being planned for Reding.
- Cooling tower repair/replacement for Andrews Square has been completed.
- Replacement of storefront windows, building signs and entry card readers are being planned for Andrews Square.
- Public Housing Pre-Applications and full intake process is being completed online through the Application Portal. Planning to get all current Public Housing residents registered in the portal, so we can begin completing re-certifications through the online portal.
- Participating in the NSPIRE Demonstration Program with training and internal inspections beginning July 12, 2021 All public housing properties received in NSPIRE Demo Inspection during 2022 or first quarter of 2023.
- Danforth and Candle Lake Converted under the Rental Assistance Demonstration in December 2022.
- New monument signage is being planned for Shartel Towers, Wyatt F. Jeltz, Fred Factory, and Marie McGuire Plaza.
- New Interior mailboxes are being planned for Shartel Towers.
- Sanitary Sewer and Storm water improvements are being planned at Wyatt F. Jeltz Senior Center.
- Physical Needs Assessments are being planned at multiple locations.

**We are committed to Corporate and Affordable Housing Sustainability:**

We will pursue new funding sources and entrepreneurial opportunities, ensure stewardship, maximize efficiency and promote innovative initiatives.

- CEC has been issued the final 8609s by OHFA for Sooner Haven Apartments, a 150 unit LIHTC/PBV property.
- OCHA in conjunction with CEC, Homeless Alliance, PIVOT, Mental Health Association of Oklahoma, was awarded the administer of the Oklahoma City Council for Metropolitan Area Projects Plan (MAPS 4) Homelessness Program, to address homelessness and affordable housing. MAPS 4 Homelessness Program includes the provision of \$57.7 million for affordable housing to be allocated over 10 years. OCHA received the first allocation of \$10.7 million in March 2023.
- OCHA submitted a FY23 Choice Neighborhood Initiative Planning Grant Application in conjunction with the City of Oklahoma City (co-applicant) for the 348-unit Will Rogers Courts Apartments and Stockyards/Rotary Park Neighborhood in June 2023.

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We will continue to focus resources and expand our Resident Services Division; to provide wrap around services to all OCHA residents to enhance quality of life and provide households the opportunity to achieve self-sufficiency.

- Dress for Success – Provides streamlined referrals to offer support and assistance to women identifying and striving towards their professional and personal goals.
- Oklahoma County Senior Nutrition – Activities and noon meal for seniors.

- Enhanced Mobility of Seniors and Individuals with Disabilities – Section 5310 participants Community Action Agency – Financial literacy and small business classes.
- Community Health Centers of Oklahoma – Federally Qualified Health Center providing health and case management services onsite for residents.
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- Whiz Kids – Mentorship and tutoring to school age youth at Fred Factory Gardens.
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- OCHA and Regional Food Bank of Oklahoma (RFBO) continued operation with Food Connection at Marie McGuire and Classen. In partnership with RFBO, Food Connection at Andrews Square was opened. Food Connection serves residents living at Marie McGuire, Wyatt F. Jeltz, Andrews Square and Classen Senior Center monthly with fresh produce, dairy, meat, frozen meals, nonperishable items, and hygiene products. OCHA and RFBO plan to continue to develop and implement permanent food pantries in other properties.
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- Leased Housing name was changed to Housing Choice Voucher (HCV) Program as recommended by a Section 8 Housing Choice Voucher Program Assessment completed by Quadel Consultants. HCV is working to incorporate other recommendations from the assessment.
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- OCHA staff follows adopted rules and procedures related to Section 3 opportunities for public housing residents and rental assistance clients
- OCHA staff ensures new developments and major rehabilitation projects meet section 504 and Americans with Disabilities Act (ADA) requirements.
- OCHA staff coordinates with the City of Oklahoma City, OK for the local analysis of Impediments to Fair Housing Choice and Housing Affordability Study.
- OCHA staff continues to utilize our "Opportunity Zone Scoring Analysis" and mapping to guide strategic planning for affordable housing in Oklahoma City. Our scoring system was developed by staff and includes many aspects of the Assessment of Fair Housing (AFH) process.

**B.6 RESIDENT ADVISORY BOARD COMMENTS:**

Resident Council/Resident Advisory Board Members met on May 15, 2023 and September 5, 2023. Agendas and meeting minutes for the meeting is attached.

**B.7 CERTIFICATION BY STATE OF LOCAL OFFICIALS:**

Copy of Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan is attached.

**B.8 TROUBLED PHA:**

OCHA does not have any current Memorandum of Agreement, Performance Improvement Plan or Recovery Plan in place.

**C. STATEMENT OF CAPITAL IMPROVEMENTS**

**C1. CAPITAL IMPROVEMENTS:**

OCHA's 2023- 2027 Five Year Plan was approved by HUD.

# 5-Year PHA Plan (for All PHAs)

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

OMB No. 2577-0226  
Expires: 03/31/2024

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

## A. PHA Information.

A.1 PHA Name: Oklahoma City Housing Authority PHA Code: OK002

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2024

The Five-Year Period of the Plan (i.e. 2019-2023): 2024-2028

PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission

**Availability of Information.** In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

See Attachment A, A.1.

☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

<b>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.				
<b>B.1</b>	<p><b>Mission.</b> State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.</p> <p>To provide affordable, decent, safe and sanitary housing or housing assistance with quality environment and opportunities to citizens of Oklahoma City.</p>				
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>See Attachment A, B.2 Goals and Objectives.</p>				
<b>B.3</b>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>See Attachment A, B.3 Progress Report.</p>				
<b>B.4</b>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>See Attachment A., B.4 VAWA Goals.</p>				
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>				
<b>C.1</b>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>A significant amendment and/or modification shall be defined as a 25% or more change i.e., change in funding amount, change in number of units or programs. In addition, a significant amendment would include demolition, disposition, homeownership, Capital Fund Financing, development or mixed finance proposals not outlined in the 2024 Capital Fund Program Annual Plan and/or 5 Year Action Plan based on the Capital Fund Rule.</p>				
<b>C.2</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y    N  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See Attachment A, B.6 Resident Advisory Board Comments</p>				
<b>C.3</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Attached</p>				



D.1

**Affirmatively Furthering Fair Housing.** (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

**Fair Housing Goal: #1**

*Describe fair housing strategies and actions to achieve the goal*

**Examine all programs or proposed programs.**

**Fair Housing Goal: #2**

*Describe fair housing strategies and actions to achieve the goal*

**Identify any impediments to fair housing choice within those programs and address impediments in a reasonable fashion in view of the resources available.**

**Fair Housing Goal: #3**

*Describe fair housing strategies and actions to achieve the goal*

**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 analysis and actions.**

**Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs**

A. **PHA Information.** All PHAs must complete this section. (24 CFR § 903.4)

- A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table.

**B. Plan Elements.**

- B.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. (24 CFR § 903.6(a)(1))
- B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. (24 CFR § 903.6(b)(2))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking (24 CFR § 903.6(a)(3)).

**C. Other Document and/or Certification Requirements.**

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

**C.2 Resident Advisory Board (RAB) comments.**

- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

**C.3 Certification by State or Local Officials.**

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

**C.4 Required Submission for HUD FO Review.**

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

**D. Affirmatively Furthering Fair Housing.**

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ...." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works 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. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Attachment A  
2024 5-Year PHA Plan  
Form HUD-50075-5Y

**A. PHA INFORMATION:**

**A.1 AVAILABILITY OF INFORMATION:**

A Public Notice was issued advising the Annual Public Housing Authority (PHA) Plan is available for public review via our website at [www.ochanet.org](http://www.ochanet.org). A memo was sent to each Asset Management Project (AMP) Manager with a notice for posting stating how residents can view the Annual PHA Plan. A copy of the Annual PHA Plan is available for viewing by appointment in our Central Office at 1700 Northwest Fourth Street, Oklahoma City, OK. The Plan was presented to our elected Resident Council/Resident Advisory Board Members on September 5, 2023. Public Hearing for the Annual PHA Plan will be held on September 25, 2023 at 10:00 am at 3301 S.W. 17<sup>th</sup>, Oklahoma City, OK 73108 (Oak Grove Community Center).

**B. 5-YEAR PLAN:**

**B.1 MISSION:** To provide affordable, decent, safe and sanitary housing or housing assistance with quality environment and opportunities to citizens of Oklahoma City.

**B.2 GOALS AND OBJECTIVES:** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

**We are committed to Affordable Housing:**

- Obtain additional rental assistance vouchers to allow the Authority to offer more housing opportunities
- Re-develop OCHA's housing assets
- Increase the number of affordable housing units in our community

**We are committed to Corporate and Affordable Housing Sustainability:**

- Increase sustainable cash flows through Community Enhancement Corporation (CEC)
- Increase the number of dollars awarded by foundation or other grant funding
- Increase value of investments
- Ensure a sustainable and competitive salary structure

**We are committed to Resident Self-Sufficiency and Quality of Life:**

- Support residents by focusing on eight elements of wellness to improve the lives of our residents holistically; not focusing on one area of need but providing opportunities and services to live fully
- Reduce barriers to housing instability and increase opportunities to keep individuals and families from entering homelessness or institutionalization
- Leverage public and private resources and services providing sustainable self-sufficiency and empowerment activities and opportunities to decrease social determinants of health reducing longstanding disparities

**We are committed to Quality Service and Employee Engagement:**

- Improve customer service to residents, partners and other customers

- Increase opportunities for staff to better understand the people we serve
- Improve communication and collaboration with partners
- Increase methods to communicate with employees
- Increase leadership and professional growth opportunities

**We are committed to Equal Opportunity for Housing:**

- Ensure equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, age, familial status, and disability. In addition, HUD regulations provide for additional protections regarding sexual orientation, gender identity and marital status.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, age, familial status, disability, sexual orientation, gender identity and or marital status;
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required;
- Comply with the Violence Against Women Act (Victims of Domestic Violence) and any other federal, state or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault or stalking.
- Continue its efforts to support and assist children and adult victims of domestic violence, dating violence, sexual assault, and stalking and will continue to establish collaborative programs with domestic violence service providers.
- Provide Fair Housing training to OCHA employees
- Provide OCHA clients with an opportunity to provide input and to evaluate OCHA customer service.

**B.3 PROGRESS REPORT:**

**We are committed to Affordable Housing:**

We will revitalize our public housing assets, seek additional rental assistance vouchers, and advance innovative affordable housing solutions.

- Our Amended Designated Housing Plan was approved by the Department of Housing and Urban Development (HUD) on July 31, 2023 designating Wyatt F. Jeltz, Shartel Towers' and , Reding Senior Center and Hillcrest Senior Center as elderly only.
- OCHA has increased the total Project Based Vouchers to 421 Project Based Vouchers in the Housing Choice Voucher (HCV) program.
- Partnered with neighborhood organization to paint a mural on the wall of one of Wyatt F. Jeltz Senior Center.
- OCHA completed the RAD conversion of 101 units at Candle Lake Senior Apartments and 101 units at Danforth Senior Apartments.
- OCHA has received a RAD CHAP (commitment to enter into a housing assistance payment) for 288-unit Oak Grove Apartments, 101-unit Hillcrest Senior Apartments, and 111-unit Reding Senior Apartments & Reding Annex.

**We are committed to Corporate and Affordable Housing Sustainability:**

We will pursue new funding sources and entrepreneurial opportunities, ensure stewardship, maximize efficiency and promote innovative initiatives.

- CEC, an affiliate of OCHA, has received final 8609s by Oklahoma Housing Finance Agency (OHFA) for Sooner Haven Apartments, a 150 unit LIHTC/PBV property.
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- OCHA is committed to full compliance of fair housing laws and ordinances. OCHA staff annually provides and/or participates in fair housing and cultural diversity training.
- OCHA staff follows adopted rules and procedures related to Section 3 opportunities for public housing residents and rental assistance clients

- OCHA staff ensures new developments and major rehabilitation projects meet section 504 and Americans with Disabilities Act (ADA) requirements.
- OCHA staff coordinates with the City of Oklahoma City, OK for the local analysis of Impediments to Fair Housing Choice and Housing Affordability Study.
- OCHA staff continues to utilize our “Opportunity Zone Scoring Analysis” and mapping to guide strategic planning for affordable housing in Oklahoma City. Our scoring system was developed by staff and includes many aspects of the Assessment of Fair Housing (AFH) process.

#### **B.4 VIOLENCE AGAINST WOMENS ACT (VAWA):**

Oklahoma City Housing Authority (OCHA) Public Housing Program implemented an Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking in March 2017. OCHA has transferred approximately 200 residents and their children since the inception of this plan. OCHA has established a website resource with information and forms about VAWA. OCHA has created an information card to handout to residents referring them to our VAWA website’s resource center and the National Domestic Violence Hotline number for them to call. This helps them get their questions answered without having to share confidential information with staff. We hope to continue to relocate victims of domestic abuse under this Emergency Transfer Plan over the next 5 years to provide them a safe place to live. Part VII of the Admissions and Continued Occupancy Plan provides VAWA Notification, Documentation and Confidentiality.

Oklahoma City Housing Authority (OCHA) Housing Choice Voucher (HCV) Program implemented an Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking in August 2017. Further revisions to the HCV Administrative Plan were made August 2017 to include:

- A. Protection to ensure survivors are not denied assistance as an applicant, or evicted or have assistance terminated due to having been a victim of domestic violence, dating violence, sexual assault and stalking or for being affiliated with a victim.
- B. Protections against the adverse effects of abuse so housing providers do not deny tenancy or occupancy rights based solely on adverse factors as a result of being a survivor.
- C. Survivor only needs to self-certify in order to exercise their rights under VAWA.

#### **B.5 SIGNIFICANT AMENDMENT OR MODIFICATION:**

A significant amendment and/or modification shall be defined as a 25% or more change i.e., change in funding amount, change in number of units or program. In addition, a significant amendment would include demolition, disposition, homeownership, Capital Fund Financing, development or mixed finance proposal not outlined in the 2024 Capital Fund Program Annual Plan and/or 5 Year Action Plan based on the Capital Fund Rule.

#### **B.6 RESIDENT ADVISORY BOARD COMMENTS:**

Resident Advisory Board met on May 15, 2023 and September 5, 2023. Agendas and meeting minutes for the meeting are attached.

**B.7 CERTIFICATION BY STATE OR LOCAL OFFICIALS:**

Copy of Form HUD 50077-SL attached.

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 2/29/2016

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

I, Chris Varga, the Division Mgr., Housing & Community Development  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Oklahoma City Housing Authority

*PHA*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the

City of Oklahoma City

*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
Consolidated Plan and the AI.

Oklahoma City Housing Authority is consistent with the City of Oklahoma City Consolidated Plan  
by Rehabilitating Public Housing Units with allocated CDBG funds. Efforts are made to renovate  
exterior and interior public housing units in Strong Neighborhood Initiative area neighborhoods.

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)

<u>Chris R Varga</u> Name of Authorized Official	<u>Housing &amp; Community Dev. Division</u> Title
<u>Chris R Varga</u> Signature	<u>9/13/23</u> Date

Digitally signed by Chris R Varga  
Date: 2023.09.13 16:09:18 -05'00'

# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name

Oklahoma City Housing Authority

Program/Activity Receiving Federal Grant Funding

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

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

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

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

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

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

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

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

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

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

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

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

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency 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.)

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

Mark W. Gillett

Title

Executive Director

Signature

Date

9/28/2023

X

**OKLAHOMA CITY HOUSING AUTHORITY  
LOCATIONS AND UNIT COUNTS OF PROPERTIES**

**FAMILY**

AMP 101

Will Rogers Courts  
1620 Heyman  
Oklahoma City, OK 73108  
Units: 348

AMP 102

Oak Grove  
3301 S.W. 17<sup>th</sup> Street  
Oklahoma City, OK 73108  
Units: 288

AMP 103

Ambassador Courts  
800 S.E. 15<sup>th</sup> Street  
Oklahoma City, OK 73129  
Units: 200

AMP 104

Scattered Sites  
Units: 448

AMP 105

Fred Factory Gardens  
3901 Dunjee Blvd.  
Oklahoma City, OK 73084  
Units: 74

AMP 106

N.E. Duplexes  
2600 Martin Luther King Ave  
Oklahoma City, OK 73111  
Units: 159

## **SENIOR**

### AMP 111

Marie McGuire Plaza  
1316 N.E. 12<sup>th</sup> Street  
Oklahoma City, OK 73117  
Units: 141

Wyatt F. Jeltz  
1225 N. Kate  
Oklahoma City, OK 73117  
Units: 201

### AMP 112

Classen Senior Center  
913 N.W. 12<sup>th</sup>  
Oklahoma City, OK 73106  
Units: 100

The Towers Apartments  
135 N.W. 9<sup>th</sup> Street  
Oklahoma City, OK 73102  
Units: 138

### AMP 114

Shartel Towers  
5415 S. Shartel  
Oklahoma City, OK 73109  
Units: 201

Hillcrest Senior Center  
2325 S.W. 59<sup>th</sup> Street  
Oklahoma City, OK 73119  
Units: 101

### AMP 115

Andrews Square  
2101 S. Harvey  
Oklahoma City, OK 73109  
Units: 201

Reding Senior Center  
1000 S.W. 38<sup>th</sup> Street  
Oklahoma City, OK 73109  
Units: 101

Reding Annex  
Units: 10

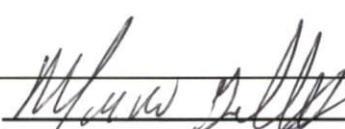
# DISCLOSURE OF LOBBYING ACTIVITIES

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

<b>1. Type of Federal Action:</b> <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		<b>2. Status of Federal Action:</b> <input checked="checked" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		<b>3. Report Type:</b> <input checked="checked" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____	
<b>4. Name and Address of Reporting Entity:</b> <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: _____  Congressional District, if known: 5			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>   Congressional District, if known: _____		
<b>6. Federal Department/Agency:</b> Department of Housing and Urban Development			<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: _____		
<b>8. Federal Action Number, if known:</b>			<b>9. Award Amount, if known:</b> \$ _____		
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI): _____			<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI): _____		
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature:  Print Name: Mark W. Gillett Title: Executive Director Telephone No.: 405-239-7551 Date: 09/28/23		
<b>Federal Use Only:</b>					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

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

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

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

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

# Certification of Payments to Influence Federal Transactions

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

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Oklahoma City Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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

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

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

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

Mark W. Gillett

Title

Executive Director

Signature

Date (mm/dd/yyyy)

9/28/2023

**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*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 X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 01/2024, 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 has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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.
4. 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.
5. 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.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing 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 by maintaining records reflecting these analyses and actions.
7. For PHA Plans 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 2010-25);
  - 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 a 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 a 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).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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<sup>1</sup>.
17. 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).
18. 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.
19. 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.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

<sup>1</sup>OCHA received information regarding potential non-compliance within our Public Housing Program with HUD's Lead Safe Housing Rule (LSHR) and EPA's Renovation, Repair, and Painting (RRP) Rule. OCHA is reviewing the extent of non-compliance and will continue to evaluate progress towards ongoing compliance.

Oklahoma City Housing Authority  
PHA Name

OK002  
PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2024

☒ 5-Year PHA Plan for Fiscal Years 2024 - 2028

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

Rocky Chavez

Title

Chair of the Board of Commissioners

Signature



Date

9/28/23

**Civil Rights Certification**  
**(Qualified PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 02/29/2016

**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, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency 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 by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Oklahoma City Housing Authority  
\_\_\_\_\_  
PHA Name

OK002  
\_\_\_\_\_  
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  
Rocky Chavez

Signature



Title  
Chair of the Board of Commissioners

Date 9/28/2023

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**Oklahoma City  
Housing Authority  
Resident Council Meeting**

**May 15, 2023  
2:00 PM**

**Shartel PACE Center  
5415 S. Shartel Ave.  
Oklahoma City, OK 73109**

**Agenda:**

**Welcome and Introductions**

**Comments from the Executive Director**

**Annual Plan Update**

**Resident Participation Funds/Budget**

**HUD HOTMA Changes**

**Development Update**

**\*Light pre-packaged refreshments will be served**

## RESIDENT COUNCIL MEETING

Shartel Towers PACE Center

May 15, 2023

2:00 p.m.

The meeting was called to order at 2:09 p.m. by Frank Miller, Director of Public Housing.

Mr. Miller welcomed and thanked the resident council for attending the meeting on behalf of the Executive Director, who was unable to attend. There was an introduction of OCHA staff present.

### Staff in Attendance

- Daniel Flanagan-Chief of Security
- Spencer Matheny- Director of Tech Services
- Laura Gregory-Director of Resident Services
- Kassy Malone- Director of Real Estate Development and Planning
- Adelola Taiwo-Assistant Director of Public Housing
- Angela Dawson- Executive Office Administrator
- Claudia Jernigan- Manager Coordinator
- Matt Mills- Assistant Executive Director-Operations
- Frank Miller- Director of Public Housing

### Resident Council Members in Attendance

- Bryan Baxter- Classen
- Rhonda Hollis- Candle Lake
- Henry Jones- Will Rogers Courts
- James Hudson- President, Scattered Sites
- Janice Beamon- Jeltz
- Rose Mason- McGuire
- Markus Barber- Scattered Sites
- Karen Shepherd- Danforth

Matt Mills, reminded the council of the upcoming Annual Plan that will be due by October 15, 2023. HUD requires resident council be a part of the annual plan process with their questions and comments. Mr. Mills handed out a comment form for them to fill out and return to their manager. First step is preparing the draft, scheduled to start this summer, followed by the review of the actual draft in September for review comments.

Development Update was given by Kassy Malone. Funding for Creston Park has been secured and closing on financing to start lath this summer or early fall. Demolition will occur on NE 28<sup>th</sup> and 29<sup>th</sup> Street. OCHA received a \$1.5 million pre-development loan for RAD conversion of Oak Grove and to close in about a year to begin rehabilitation and construction in 2024. Additionally, a RAD application has been submitted for Reding Senior Center and Hillcrest Senior Center, which will be a straight RAD conversion, no major rehabilitation is planned at this time.

The Oklahoma City Housing Authority (OCHA) was awarded MAPS4 Homelessness Program, which allows the PHA to get gap funding to close on projects and rehab all of its Public Housing

portfolio properties, plus add five hundred (500) units for Permanent Supportive Housing (PSH) for individuals experiencing homelessness, and create one hundred fifty (150) work force housing units in high opportunity areas, for individuals and families who make more than the 80% median income.

On April 4, 2023 HUD issued the Choice Neighborhoods Planning Grants Notice of Funding Opportunity. OCHA is applying for this grant in the amount of \$500,000 to go towards the development of a comprehensive neighborhood revitalization strategy plan for activities, rehab and to reconstruct Will Rogers Courts. Overall improving the transformation of the surrounding neighborhood to create positive outcomes for families in services, public assets, transportation, education and learning programs and employment opportunities to access jobs.

Over the next four (4) months Mr. Miller will meet with each council member individually to talk about Resident Participation Funds and Budget. The Council was instructed to make a list of items they desire to see areas of improvements that the funding could go towards.

The Housing Opportunity through Modernization Act of 2016 (HOTMA) release recent changes that effects how the PHA deals with over income families rent calculation and reviews. Most of the changes will take effect January 1, 2024.

Meeting was open to resident council for questions and/or concerns. (Attached on a separate sheet of paper)

Meeting adjourned at 3:01 p.m.  
ad

## RESIDENT COUNCIL MEETING QUESTIONS AND COMMENTS

Shartel Towers PACE Center

May 15, 2023

2:00 p.m.

1. Scattered Sites homes used to have trees and fences separating certain areas, will the new area for Creston Park have similar separation constructs and fences?  
No, due to being unable to maintain the fences and HUD findings, OCHA was instructed years ago for the removal of fences at Scattered Sites properties.

2. How much of gap funding?  
\$2 million for Creston Park was approved recently, the total GAP funding secured so far for Phase 1 is; \$1.5 million in Capital Magnet Funds, \$80,000 in HOME funds and \$2 million from ARPA.

We are in the final approval process for additional \$1.5 million Tax Increment Financing (TIF) in gap funding for Oak Grove.

3. Will the gap funding be used for the beautification of the properties?  
Yes, once we close on construction financing for rehab activities and new construction activities. Oak Grove rehab will include interiors, replace exterior siding and roofs, rehab and build a new office, head start building, and education center.

4. When will Candle Lake begin renovation?  
Candle Lake was a straight conversion with minor repairs for accessible units (1-2 years until full rehab.

5. What about the ongoing maintenance problems?  
Management should be taking care of those problems now. We recently signed a quote for the chillers to be repaired at Candle Lake.

6. McGuire is getting a new elevator system, but with one working, residents are having accidents on themselves waiting to reach the restroom on the upper floors. Can the lobby restroom reopen?  
Our goal is to eventually reopen all our ground floor restrooms and remodel.

7. Are you saying the Choice Neighborhoods grant will help the neighborhood?  
The grant project area includes the larger neighborhood of Stockyards/Rotary Park. If awarded the grant will begin the planning process for the entire project area. A large portion of the planning process will be building the neighborhood involvement and increasing partnerships for Will Rogers Courts. A 2<sup>nd</sup> grant opportunity called the Choice Neighborhood Implementation Grant can be used to implement the plan throughout the neighborhood and revitalize Will Rogers Courts and the Stockyards/Rotary Park Neighborhood.

8. Will you be looking in the future to do other neighborhoods?  
Possibly, if awarded funding.

9. Will you be doing exercise amenities, parks and sidewalks?

Yes, with any redevelopment we try to include amenities, additional parks, streets and sidewalks.

10. Does the amount of acres matter?

Depends, the amount of space/acres dictates what we can do and our typical site is nothing less than 1 acre.

11. In those programs, most housing construction is for seniors. What about for young people, teaching them to maintain and not to destroy the development?

Our strategic plan for investment includes both Family vs. Senior properties, we try to find a balance when we are scheduling projects, project costs and budgets weighted against available funding determines the project phasing. Our goal with any redevelopment involves the inclusion of services for residents. These services can either be on-site or in a community center nearby; one of the services we intend to offer is how to improve communications and teach life skills (how to be a good neighbor).

12. We used to have a counselor, computer lab services, coordinators and assistance. Can we get something like that back?

Yes, get with your Service Coordinator who can find resources and transportation. Also Resident Services can look into finding services to help make partnerships to visit onsite.

13. Will Danforth remain a 62+ senior property?

Yes

14. Will the new development include security lighting inside and around the building?

Candle Lake and Danforth are approved and will receive additional lighting within next 6 months.

The council, thanked OCHA security for being onsite at the senior sites at the beginning of the month when a lot of residents receive their checks, making them to feel safe and secure.

15. At Danforth, people entering the building behind others/tailgating. Can there be some kind of security push button/outside ringer notification?

Will have some discussion on that.

16. Parking spaces at Danforth are being occupied by nonresidents who go walking along the trail behind the building, several complaints made, what can be done?

Notify your manager and or call security. Security can remove the vehicle, only after 3 days of notifying the owner; in the meantime a warning sticker can be issued.

17. Why can't the gate at Jeltz go all around the property, to the west side also so residents can feel more secure from crimes?

Having it fully gated will not prevent crimes and from past experiences, it increases it, but there are cameras for us to see and catch those individuals, so residents can feel more secure.

18. Scattered Sites is dealing with homeless people.

It is an issue at every development.

19. Have keys been taken away from the MRs? And is it permanent?

Yes, MRs do not need keys to all residents units.

20. At Danforth, a lot of residents are talking about a thermostat upgrade so we can have our own access to set it. If after renovations, could side handrail to hallway walls be added also.

We can look at including those updates when we begin the planning process for the larger renovation in 1-2 years.

21. McGuire's pet policy used to be \$100 deposit and weight 15lbs limit. I receive several complaints about new residents not paying the deposit, it increased to \$200 and service animals of all kinds of dog breeds, exceeding the weight limit living in the building. They're animal are not being controlled and what is the size limit for service animals?

Residents should be having their pets and or service animals under control; however with service animals there is no weight limit or deposit requirements. The pet deposit is \$200.

22. Will we be notified of the next meeting?

Yes, it will be in September.

23. What about the Budget Committee meeting?

Our last meeting was back in March.

**Oklahoma City  
Housing Authority  
Resident Council Meeting**

**September 5, 2023  
2:00 PM**

**OCHA Annex Conference Room  
1800 Northeast Fourth Street  
Oklahoma City, OK 73117**

**Agenda:**

**Welcome and Introductions**

**Comments from the Executive Director**

**Review 2024 Annual Plan Draft a**

**Review 5 Year Capital Fund Action Plan**

**Review Significant Amendment to 2023 Annual Plan**

**Vote on Demo/Dispo Amendment language**

**Development Update**

**Resident Participation Funds/Budget**

**\*Light pre-packaged refreshments will be served**

RESIDENT COUNCIL MEETING

ANNEX Conference Room

September 5, 2023

2:00 p.m.

The meeting was called to order at 2:03 p.m. by Frank Miller.

OCHA staff in attendance – Mark Gillett- Executive Director, Greg Shinn, Asst. Executive Director for of Development, Thomas Henderson-Asst. Executive Director of Finance and Human Resources, Benjamin Steffer-Chief of Security, Trish Bryant- Director of Finance, Richard Marshall-Director of HCV Program, Rick Toney- Director of Asset Management, Kassy Malone- Director of Real Estate, Matt Mills- Asst. Executive Director of Operations, Frank Miller- Director of Public Housing, Spencer Matheny- Director of Tech Services, Josh Newlun – Asst. Director of Tech Services, Lacy McClain- Asst. Director of Resident Services, Claudia Jernigan-Housing Manager Coordinator and Martasha Winston-Administrative Asst. for Public Housing.

Resident Council Members in attendance – Robert Johnson-Candle Lake, Janice Beamon-Jeltz, Rose Mason-McGuire, James Hudson-Scattered Sites, Bryan Baxter-Classen, Juanita Mock-Hillcrest, Karen Shepherd-Danforth, Cora Tate-Danforth, Henry Jones-Will Rogers Courts, and Rhonda Hollis- Candle Lake.

Mr. Gillett welcomed and thanked everyone for attending the meeting following introduction of all present to discuss the updates of the 2024 Annual Plan, Significant Amendment to 2023 Annual Plan, Capital Fund 5 Year Action Plan, Development Update and Resident Participation Funds/Budget.

Mr. Mills– Gave a PowerPoint presentation overview update on the Oklahoma City Housing Authority's (PHAs) 2024 Annual and Five-Year Plan, 2023 Significant Amendment.

Mr. Mills- shared the progress that OCHA has completed over the past year. That includes:

- Danforth and Candle Lake converted under RAD in December 2022.
- PH participation in the NSPIRE Demonstration Program – all Public Housing properties have been inspected as part of this demonstration during 2022 and 2023
- parking lot improvements at Hillcrest – completed in 2023
- Phased boiler update at Will Rogers Courts- started in 2023
- Updating of building elevators at Marie McGuire Plaza – 50% completed as of August 2023
- Painting Exterior building surfaces at Jeltz and Shartel- will be going out for re-bid soon
- Sidewalk improvements and resident mailboxes at Reding – completed
- Replacement of refrigerators and ranges (McGuire, Jeltz, Classen, Shartel, Hillcrest, Reding, Andrews) – on-going
- Carbon monoxide detector installations at AMP's 111, 112, 114, 115 – completed
- Rooftop HVAC unit replacement for office and community center at Ambassador-completed
- Cooling tower repair/replacement for Andrews- completed

Mr. Mills went over some of the planned projects over the next year or so that the authority hopes to be doing soon. That includes:

- Security lighting upgrades at Ambassador and Fred Factory
- Security lighting and entry key card improvements for Senior Sites
- Updating of building elevators at Shartel
- Landscaping and decorative fencing improvements for Jeltz and McGuire
- Replacement of automatic entry doors at Jeltz and McGuire
- Repairs/Replacement of mechanical systems equipment for The Towers
- Parking lot and exterior building repairs for Shartel
- Replacement of storefront windows, building signs for Andrews
- New monument signage is being planned for Shartel Towers, Wyatt F. Jeltz, Fred Factory, and Marie McGuire Plaza.
- New Interior mailboxes are being planned for Shartel Towers.
- Sanitary Sewer and Storm water improvements are being planned at Wyatt F. Jeltz Senior Center.
- Physical Needs Assessments are being planned at multiple locations.

Mr. Mills updated the council on two initiatives below:

- OCHA in conjunction with CEC, Homeless Alliance, PIVOT, Mental Health Association of Oklahoma, was awarded the administration of the Oklahoma City Council for Metropolitan Area Projects Plan (MAPS 4) Homelessness Program, to address homelessness and affordable housing. MAPS 4 Homelessness Program includes the provision of \$57.7 million for affordable housing to be allocated over 10 years. OCHA received the first allocation of \$10.7 million in March 2023.
- OCHA submitted a FY23 Choice Neighborhood Initiative Planning Grant Application in conjunction with the City of Oklahoma City (co-applicant) for the 348-unit Will Rogers Courts Apartments and Stockyards/Rotary Park Neighborhood in June 2023.

Mr. Mills provided an update on the 2023 Significant amendment. OCHA is submitting a Significant Amendment due to updated language under Demolition and/or disposition of two scattered site units (1017 N.E. 16<sup>th</sup> and 2209 N. Bath). No additional changes were made to the 2023 Annual Plan. This has previously been approved by the Resident Council to dispose these two properties to the Community Enhancement Corporation (CEC). CEC is OCHA's non-profit and development instrumentality. CEC is now going to sell those units, instead of keeping them for low-income residents. CEC will use the proceeds from the sale to further our mission and work in Affordable Housing.

Mr. Mills also explained to the council how to review the Capital Fund 5 Year Action Plan tables on the website. A copy of the Annual Plan is available for viewing in our Central Office and via our website [www.ochanet.org](http://www.ochanet.org). The plan is due to HUD by October 15, 2023. Residents are

welcome to submit commentary up until September 22, 2023. Please turn in the survey form to your manager.

Kassy Malone provided updates in regards to the Strategic Investment Plan and RAD Portfolio Conversion . Public housing will be redeveloped and converted to a section 8 project-based voucher. During this time, both Hillcrest and Reding have been issued a CHAP. Per our previous conversation, we were initially planning to have the residents of Hilcrest/Reding to sign a new lease this year (November 2023), however, due to a delay, this has been pushed back to the summer of 2024. Ms. Malone also mentioned that the scattered sites (1017 N.E. 16<sup>th</sup> and 2209 N. Bath) will be transferred from OCHA to CEC. (Residents will still pay 30% of their income toward rent.) Ms. Malone gave an update on the CNI Planning Grant Application that was submitted for the Stockyards City/Rotary Park Neighborhood. This would allow for the development of a transformation plan for Will Rogers Courts and surrounding neighborhood. If awarded this would be a 2-year planning timeframe. We will be notified of awardees in October – November of this year. In regards to Creston Park, the redevelopment of the NE Duplexes; 95 units have been approved for Section 18 Disposition along 28<sup>th</sup> and 29<sup>th</sup> St. at this time. The property will consist of both mixed income and mixed-use units. Ms. Malone briefly mentioned THRIVE and explained that this is currently on hold. More information will be provided during the next meeting. The meeting was handed back over to Mr. Miller.

Mr. Miller explained that a vote for disposition by resident council was required as it pertains to decisions about the sale or disposition of properties within the housing community. This vote is needed to ensure that the residents who live in that community have a say in important decisions that may affect their living conditions and the future of their housing situation. Motion was made by Henry Jones and second by Karen Shephard.

**Vote Count:**

Approved: 7

Disapproved: 0

Mr. Miller also discussed the Resident Participation funds. Mr. Miller discussed that he had made site visits to meet with some of the representatives to discuss the use of Resident Participation Funds at their site and hopes to meet with the remaining sites over the new few weeks.

Meeting opened up for comments and questions:

- What exactly can the Resident Participation money be used for?
- How can resident council be more organized? Robert Johnson further explained that he believes more meet-ups should be conducted so that all council members can become more acquainted with one another. He also mentioned that it would be best to have more meetings in regards to issues on one another's properties.
- Can a list of the council members be sent to all managers? Often time's council members visit other sites, and are not acknowledged or recognized by managers. Despite informing managers who they are, possibly a badge or notice would help.
- Can we think about starting a newsletter and possibly more regularly scheduled meetings?

The meeting ended at 2:49 p.m.

2023 Annual Plan Meeting & Public  
Hearing  
Oak Grove  
September 25, 2023  
10:00 am

Public Hearing

PRINT NAME

SIGNATURE

Rick Toney

Greg Shihn

Matt Mills

Wanda Jernigan

Ben Steffer

Sonya Watkins

Nalshita Glaw

Harriet Gangloff

Adriana Hernandez R.

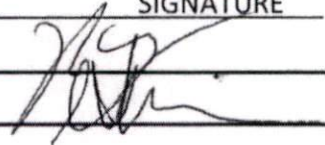
ESTHER HANKERSON

Amber

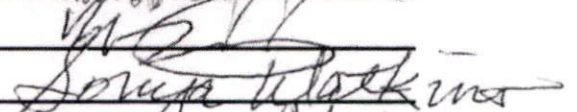
Dan

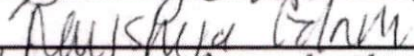
Chad Bonds

Augustine Bonds



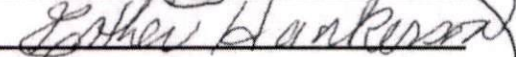














Capital Fund Program - Five-Year Action Plan

Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AMBASSADOR COURTS (OK002002012)			\$587,298.66
	New vehicles - Capital Funds Inspectors (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	New vehicles for Capital Funds Project Inspectors		\$30,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	Operations(Operations (1406))	Operations		\$129,286.12
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$63,750.54
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$33,564.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Architect/Engineer for plans/specifications to Replace Geothermal Units (Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications to Replace Geothermal Units		\$50,000.00
	Architect/Engineer to develop Physical Needs Assessment (Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications for Key Control Systems		\$55,940.00
	Install Access Entry Control System((Non-Dwelling Interior (1480)-Other)	Install Key Control Systems		\$100,000.00
	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors ,Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (nonroutine),Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing)	Interior & exterior modernization of units		\$123,758.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WILL ROGERS COURTS (OK002002001)			\$2,498,870.63
	Mechanical system update Phase II(Non-Dwelling Construction - Mechanical (1480)-Central Boiler, on-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Mechanical system update Phase II		\$559,395.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	Operations(Operations (1406))	Operations		\$229,068.49
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$63,750.54
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$15,656.60
	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing)	Interior & exterior modernization of units		\$300,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Purchase vehicles for Capital Funds Inspectors (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Purchase vehicles for Capital Funds Inspectors		\$30,000.00
	Basement Security Access Updates (Non-Dwelling Interior (1480)-Other)	Basement Security Access Updates		\$200,000.00
	Install Access Entry Control System((Non-Dwelling Interior (1480)-Other)	Install Key Control Systems		\$100,000.00
	Hot Water Storage Tank Replacement (Non-Dwelling Interior (1480)-Plumbing)	Replace hot water storage tank		\$500,000.00
	Cold Water Shut-off Valve Phase I (Non-Dwelling Interior (1480)-Plumbing)	Replace cold water shut-off valves		\$500,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	OAK GROVE (OK002002007)			\$502,055.14
	Resident accommodations (Dwelling Unit-Interior (1480)-Other)	Resident accommodations/updates for accessibility		\$10,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	Operations(Operations (1406))	Operations		\$186,304.62
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$63,750.52
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$1,000.00
	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors ,Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (nonroutine),Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing)	Interior & exterior modernization of units		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Replace Plumbing Lines System(Dwelling Unit-Interior(1480)-Plumbing)	Update/Replace Plumbing Lines System		\$45,000.00
	Replace Electrical System(Dwelling Unit Exterior(1480)- Exterior Lighting, Dwelling Unit Interior(1480)- Electrical, Dwelling Unit-Site Work(1480)- Electric Distribution)	Update/Replace Electrical System		\$45,000.00
	Replacement of roofs(Dwelling Unit-Exterior (1480)-Roofs)	Replacement of Roofs		\$50,000.00
	Exterior repairs (Dwelling Unit-Exterior (1480)-Carports-Surface Garage, Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Exterior (1480)-Foundations, Dwelling Unit-Exterior (1480)-Gutters-Downspouts, Dwelling Unit-Exterior (1480)-Landings and Railings, Dwelling Unit-Site Work (1480)-Asphalt-Concrete-Paving)	Exterior repairs		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (OK002002013)			\$740,630.53
	New vehicles - Capital Funds Project Inspectors(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	New vehicles - Capital Funds Project Inspectors		\$30,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	Operations(Operations (1406))	Operations		\$291,722.53
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$63,750.00
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$39,158.00
	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (nonroutine),Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing)	Interior & exterior modernization of units		\$215,000.00
	Install Access Entry Control System((Non-Dwelling Interior (1480)-Other)	Install Access Entry Control Systems		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FRED FACTORY GARDENS (OK002002014)			\$385,622.71
	New vehicles - Capital Funds Project Inspectors(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	New vehicles - Capital Funds Project Inspectors		\$30,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	Operations(Operations (1406))	Operations		\$47,902.17
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$63,750.54
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$27,970.00
	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors ,Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (nonroutine),Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing)	Interior & exterior modernization of units		\$115,000.00
	Install Access Entry Control System((Non-Dwelling Interior (1480)-Other)	Install Key Control Systems		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THE TOWERS APARTMENTS (OK002002809)			\$454,147.18
	New vehicles - Capital Funds Project Inspectors(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	New vehicles - Capital Funds Project Inspectors		\$30,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	Operations(Operations (1406))	Operations		\$154,646.10
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$127,501.08
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$15,000.00
	Install Key Control System((Non-Dwelling Interior (1480)-Other)	Install Key Control Systems		\$100,000.00
	Resident accommodations (Dwelling Unit-Interior (1480)-Other)	Resident accommodations/updates for accessibility		\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SHARTEL TOWERS (OK002002011)			\$1,049,922.03
	New vehicles - Capital Funds Project Inspectors(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	New vehicles - Capital Funds Project Inspectors		\$30,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	Operations(Operations (1406))	Operations		\$195,420.95
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$127,501.08
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$10,000.00
	Architect/Engineer for plans & specifications to Review Laundry Drain Lines at Shartel (Contract Administration (1480)-Other Fees and Costs)	Architect for plans & specifications to Review Laundry Drain Lines at Shartel		\$35,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Replace drain lines at Shartel(Non-Dwelling Interior (1480)-Other, Non-Dwelling Interior (1480)- Plumbing, Non-Dwelling Site Work (1480)-Storm Drainage)	Replace drain lines at Shartel		\$300,000.00
	Install Key Control System((Non-Dwelling Interior (1480)-Other)	Install Key Control Systems		\$100,000.00
	RAD at Shartel( RAD Funds Pre-Closing (1480))	RAD at Shartel		\$250,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ANDREWS SQUARE (OK002002018)			\$681,366.33
	New vehicles - Capital Funds Project Inspectors(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	New vehicles - Capital Funds Project Inspectors		\$30,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	Operations(Operations (1406))	Operations		\$201,885.25
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$127,501.08
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$19,980.00
	RAD at Andrews(RAD Funds Pre-Closing (1480))	RAD at Andrews		\$300,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JELTZ SENIOR CENTER (OK002002425)			\$1,387,658.25
	New vehicles - Capital Funds Project Inspectors(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	New vehicles - Capital Funds Project Inspectors		\$30,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	Operations(Operations (1406))	Operations		\$221,278.17
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$127,501.08
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$45,000.00
	Install Key Control System((Non-Dwelling Interior (1480)-Other)	Install Key Control Systems		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Resident accommodations (Dwelling Unit-Interior (1480)-Other)	Resident accommodations/updates for accessibility at both sites		\$27,970.00
	Architect/Engineer for plans/specifications to Replace Windows at McGuire (Contract Administration (1480)-Other Fees and Costs)	Architect to Replace Windows at McGuire		\$83,909.00
	Architect/Engineer for plans/specifications to Update/Repair Elevators(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications to Update/Repair Elevators		\$50,000.00
	Elevator(Non-Dwelling Interior(1480)-Other)	Install Elevators		\$700,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WILL ROGERS COURTS (OK002002001)			\$2,466,799.79
	Mechanical system update Phase III(Non-Dwelling Construction - Mechanical (1480)-Central Boiler, on-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Mechanical system update Phase III		\$842,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	Operations(Operations (1406))	Operations		\$258,074.99
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$69,063.08
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$13,059.72

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Architect/Engineer for plans/specifications to Replace Plumbing Lines System(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications to Replace Plumbing Lines System		\$50,000.00
	Replace Plumbing Lines System(Dwelling Unit-Interior(1480)-Plumbing)	Update/Replace Plumbing Lines System		\$150,000.00
	Architect/Engineer for plans/specifications to Repair Electrical System(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications to Update/Replace Electrical System		\$50,000.00
	Replace Electrical System(Dwelling Unit Exterior(1480)- Exterior Lighting, Dwelling Unit Interior(1480)-Electrical, Dwelling Unit-Site Work(1480)- Electric Distribution)	Repair Electrical System		\$150,000.00
	Security lights & cameras Phase I(Dwelling Unit-Exterior(1480)- Exterior Lighting, Dwelling Unit Interior(1480)-Other)	Install security lights & cameras Phase I		\$390,000.00
	Architect/Engineer for plans/specifications to Replace Roofs(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications to Replace Roofs		\$50,000.00
	Architect/Engineer for plans/specifications to develop Physical Needs Assessment (Contract Administration (1480)-Other Fees and Costs)	Architect for to develop Physical Needs Assessment		\$60,000.00
	Architect/Engineer for plans/specifications New Parking at Will Rogers (Contract Administration (1480)-Other Fees and Costs)	Architect to design new parking lot at Will Rogers per City OKC requirements		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Parking Lot Repair/Upgrade- Dumpster Concrete Pads(Dwelling Unit-Site Work (1480) - Parking,(Dwelling Unit-Site Work (1480) - Asphalt-Concrete-Paving)	Repair parking lot & dumpster concrete pads at Will Rogers		\$100,000.00
	Resident accommodations (Dwelling Unit-Interior (1480)-Other)	Resident accommodations/updates for accessibility		\$80,000.00
	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors ,Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (no routine),Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing)	Interior & exterior modernization of units		\$153,602.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AMBASSADOR COURTS (OK002002012)			\$841,864.34
	Architect/Engineer for to Install Security Cameras & Lights (Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for to Install Security Cameras & Lights		\$45,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	Operations (Operations (1406))	Operations		\$145,861.26
	Administrative fees (Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$69,063.08
	Inspection fees (Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$15,000.00
	Interior & exterior modernization (Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (nonroutine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing)	Interior & exterior modernization of units		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Security lights & cameras Phase I(Dwelling Unit-Exterior(1480)- Exterior Lighting, Dwelling Unit Interior(1480)-Other)	Install security lights & cameras		\$155,940.00
	Architect/Engineer for plans/specifications to Replace Plumbing Lines System(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications to Update/Replace Plumbing Lines System		\$50,000.00
	Architect/Engineer for plans/specifications to Replace Electrical System(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications to Update/Replace Electrical System		\$50,000.00
	Resident accommodations (Dwelling Unit-Interior (1480)-Other)	Resident accommodations/updates for accessibility		\$10,000.00
	Architect/Engineer for plans/specifications to Replace Roofs(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications to Replace Roofs		\$50,000.00
	Replace Roofs(Non-Dwelling Exterior(1480)-Roofs)	Replace Roofs		\$150,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (OK002002013)			\$515,749.07
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	Operations(Operations (1406))	Operations		\$328,685.11
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$69,063.08
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$16,000.00
	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (nonroutine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing)	Interior & exterior modernization of units		\$101,000.88

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FRED FACTORY GARDENS (OK002002014)			\$509,932.30
	Architect/Engineer for to develop Physical Needs Assessment (Contract Administration (1480)-Other Fees and Costs)	Architect for to develop Physical Needs Assessment		\$50,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	Operations(Operations (1406))	Operations		\$53,869.22
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$69,063.08
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$16,000.00
	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (nonroutine),Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing)	Interior & exterior modernization of units		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Architect/Engineer for plans/specifications to Install HVAC System (Contract Administration (1480)- Other Fees and Costs)	Architect for plans/specifications to Install HVAC System		\$50,000.00
	Architect/Engineer for plans/specifications to Parking Lot Repairs, Concrete Replace, Resurfacing & Restriping (Contract Administration (1480)- Other Fees and Costs)	Architect/Engineer for plans/specifications to Parking Lot Repairs, Concrete Replace, Resurfacing & Restriping		\$35,000.00
	Parking Lot Repairs, Concrete Replace, Resurfacing & Restriping (Dwelling Unit-Site Work (1480)-Parking)	Parking Lot Repairs, Concrete Replace, Resurfacing & Restriping		\$50,000.00
	Architect/Engineer for plans & specifications to Update/Replace Unit Windows(Dwelling Exterior (1480)- Other Fees and Costs)	Architect/Engineer for plans & specifications to Update/Replace Unit Windows		\$35,000.00
	Architect/Engineer for plans & specifications to Paint Exterior of Building(Dwelling Exterior (1480)-Other Fees and Costs)	Architect/Engineer for plans & specifications to Paint Exterior of Building		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JELTZ SENIOR CENTER (OK002002425)			\$1,464,114.34
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$20,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	Operations(Operations (1406))	Operations		\$249,290.17
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$138,126.17
	Replace wrought-iron fencing & both sites(Non-Dwelling Site Work(1480)-Fencing)	Replace wrought-iron fencing & both sites.		\$300,000.00
	Interior painting/flooring of all units at both sites Phase I(Dwelling Unit-Interior(1480)-Interior Painting(non-routines),Dwelling Unit-Interior(1480)-Flooring(non-routines)	Interior painting/flooring of all units at both sites Phase I		\$400,000.00

FORM HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THE TOWERS APARTMENTS (OK002002809)			\$563,330.93
	Update Sprinkler System (Non-Dwelling Construction-Mechanical (1480)- Fire Suppression System	Update Sprinkler System		\$34,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	Operations(Operations (1406))	Operations		\$174,204.76
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$138,126.17
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$15,000.00
	Architect/Engineer or plans & specifications to Update automatic doors(Contract Administration (1480)-Other Fees and Costs)	Architect for plans & specifications to Update automatic doors		\$50,000.00
	Update automatic doors (Non-Dwelling Exterior (1480)-Doors)	Update automatic doors		\$150,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SHARTEL TOWERS (OK002002011)			\$1,090,244.08
	Architect/Engineer for plans/specifications to Update/Repair Elevators(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications to Update/Repair Elevators		\$50,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	Operations(Operations (1406))	Operations		\$220,117.91
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$138,126.17
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$30,000.00
	Elevator(Non-Dwelling Interior(1480)-Other)	Install Elevators		\$500,000.00

FORM HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ANDREWS SQUARE (OK002002018)			\$835,537.15
	Update automatic doors (Non-Dwelling Exterior (1480)-Doors)	Update automatic doors		\$150,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	Operations(Operations (1406))	Operations		\$227,410.98
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$138,126.17
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$18,000.00
	Architect/Engineer or plans & specifications to Update automatic doors(Contract Administration (1480)-Other Fees and Costs)	Architect for plans & specifications to Update automatic doors		\$50,000.00

Work Statement for Year	2	2025
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FORM HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WILL ROGERS COURTS (OK002002001)			\$1,255,056.39
	Replace roofs Phase I(Non-Dwelling Exterior(1480)-Roofs)	Replace roofs Phase I		\$163,915.60
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	Operations(Operations (1406))	Operations		\$258,074.99
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$69,063.08
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$30,000.00
	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (nonroutine),Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing)	Interior & exterior modernization of units		\$250,000.00
	Repair Tuck pointing Phase II(Non-Dwelling Exterior (1480)-Tuck Pointing)	Repair Tuck pointing Phase II		\$483,002.72

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AMBASSADOR COURTS (OK002002012)			\$760,924.34
	Purchase New Appliances(Dwelling Unit-Interior(1480)-Appliances)	Purchase New Appliances		\$80,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	Operations(Operations (1406))	Operations		\$145,861.26
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$69,063.08
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$15,000.00
	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors ,Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (nonroutine),Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing)	Interior & exterior modernization of units		\$100,000.00

FORM HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (OK002002013)			\$734,016.19
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	Operations(Operations (1406))	Operations		\$328,685.11
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$69,063.08
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$33,000.00
	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (nonroutine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing)	Interior & exterior modernization of units		\$302,268.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FRED FACTORY GARDENS (OK002002014)			\$589,932.30
	Paint Exterior of Building(Dwelling Unit-Exterior(1480)-Exterior Paint and Caulking)	Paint Exterior of Building		\$100,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	Operations(Operations (1406))	Operations		\$53,869.22
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$69,063.08
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$16,000.00
	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors ,Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (nonroutine),Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing)	Interior & exterior modernization of units		\$100,000.00

FORM HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JELTZ SENIOR CENTER (OK002002425)			\$1,634,416.34
	Interior painting/flooring of all units at both sites Phase II(Dwelling Unit-Interior(1480)-Interior Painting(non-routines),Dwelling Unit-Interior(1480)-Flooring(non-routines)	Interior painting/flooring of all units at both sites Phase II		\$415,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	Operations(Operations (1406))	Operations		\$249,290.17
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$138,126.17
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$30,000.00
	Exterior Window Upgrade at McGuire(Dwell Unit-Exterior(1480)-Windows	Exterior Window Upgrade at McGuire		\$500,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Architect/Engineer or plans & specifications to Update/Replace Generators(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer or plans & specifications to Update/Replace Generators		\$50,000.00
	Update/Replace Generators(Non-Dwelling Construction-Mechanical (1480)-Generator)	Update/Replace Generators		\$250,000.00
	Update automatic doors at both sites (Non-Dwelling Exterior (1480)-Doors)	Update automatic doors at both sites		\$279,698.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THE TOWERS APARTMENTS (OK002002809)			\$1,014,330.93
	Architect/Engineer for plans/specifications to develop Physical Needs Assessment (Contract Administration (1480)-Other Fees and Costs)	Architect for to develop Physical Needs Assessment		\$50,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	Operations(Operations (1406))	Operations		\$174,204.76
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$138,126.17
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$15,000.00
	Architect/Engineer for plans/specifications to Update/Repair Elevators(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications to Update/Repair Elevators		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Architect/Engineer for plans/specifications to Update/Replace Mechanical System(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications to Update/Replace Mechanical System		\$50,000.00
	Update Sprinkler System (Non-Dwelling Construction-Mechanical (1480)- Fire Suppression System	Update Sprinkler System		\$75,000.00
	Purchase New Appliances(Non-Dwelling Interior (1480)-Appliances	Purchase New Appliances		\$60,000.00
	Architect/Engineer or plans & specifications to Update Fire Alarm Systems(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer or plans & specifications to Update Fire Alarm Systems		\$50,000.00
	Architect/Engineer or plans & specifications to Update/replace Plumbing Lines System (Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer or plans & specifications to Update/replace Plumbing Lines System		\$50,000.00
	Repair Plumbing Lines System(Dwelling Unit-Interior (1480)-Plumbing	Repair Plumbing Lines System		\$150,000.00
	Architect/Engineer or plans & specifications to Replace Chiller and Pump Booster System(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer or plans & specifications to Replace Chiller and Pump Booster System		\$50,000.00
	Replace Chiller and Pump Booster System(Non-Dwelling Construction-Mechanical(1480)-Central Chiller, Non-Dwelling Construction-Mechanical(1480)-Other)	Replace Chiller and Pump Booster System		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SHARTEL TOWERS (OK002002011)			\$1,518,234.36
	Architect/Engineer for plans & specifications to Replace Mail Boxes (Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans & specifications to Replace Mail Boxes		\$50,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	Operations(Operations (1406))	Operations		\$220,117.91
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$138,126.17
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$10,000.00
	Replace Mail Boxes	Replace Mail Boxes		\$300,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Architect/Engineer for plans & specifications to Exterior Window Upgrade(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans & specifications to Exterior Window Upgrade		\$35,000.00
	Exterior Window Upgrade(Dwell Unit-Exterior(1480)-Windows	Exterior Window Upgrade		\$280,000.00
	Architect/Engineer for plans & specifications to Update Sprinkler Systems(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans & specifications to Update Sprinkler Systems		\$50,000.00
	Architect/Engineer for plans & specifications to Parking Lot Repairs, Concrete Replace, Resurfacing & Restriping(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans & specifications to Parking Lot Repairs, Concrete Replace, Resurfacing & Restriping		\$50,000.00
	Architect/Engineer for plans & specifications to Update/Repair Electrical Systems(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans & specifications to Update/Repair Electrical Systems		\$50,000.00
	Architect/Engineer for plans & specifications to Upgrade Bathrooms including Showers (Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans & specifications to Upgrade Bathrooms including Showers		\$50,000.00
	Architect/Engineer for plans & specifications to Update Fire Alarm Systems(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans & specifications to Update Fire Alarm Systems		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Architect/Engineer for plans & specifications to Update Automatic Doors(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans & specifications to Update Automatic Doors		\$50,000.00
	Update Automatic Doors (Non-Dwelling Exterior (1480)-Doors)	Update Automatic Doors		\$150,000.00
	Resident accommodations (Dwelling Unit-Interior (1480)-Other)	Resident accommodations/updates for accessibility		\$32,990.28

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ANDREWS SQUARE (OK002002018)			\$780,661.15
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$18,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	Operations(Operations (1406))	Operations		\$227,410.98
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$138,126.17
	Resident accommodations (Dwelling Unit-Interior (1480)-Other)	Resident accommodations/updates for accessibility		\$45,124.00
	Architect/Engineer or plans & specifications to Update/Repair Mechanical System (Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer or plans & specifications to Update/Repair Mechanical System		\$50,000.00

FORM HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WILL ROGERS COURTS (OK002002001)			\$3,148,438.48
	Trim/Remove damaged trees	Trim/Remove damaged trees		\$10,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	Operations(Operations (1406))	Operations		\$258,074.99
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$69,063.08
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$74,300.41
	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors ,Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing)	Interior & exterior modernization of units		\$350,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Landscape improvements(Non-Dwelling Site Work(1480)-Landscape)	Landscape Improvements		\$142,000.00
	Security lights & cameras Phase II(Dwelling Unit-Exterior(1480)- Exterior Lighting, Dwelling Unit Interior(1480)-Other)	Install security lights & cameras Phase II		\$300,000.00
	Replace roofs Phase II(Non-Dwelling Exterior(1480)-Roofs)	Replace roofs Phase II		\$290,000.00
	Architect/Engineer for plans/specifications to Paint Exterior Building(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications to Paint Exterior Building		\$50,000.00
	Exterior Painting Phase I(Dwelling Unit-Exterior(1480)-Exterior Paint and Caulking)	Exterior Painting Phase I		\$500,000.00
	Fencing Repair and/or Gate Installations(Non-Dwelling Site Work(1480)-Fencing)	Repair & Install Fence and Gates		\$100,000.00
	Architect/Engineer for plans/specifications to Kitchen & Bath Improvements Phase I (Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications to Kitchen & Bath Improvements Phase I		\$75,000.00
	Kitchen & Bath Improvements Phase I(Dwelling Unit-Interior(1480) Bathroom Counters and Sinks, Dwelling Unit-Interior(1480) Bathroom Flooring (non cyclical), Dwelling Unit-Interior(1480) Kitchen Cabinets, Dwelling Unit-Interior(1480) Kitchen Sinks and Faucets)	Kitchen & Bath Improvements Phase I		\$150,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Interior Lighting Upgrade(Dwelling Unit Interior(1480)-Other)	Upgrade Lighting		\$90,000.00
	Purchase New Appliances(Dwelling Unit-Interior(1480)-Appliances)	Purchase New Appliances		\$85,000.00
	Site Signage Improvements(Non-Dwelling Site Work(1480)-Signage)	Site Signage Improvements		\$50,000.00
	Architect/Engineer for plans/specifications to Structural and Foundation Improvements (Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications to Structural and Foundation Improvements		\$50,000.00
	Structural and Foundation Improvements(Dwelling Unit-Exterior(1480)-Foundations)	Structural and Foundation Improvements		\$79,000.00
	Window and Door Replacement Phase I(Dwelling Unit-Exterior(1480)-Exterior Doors, Dwelling Unit-Exterior(1480)-Windows)	Window and Door Replacement Phase I		\$75,000.00
	Repair Tuck pointing Phase III(Non-Dwelling Exterior (1480)-Tuck Pointing)	Repair Tuck pointing Phase III		\$350,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AMBASSADOR COURTS (OK002002012)			\$1,030,924.34
	Replace Geothermal Units Phase II(Non-Dwelling Construction-Mechanical(1480)-Other)	Replace Geothermal Units Phase II		\$200,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	Operations(Operations (1406))	Operations		\$145,861.26
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$69,063.08
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$15,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Repair Electrical System(Dwelling Unit Exterior(1480)- Exterior Lighting, Dwelling Unit Interior(1480)-Electrical, Dwelling Unit-Site Work(1480)- Electric Distribution)	Repair Electrical System		\$250,000.00
	Paint Exterior of Building(Dwelling Unit-Exterior(1480)-Exterior Paint and Caulking)	Paint Exterior of Building		\$300,000.00
	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors ,Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (nonroutine),Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing)	Interior & exterior modernization of units		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (OK002002013)			\$478,748.19
	Signage Improvements(Non-Dwelling Site Work(1480)-Signage)	Signage Improvements		\$20,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	Operations(Operations (1406))	Operations		\$328,685.11
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$69,063.08
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$10,000.00
	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors ,Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (nonroutine),Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing)	Interior & exterior modernization of units		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	<b>FRED FACTORY GARDENS (OK002002014)</b>			<b>\$739,932.30</b>
	Install HVAC System Phase II(Dwelling Unit-Interior(1480)-Mechanical	Install HVAC System Phase II		\$300,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	Operations(Operations (1406))	Operations		\$53,869.22
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$69,063.08
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$16,000.00
	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (nonroutine),Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing)	Interior & exterior modernization of units		\$50,000.00
	Roof Repairs Phase II(Dwelling Unit-Exterior (1480)-Roofs)	Roof Repairs Phase I		\$250,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JELTZ SENIOR CENTER (OK002002425)			\$1,173,423.53
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$85,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	Operations(Operations (1406))	Operations		\$249,290.17
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$138,126.17
	Upgrade Electrical System(Dwelling Unit Exterior(1480)- Exterior Lighting, Dwelling Unit Interior(1480)-Electrical, Dwelling Unit-Site Work(1480)- Electric Distribution)	Upgrade Electrical System		\$100,000.00
	Purchase New Appliances(Dwelling Unit-Interior(1480)-Appliances)	Purchase New Appliances		\$65,000.00

## Capital Fund Program - Five-Year Action Plan

Work Statement for Year	4	2027
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FORM HUD-50075.2(4/2008)

Work Statement for Year	4	2027
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FORM HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SHARTEL TOWERS (OK002002011)			\$590,232.61
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$9,988.53
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	Operations(Operations (1406))	Operations		\$220,117.91
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$138,126.17
	Architect/Engineer for plans/specifications to develop Physical Needs Assessment (Contract Administration (1480)-Other Fees and Costs)	Architect for to develop Physical Needs Assessment		\$35,000.00
	Architect/Engineer for plans & specifications to Update Mechanical system(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans & specifications to Update Mechanical system		\$35,000.00
	Mechanical system update(Non-Dwelling Construction - Mechanical (1480)-Central Boiler, Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Mechanical system update		\$150,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ANDREWS SQUARE (OK002002018)			\$796,541.62
	Architect/Engineer for plans/specifications to Update/Repair Elevators(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications to Update/Repair Elevators		\$50,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	Operations(Operations (1406))	Operations		\$227,410.98
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$138,126.17
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$18,000.00
	Architect/Engineer for plans/specifications Landscape at Andrews(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications Landscape at Andrews		\$31,004.47

Work Statement for Year	4	2027
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FORM HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274

FORM HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WILL ROGERS COURTS (OK002002001)			\$1,761,445.67
	Update parking at Will Rogers(Non-Dwelling Site Work(1480)-Asphalt-Concrete-Paving)	Update parking at Will Rogers per City of OKC requirement		\$500,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	Operations(Operations (1406))	Operations		\$258,074.99
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$69,063.08
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$15,000.00
	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors ,Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (nonroutine),Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing)	Interior & exterior modernization of units		\$350,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Renovation Prototypes of 2 Buildings(Dwelling Unit-Interior(1480)-Appliances, Dwelling Unit-Interior(1480)-Bathroom Counters & Sinks, Dwelling Unit-Interior(1480)-Bathroom Flooring(non cyclical), Dwelling Unit-Interior(1480)-Commodes, Dwelling Unit-Interior(1480)-Electrical, Dwelling Unit-Interior(1480)-Flooring (non routine), Dwelling Unit-Interior(1480)-Interior Doors, Dwelling Unit-Interior(1480)-Interior Painting(non routine), Dwelling Unit-Interior(1480)-Kitchen Cabinets, Dwelling Unit-Interior(1480)-Kitchen Sinks & Faucets, Dwelling Unit-Interior(1480)-Mechanical, Dwelling Unit-Interior(1480)-Other, Dwelling Unit-Interior(1480)-Plumbing, Dwelling Unit-Interior(1480)-Tubs & Showers)	Renovation Prototypes of 2 Buildings		\$348,307.60
	Architect/Engineer for plans/specifications to provide design to add on to Community Center(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications to provide design to add on to Community Center		\$10,000.00
	Community center improvements, add-on(Non-Dwelling New Construction(1480)-Community Building)	Community Center Improvements, add-on, possible Phase I		\$100,000.00
	Architect/Engineer for plans/specifications to Install Air Conditioning Phase II(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications to Install Air Conditioning Phase I		\$10,000.00
	Install air-conditioning Phase I(Dwelling Unit Interior(1480)Mechanical)	Air Conditioning Phase I		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AMBASSADOR COURTS (OK002002012)			\$280,924.34
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	Operations(Operations (1406))	Operations		\$145,861.26
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$69,063.08
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$15,000.00
	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (nonroutine),Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing)	Interior & exterior modernization of units		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (OK002002013)			\$778,748.19
	Replacement of roofs(Dwelling Unit-Exterior (1480)-Roofs)	Replacement of Roofs Phase		\$100,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	Operations(Operations (1406))	Operations		\$328,685.11
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$69,063.08
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$30,000.00
	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (nonroutine),Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing)	Interior & exterior modernization of units		\$150,000.00
	Install HVAC Systems(Dwelling Unit-Interior(1480)-Mechanical)	Install HVAC System		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FRED FACTORY GARDENS (OK002002014)			\$583,932.30
	Roof Repairs Phase II(Dwelling Unit-Exterior (1480)-Roofs)	Roof Repairs Phase II		\$100,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	Operations(Operations (1406))	Operations		\$53,869.22
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$69,063.08
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$10,000.00
	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors ,Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (nonroutine),Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing)	Interior & exterior modernization of units		\$50,000.00
	RAD at Fred Factory Gardens(RAD Funds Pre Closing(1480))	RAD at Fred Factory Gardens		\$300,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JELTZ SENIOR CENTER (OK002002425)			\$2,079,416.34
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$85,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	Operations(Operations (1406))	Operations		\$249,290.17
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$138,126.17
	Architect/Engineer for plans & specifications to Update Sprinkler Systems(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications to Update/Repair Elevators		\$50,000.00
	Update Sprinkler System (Non-Dwelling Construction-Mechanical (1480)- Fire Suppression System	Update Sprinkler System		\$200,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Boilers Replacement at Jeltz Phase II(Non-Dwelling Construction-Mechanical (1480)-Central Boiler, Non-Dwelling Construction-Mechanical (1480)-Other, Non-Dwelling Construction-Mechanical (1480)-Other-Central Chiller)	Boilers Replacement at Jeltz Phase II		\$200,000.00
	Chiller & Pump Replacement at McGuire(Non-Dwelling Construction-Mechanical (1480)-Other, Non-Dwelling Construction-Mechanical (1480)-Other-Central Chiller)	Chiller & Pump Replacement at McGuire		\$500,000.00
	Architect/Engineer for plans/specifications to Upgrade the Hydronic Heating Piping at Jeltz(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications to Upgrade the Hydronic Heating Piping at Jeltz		\$50,000.00
	Upgrade the Hydronic Heating Piping at Jeltz(Non-Dwelling Construction-Mechanical (1480)-	Upgrade the Hydronic Heating Piping at Jeltz		\$300,000.00
	Architect/Engineer for plans & specifications to Update Fire Alarm Systems(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans & specifications to Update Fire Alarm Systems		\$50,000.00
	Update Fire Alarm Systems(Non-Dwelling Construction-Mechanical(1480)-Security-Fire Alarm, Non-Dwelling Construction-Mechanical(1480)-Smoke/Fire Detection)	Update Fire Alarm Systems		\$255,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THE TOWERS APARTMENTS (OK002002809)			\$1,024,330.93
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$15,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	Operations(Operations (1406))	Operations		\$174,204.76
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$138,126.17
	Update/replace Mechanical System(Non-Dwelling Interior(1480)-Mechanical)	Update/replace Mechanical System		\$100,000.00
	Elevator(Non-Dwelling Interior(1480)-Other)	Install Elevators		\$500,000.00

FORM HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SHARTEL TOWERS (OK002002011)			\$630,244.08
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$5,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	Operations(Operations (1406))	Operations		\$220,117.91
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$138,126.17
	Purchase New Appliances(Non-Dwelling Interior (1480)-Appliances	Purchase New Appliances		\$15,000.00
	Update Sprinkler System (Non-Dwelling Construction-Mechanical (1480)- Fire Suppression System	Update Sprinkler System		\$50,000.00

FORM HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ANDREWS SQUARE (OK002002018)			\$1,148,530.15
	Elevator(Non-Dwelling Interior(1480)-Other)	Install Elevators		\$450,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	Operations(Operations (1406))	Operations		\$227,410.98
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$138,126.17
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$10,000.00
	Architect/Engineer for plans & specifications for Parking Lot Repairs, concrete replace, resurfacing & restriping(1480)-Other Fees and Costs)	Architect/Engineer for plans & specifications for Parking Lot Repairs, concrete replace, resurfacing & restriping		\$40,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Parking Lot Repairs, concrete replace, resurfacing & restriping(Dwelling Unite-Site Work (1480)-Parking, Dwelling Unite-Site Work (1480)-Asphalt-Concrete-Paving)	Parking Lot Repairs, concrete replace, resurfacing & restriping		\$100,000.00
	Purchase New Appliances(Non-Dwelling Interior (1480)-Appliances	Purchase New Appliances		\$10,993.00
	Architect/Engineer for plans & specifications to Update Fire Alarm Systems(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans & specifications to Update Fire Alarm Systems		\$35,000.00
	Update Fire Alarm Systems(Non-Dwelling Construction-Mechanical(1480)-Security-Fire Alarm, Non-Dwelling Construction-Mechanical(1480)-Smoke/Fire Detection)	Update Fire Alarm Systems		\$50,000.00
	Architect/Engineer for plans & specifications to Update Sprinkler Systems(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans & specifications to Update Sprinkler Systems		\$35,000.00

Capital Fund Program - Five-Year Action Plan

	Update Sprinkler System (Non-Dwelling Construction-Mechanical (1480)- Fire Suppression System	Update Sprinkler System		\$50,000.00
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## Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2028	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THE TOWERS APARTMENTS (OK002002809)			\$1,014,330.93
Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2028	

Capital Fund Program - Five-Year Action Plan

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SHARTEL TOWERS (OK002002011)			\$630,244.08
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$5,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	Operations(Operations (1406))	Operations		\$220,117.91
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$138,126.17
	Purchase New Appliances(Non-Dwelling Interior (1480)-Appliances	Purchase New Appliances		\$15,000.00
	Update Sprinkler System (Non-Dwelling Construction-Mechanical (1480)- Fire Suppression System	Update Sprinkler System		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Capital Fund Program - Five-Year Action Plan

Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Parking Lot Repairs, concrete replace, resurfacing & restriping(Dwelling Unite-Site Work (1480)-Parking, Dwelling Unite-Site Work (1480)-Asphalt-Concrete-Paving)	Parking Lot Repairs, concrete replace, resurfacing & restriping		\$50,000.00
	Repair Electrical System(Dwelling Unit Exterior(1480)- Exterior Lighting, Dwelling Unit Interior(1480)-Electrical, Dwelling Unit-Site Work(1480)- Electric Distribution)	Repair Electrical System		\$50,000.00
	Upgrade Bathrooms including Showers(Dwelling Unit-Interior(1480) Bathroom Counters and Sinks, Dwelling Unit-Interior(1480) Bathroom Flooring (non cyclical), Dwelling Unit-Interior(1480) Interior Doors, Dwelling Unit-Interior(1480) Tubs and Showers, Dwelling Unit-Interior(1480)-Other)	Bathrooms including showers Upgrade		\$50,000.00
	Update Fire Alarm Systems(Non-Dwelling Construction-Mechanical(1480)-Security-Fire Alarm, Non-Dwelling Construction-Mechanical(1480)-Smoke/Fire Detection)	Update Fire Alarm Systems		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Capital Fund Program - Five-Year Action Plan

Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ANDREWS SQUARE (OK002002018)			\$1,148,530.15
	Elevator(Non-Dwelling Interior(1480)-Other)	Install Elevators		\$450,000.00
	Management Improvement (Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	Operations(Operations (1406))	Operations		\$227,410.98
	Administrative fees(Administration (1410)-Salaries)	Administrative/Capital Funds Program fees		\$138,126.17
	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$10,000.00
	Architect/Engineer for plans & specifications for Parking Lot Repairs, concrete replace, resurfacing & restriping(1480)-Other Fees and Costs)	Architect/Engineer for plans & specifications for Parking Lot Repairs, concrete replace, resurfacing & restriping		\$40,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Parking Lot Repairs, concrete replace, resurfacing & restriping(Dwelling Unite-Site Work (1480)-Parking, Dwelling Unite-Site Work (1480)-Asphalt-Concrete-Paving)	Parking Lot Repairs, concrete replace, resurfacing & restriping		\$100,000.00
	Purchase New Appliances(Non-Dwelling Interior (1480)-Appliances	Purchase New Appliances		\$10,993.00
	Architect/Engineer for plans & specifications to Update Fire Alarm Systems(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans & specifications to Update Fire Alarm Systems		\$35,000.00
	Update Fire Alarm Systems(Non-Dwelling Construction-Mechanical(1480)-Security-Fire Alarm, Non-Dwelling Construction-Mechanical(1480)-Smoke/Fire Detection)	Update Fire Alarm Systems		\$50,000.00
	Architect/Engineer for plans & specifications to Update Sprinkler Systems(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans & specifications to Update Sprinkler Systems		\$35,000.00
	Update Sprinkler System (Non-Dwelling Construction-Mechanical (1480)- Fire Suppression System	Update Sprinkler System		\$50,000.00