

**Certifications of Compliance with
PHA Plan 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 09/30/2027

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson 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, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g 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 (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 Resident Advisory Board (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 way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. 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 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - 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; and
 - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
11. 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' for people with physical disabilities.
12. 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.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. 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.
16. 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.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. 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.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. 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.
21. All attachments to the Plan have been and will continue to always be available at 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 and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Oklahoma City

OK002

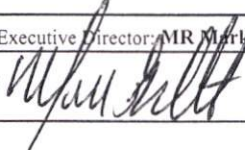
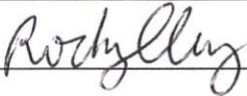
PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year **2026**

5-Year PHA Plan for Fiscal Years **2026-2030**

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: MR Mark Gillett	Name of Board Chairman: Rocky Chavez
Signature:  Date:	Signature:  Date: 9/24/25

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Form identification: *OK002-Housing Authority of the City of Oklahoma City form HUD-50077-ST-HCV-HP (Form ID -1536) for CY 2026 printed by Matthew Mills in HUD Secure Systems/Public Housing Portal at 08/04/2025 04:32PM EST*

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: 09/30/2027

Civil Rights Certification

Annual Certification and Board Resolution

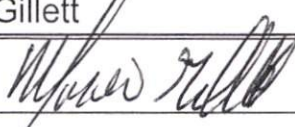
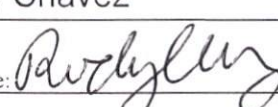
Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 01/01/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), the Violence Against Women Act (34 U.S.C. § 12291 *et seq.*), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. The PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR § 5.150 *et seq.*, 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies are designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

Oklahoma City Housing Authority
PHA Name

OK002
PHA Number/HA Code

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802)

Name of Executive Director: Mark Gillett	Name of Board Chairperson: Rocky Chavez
Signature:  Date: 9/24/25	Signature:  Date: 9/24/25

The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The 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. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p> PHA Name: _____ PHA Code: _____ PHA Type: <input type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) _____ Total Combined Units/Vouchers _____ </p> <p> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Public 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. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. </p>

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. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable 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.

B.3

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) 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>

<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

C.5 Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

(b) If yes, please describe:

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 (24 CFR 903.4).

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 Number of HCVs, PHA Plan Submission Type,** and the **Public Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

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

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing 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 and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists 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.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

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 maintaining 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 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 (24 CFR 903.7(l)). Provide 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 subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS (24 CFR 903.7(l)).

Safety and Crime Prevention (VAWA). 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)). Note: All coordination and activities must be consistent with federal civil rights obligations. 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 survivors of domestic violence, dating violence, sexual assault, or stalking; (2) Any activities, services, or programs provided or offered by a PHA that helps survivors 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 survivor 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(s)(2)(i)).

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH 2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

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

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)).

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."

Choice Neighborhoods Grants. (1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and (2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

Modernization or Development (Conventional & Mixed-Finance). (1) A description of any Public Housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and (2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. (See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4).

Demolition and/or Disposition. With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development 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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); 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. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 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, (5) the number of units affected and (6) expiration date of the designation of any HUD approved plan. **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 under the Voluntary or Mandatory Conversion programs. Describe (1) 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 under Section 33; 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 the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j).

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD). 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 Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment ID of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or 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)).

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 day 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-2021-35 (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 2021-35. (24 CFR 960.505) (24 CFR 903.7(b))
NOTE: All activities must be consistent with civil rights laws – including ensuring that it does not have a disparate impact on protected class groups based on race, color, religion, national origin, sex (including sexual orientation), familial status, and disability.

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 and Notice PIH-2017-03 (24 CFR 903.7(e)).

Project-Based Vouchers. Describe any plans to use 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 24 CFR 983.55(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 (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

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 Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).

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

B.3 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(s)(1)).

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 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)).

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on 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).

C.2 Certification by State of 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.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* 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 certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must 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 (24 CFR 903.23(b)).

C.5 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. Include dates in the description and most recent revisions of these documents as attachments. 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).

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 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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
2026 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: Transforming lives through a place to call home.
3. The plan will identify needed work to be funded through our Capital Fund program.
4. 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 for 2026 Annual Plan:

A Public Notice was issued advising the Annual PHA Plan is available for public review via our website at 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 will be presented to the Resident Council on August 27, 2025. Public Hearing will be held on September 22, 2025 at 10:00 am at 3301 S.W. 17th, Oklahoma City, OK 73108 (Oak Grove Community Center). The Plan will be presented to our Board of Commissioners for approval on September 24, 2025

B. ANNUAL PLAN:

B.1 ANNUAL PLAN ELEMENTS:

The Oklahoma City Housing Authority (OCHA) has not made significant PHA Plan revisions since 2025 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 2025. Oklahoma City Housing Authority did submit a Choice Neighborhoods Planning Grant proposal during FY 2023. The Planning Grant was awarded in the amount of \$500,000 to redevelop the Will Rogers Courts public housing site and the Transformation Plan for this site will be submitted to HUD in late summer of 2025.

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. OCHA submitted a request to HUD for a two -year extension on July 8, 2025. 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. 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 are 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. 16th 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 the local HUD office. The above units were sold and disposed of on January 24, 2024.

OCHA needs to demolish three fire units that have suffered significant damage. The units will be demolished and then the lots will be sold under our Section 18 disposition plan in Development #3 in the section below. The fire units are 1409 NW 7th Street, 545 SW 27th Street, and 1137 NW 11th Street.

This single-family unit located at 5001 Brookdale was severely damaged by fire, resulting in a total loss that rendered the structure uninhabitable. The Oklahoma City Housing Authority proposes demolition of the structure and subsequent disposition of the vacant lot. Scattered Site Residents and Resident Council Members will have the opportunity to comment on the proposed application. This will be presented at the Public Hearing on September 22, 2025. All comments will be documented and presented to the OCHA Board of Commissioners and included in the demolition/disposition application to HUD (late addition).

Section 18 Demolition & Disposition:

Section 18 of the U.S. Housing Act of 1937 (as amended in 1998) removes the one for one 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

2025 CAPITAL FUND ALLOCATION: \$567,028

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. Depending on feasibility, OCHA will seek Section 18 disposition approval or a RAD/Section 18 PBV conversion 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
2025 CAPITAL FUND ALLOCATION: \$510,629
BEDROOM TYPE: 144 2-BEDROOM, 15 4-BEDROOM
NUMBER OF UNITS PRE-CONVERSION: 159
NUMBER OF UNITS POST-CONVERSION: 159

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

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

If Phase II is determined to be a Section 18 disposition application, relocation will begin 90 days following application approval.

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 446 units from AMP 104. The first 23 units are ready to be submitted to HUD for disposition. 2 units were disposed of in January of 2024.

NAME: SCATTERED SITES
PIC DEVELOPMENT NUMBER: OK002002013
CONVERSION TYPE: TENANT PROTECTION VOUCHERS (TPV)
TOTAL UNITS: 446
PRE-TPV UNIT TYPE: FAMILY
POST – TPV UNIT TYPE: FAMILY
2025 CAPITAL FUND ALLOCATION: \$1,532,438
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

DEVELOPMENT #4

348 units known as “Will Rogers Courts”, which are part of AMP 101. OCHA intends to seek disposition approval of the ~ 32 acres associated with “Will Rogers Courts” disposed for the purpose of developing a mixed income development.

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.

NAME: WILL ROGERS COURTS
PIC DEVELOPMENT ID: OK002002001
CONVERSION TYPE: 348
PRE-RAD UNIT TYPE: FAMILY
POST-RAD UNIT TYPE: FAMILY/MIXED INCOME
2025 CAPITAL FUND ALLOCATION: \$1,024,027
BEDROOM TYPE: 194 0/1- BEDROOM, 132 2-BEDROOM, 22 3-BEDROOM
CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

2. RAD CHAPs

HUD issued RAD CHAP Awards for 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
2025 CAPITAL FUND ALLOCATION: \$994,590
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

As a part of the Oak Grove RAD conversion and redevelopment plan, OCHA intends to submit an application to HUD in 2024 to demolish 18 public units at Oak Grove. If approved, this parcel of land will be purchased from OCHA and used for commercial development adjacent to Oak Grove. The commercial developer will donate another tract of land adjacent to Oak Grove where the 18 units will be replaced with new construction, along with approximately 100 other affordable housing units.

DEVELOPMENT #2

NAME: HILLCREST SENIOR CENTER
PIC DEVELOPMENT ID: OK002002011
TOTAL UNITS: 101 UNITS

PRE-RAD UNIT TYPE: SENIOR
POST-RAD UNIT TYPE: SENIOR
2025 CAPITAL FUND ALLOCATION: \$715,422
BEDROOM TYPE: 100 1-BEDROOM, 1 2-BEDROOM.
CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

DEVELOPMENT #3

NAME: REDING SENIOR CENTER/REDING ANNEX
PIC DEVELOPMENT ID: OK002002018
TOTAL UNITS: 111 UNITS
PRE-RAD UNIT TYPE: SENIOR
POST-RAD UNIT TYPE: SENIOR
2025 CAPITAL FUND ALLOCATION: \$820,028
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
2025 CAPITAL FUND ALLOCATION: \$567,028
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
2025 CAPITAL FUND ALLOCATION: \$866,241
BEDROOM TYPE: 340 1BEDROOM, 2 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
2025 CAPITAL FUND ALLOCATION: \$658,240
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
PIC DEVELOPMENT ID: OK002002011
TOTAL UNITS: 201
PRE-RAD UNIT TYPE: SENIOR
POST-RAD UNIT TYPE: SENIOR
2025 CAPITAL FUND ALLOCATION: \$715,422
BEDROOM TYPE: 120 0-BEDROOM, 80 1-BEDROOM, 1 2-BEDROOM.
CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

DEVELOPMENT #5

NAME: ANDREWS SQUARE
PIC DEVELOPMENT ID: OK002002018
TOTAL UNITS: 201
PRE-RAD UNIT TYPE: SENIOR
POST-RAD UNIT TYPE: SENIOR
2025 CAPITAL FUND ALLOCATION: \$820,028
BEDROOM TYPE: 200 1-BEDROOM, 1 2-BEDROOM.
CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

DEVELOPMENT #6

NAME: FRED FACTORY GARDENS
PIC DEVELOPMENT ID: OK002002014
CONVERSION TYPE: PBV and/or Section 18 – RAD Conversion
TOTAL UNITS: 74
PRE-RAD UNIT TYPE: FAMILY
POST-RAD UNIT TYPE: FAMILY
2025 CAPITAL FUND ALLOCATION: \$238,793
BEDROOM TYPE: 4 1 BEDROOM, 40 2-BEDROOM, 24 3-BEDROOM, 5 4-BEDROOM, 1 5-BEDROOM
NUMBER OF UNITS PRE-CONVERSION: 74
NUMBER OF UNITS POST-CONVERSION: 74
CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

Possible RAD Application

4. Depending on project feasibility, OCHA may submit a RAD Application for Northeast Duplexes Phase II

DEVELOPMENT #7

NAME: NORTHEAST DUPLEXES- Phase II

PIC DEVELOPMENT ID: OK002002084

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

TOTAL UNITS: 64

PRE-RAD UNIT TYPE: FAMILY

POST-RAD UNIT TYPE: FAMILY

2025 CAPITAL FUND ALLOCATION: \$510,629

BEDROOM TYPE: 58 2-BEDROOM, 6 4-BEDROOM

NUMBER OF UNITS PRE-CONVERSION: 64

NUMBER OF UNITS POST-CONVERSION: 64

CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

OCHA is still monitoring all correspondences by HUD in relation to HOTMA and implementation dates compliance with HOTMA Final Rule for Sections 102 and 104.

OCHA has sent appropriate staff to HOTMA training in 2024.

HCV Administration Plan and Public Housing Admissions and Continued Occupancy Policy (ACOP) will be updated to meet final implementation dates.

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 are 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 lists 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 will comply with PBV regulations outlined in the HOTMA Final Rule published May 7, 2024.

In addition to the above, pursuant to 24 CFR 983.51(c)(3), OCHA may also award PBVs to projects without following a competitive selection process when the PBV units will be considered PHA-owned (as defined at 24 CFR 982.4). In order to qualify for this exception to competitive selection, the project units will be required to meet the definition of PHA-owned for the initial two (2) years of the HAP Contract unless there is a transfer of ownership approved by HUD (see 24 CFR 983.51(c)(3)(i)). If awarding PBVs pursuant to this exception, OCHA will be required to meet any conditions with respect to selection for PBV assistance of a project consisting of PHA-owned units without following a competitive process as may be established by HUD (see 24 CFR 983.51(c)(3)(ii)).

OCHA intends to award PBV’s to units that are OCHA-owned 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.

As of September 2023, OCHA could no longer issue new EHV vouchers but continued to assist those 36 families that were utilizing the vouchers. Through attrition, OCHA continues to assist the remaining 29 EHV’s currently through December 2026.

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 was notified on June 25, 2024, that it was awarded funding under the 2024 Capital Fund Emergency Safety and Security Grant (ESSG). OCHA submitted a grant application for upgrading existing cameras and adding cameras at Jeltz and McGuire. The grant award was for \$249,589.00.
- OCHA did submit an application for Emergency Safety and Security Grant this past year for adding cameras at Ambassador Courts on June 30, 2025.

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, 2023. 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. A two-year extension was requested on July 8, 2025
- OCHA's Board of Commissioners approved a revised Mission, Vision, and Values statements in April of 2025. OCHA's total Project-based Vouchers is 271 in the Housing Choice Voucher program.
- OCHA's total RAD Project-based Voucher count is 352 in the Housing Choice Voucher program.
- 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 Standard Performer Status. Section 8 received a High Performer Status.
- 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. Online Re-certifications are now being completed as of September 1, 2024, for Public Housing Residents.

- 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. OCHA has received several official NSPIRE Inspections in 2024.
- Monitoring HUD's implementation dates for HCV's NSPIRE program. The latest extension was to October 1, 2025.
- Monitoring HUD's implementation dates for HOTMA for all programs.
- Monitoring HUD's implementation dates for their new Housing Information Portal System (HIP).
- Revisions to the HCV Administrative Plan and Public Housing Admissions and Continued Occupancy Policy were approved in 2025.
- Phase 3 of the heating boiler improvements are being planned at Will Rogers Courts.
- Lilyfield Resource Center Renovation located at Will Rogers Courts is ongoing.
- Hot water storage tank replacements are planned at Will Rogers Courts.
- Replacement of the Geothermal heating and air conditioning units are planned at Ambassador Courts.
- Decorative fencing improvements are planned at Ambassador Courts.
- Decorative fencing improvements for Wyatt F. Jeltz and Marie McGuire have been completed.
- The replacement of automatic entry doors is complete for Wyatt F. Jeltz and Marie McGuire.
- The painting of exterior surfaces at Marie McGuire Plaza is ongoing.
- Marie McGuire's office redesign has been completed.
- The painting of exterior surfaces at Wyatt F. Jeltz Senior Center has been completed.
- Security lighting, security camera upgrades, secure access areas and entry key card improvements are being planned for multiple properties.
- Replacement of 3 Chillers at Wyatt F. Jeltz Senior Center is scheduled for installation in August/September 2025.
- Elevator updates are completed at Wyatt F. Jeltz with full elevator modernization being planned.
- Replacement of the Wyatt F. Jeltz boilers for the heating system is ongoing with a completion date scheduled in August 2025.
- Sanitary Sewer and Storm water improvements planned at Wyatt F. Jeltz Senior Center are scheduled to begin in the Fall of 2025.
- Elevator upgrades have started at Shartel Towers with a completion date of August 2025.
- Parking lot repairs are being planned for Shartel Towers
- Shartel Towers Laundry drains have been updated.
- New Interior mailboxes have been installed for Shartel Towers.
- Replacement of Interior Mailboxes are planned at Andrews Square.
- Elevator updates are completed at Andrews Square with full elevator modernization being planned.
- Generator Replacements are planned at multiple locations.
- Smoke Detector upgrades are planned at multiple locations.
- Entry door replacements are planned at multiple locations .
- Physical Needs Assessments are being planned at multiple locations.
- A full draft of our Capital Fund Action Plan for 2026-2030 is attached to this plan.

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.

- OCHA in conjunction with CEC, Homeless Alliance, PIVOT, Mental Health Association of Oklahoma, was selected by the Oklahoma City Council as the administrator for Metropolitan Area Projects Plan (MAPS) 4 Homelessness Program, to address homelessness and affordable housing. The 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.
 - The first MAPS 4 Homelessness Supportive Housing project, Dorset Place, is being opened in August of 2025. This project focuses on homeless veterans. Phase 1 is 37 units which will utilize project-based HUD VASH vouchers with services provided on-site by the Oklahoma City VA Medical Center HUD VASH team. Dorset Place is a former assisted living facility that has been converted into permanent housing for veterans.
 - As a second MAPS 4 Homelessness project, CEC acquired a 76-unit motel and is converting it into Permanent Supportive Housing for chronically homeless persons with disabilities. CEC used MAPS 4 Homelessness funds to leverage other public and private sources to redevelop this site. This project named Vita Nova and has a redevelopment budget of \$16M. and will be operated by CEC with on-site services provided by community partners. Construction is scheduled to begin in Q4 2025.
 - OCHA's instrumentality, the Community Enhancement Corporation (CEC) will be the General Partner in another Permanent Supportive Housing program with a 3rd party developer, We Are Society. Since CEC will have an ownership interest, OCHA will be issuing 38 non-competitive PBVs for this project. The total development budget is \$7.1M and financing includes MAPS 4, Low Income Housing Tax Credits and other sources.
 - CEC is also entering into an agreement with another 3rd part developer on a 132-unit affordable housing project in Southwest Oklahoma City known as Shiloh Flats. The developer is Elmington who has completed affordable housing project in many cities across the country. OCHA will be issuing 55 project-based vouchers for this mixed income development in a high income, high opportunity area of the city which currently lacks any affordable housing. Financing includes \$1M of MAPS 4 funding, Low Income Housing Tax credits and more.
- OCHA submitted and received 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. Current plans are to redevelop the site with over 700 units of mixed income housing, including the one for one replacement of all 348 public housing units. This will take place in multiple phases. A Request For Qualifications (RFQ) for a Development Partner was issued by OCHA and Brinshore Development was selected. . An RFP was also issued for the People Lead and Community Action Agency of Oklahoma City was selected. The Early Action Activity is being plan for the fall of 2025 and includes activating South Rotary Park, directly across the street from Will Rogers Courts.
- OCHA entered into a MOU with Communities Foundation of Oklahoma to house 500 encampment individuals referred by Key to Home case managers by June 30, 2025, with an extension of up to 1 year, if funds remain. This MOU has been extended for 1 year to June 30, 2026. OCHA will receive up to \$2,970,952.00 to provide rental assistance, utility assistance and security deposit assistance, and/or utility deposit assistance to eligible persons.

- OCHA was required by selection from HUD in 2023 to be one of an additional 41 metro areas where Public Housing Agencies (PHAs) will be required to use SAFMRs in the Housing Choice Voucher (HCV) Program. SAFMRs are calculated at the zip code level rather than the larger metropolitan area level which allows PHAs to establish payment standards that better reflect the market and help voucher holders access neighborhoods of their choice. OCHA adopted SAFMR based payment standards effective January 1, 2025 but will continue to utilize Metropolitan Fair Market Rents based payment standards for all Project-based Vouchers.
- OCHA will soon begin a phased process over the next several years to sell single-family homes and duplexes located across Oklahoma City. Proceeds will support additional redevelopment and provide more affordable housing to Oklahoma City residents.

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

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, small business classes, and HeadStart opportunities.
- Goodwill Industries of Oklahoma – Employment opportunities, computer literacy, and employment preparation.
- Lilyfield OKC – Lilyfield operates and leads a family resource center within Will Rogers Courts. Residents are part of planning and directing needed services onsite.
- OIC of Oklahoma County – High school diplomacy classes, ESL, adult basic education, literacy tutoring and life skills.
- Oklahoma State Department of Health Maternal and Child Health Services – Educational material, support and equipment for safe sleep for expecting and newly parenting families.
- Skyline Urban Ministry – Monthly mobile food pantry to families and seniors at Towers.
- STAAR Foundation – Developed and leads the Sooner Haven Collaborative, focused on meeting residents where they are by partnering with community agencies providing supportive services onsite for residents.
- Whiz Kids – Mentorship and tutoring to school age youth at Fred Factory Gardens.
- Workforce Oklahoma – Streamline referrals for employment opportunities, training and employment preparation.
- YMCA – Offer out of school time and enrichment activities at Ambassador Courts, Oak Grove and Sooner Haven through Y Clubhouses. Day camp, tutoring, mental health services, nutrition, after school snacks, and summer feeding programs at family properties
- OCHA and Regional Food Bank of Oklahoma (RFBO) continued operation with Food Connection at Jeltz Senior Center. In partnership with RFBO, Food Connection at Classen and 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 continues to utilize third party providers, federally funded partners, and county health departments to provide prevention of infectious diseases such as COVID-19 and Influenza for employees and residents

We are committed to Quality Service and Employee Engagement:

We will ensure a resident, partner and customer focused environment where all are treated with dignity and respect. We will invest in our staff, ensure accountability and effective communication, and promote an innovative, healthy and safe work environment, with training and leadership development opportunities.

- Document imaging is complete with Public Housing Files and Maintenance Files now scanned. Work orders and inspections are completed through hand-held devices.
- The Resident Services Department is implementing new case management software to ensure quality services are provided to residents by monitoring key indicators.
- OCHA implemented a centralized comment tracking system in 2024. Clients and the public can submit anonymous or non-anonymous comments through our website.

We are committed to Equal Opportunity for Housing:

We will create an effective administration process to resolve complaints of poor customer service, discrimination and improve public relations.

- OCHA remains focused on reuniting families that are currently on their Public Housing program with a family member reentering their communities once released from prison or jail. OCHA also revised its criminal history lookback period from five years to three years.
- OCHA is committed to full compliance with fair housing laws and ordinances. OCHA staff annually provides and/or participates in fair housing 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.6 RESIDENT ADVISORY BOARD COMMENTS:

Resident Council/Resident Advisory Board Members met on March 26, 2025, June 18, 2025, and will meet on August 27, 2025. Agendas and meeting minutes for the meeting are 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 2025-2029 Five Year Plan was approved by HUD.

Oklahoma City Housing Authority (Oklahoma)
RAD Amendment to the 2026 Annual Plan
and 2026-2030 5-Year Plan

The below Amendment is intended to cover all the required elements for a conversion to a RAD, in which all units will be governed under a PBV RAD HAP Contract.

Attachment R – Rental Assistance Demonstration with PBV
Oak Grove, OK002002007
Hillcrest Senior Center, OK002002011
Reding Senior Center/Reding Annex, OK002002018
Classen Senior Center, OK002002809
Marie McGuire Plaza & Wyatt F. Jeltz Senior Center, OK002002425
Ambassador Courts, OK002002012
Shartel Towers, OK002002011
Andrews Square, OK002002018
Fred Factory Gardens, OK002002014

The Oklahoma City Housing Authority (the Authority) is attaching this RAD Amendment to its 2026 Annual Plan and 2026-2030 5-Year PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD) program for Oak Grove, Hillcrest Senior Center, and Reding Senior Center/Reding Annex. The following properties are in the Authority’s RAD Portfolio Award: Classen Senior Center, Marie McGuire Plaza & Wyatt F. Jeltz Senior Center, Ambassador Courts, Shartel Towers, Andrews Square, and Fred Factory Gardens. As a result, the Authority will be converting those properties to Project Based Vouchers under the guidelines of H 2019-09 / PIH 2019-23, REV-4 and any successor Notices.

In conjunction with and simultaneously with RAD, the Authority will also utilize the HUD Section 18 program, for those projects where it is feasible, under the guidelines set forth in Notice PIH 2024-40 (HA) and any successor Notices, which allows the Authority to dispose of up to 90% of its units through Section 18. This form of transaction is referred to by HUD as a RAD/Section 18 Blend.

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 H 2019-09 / PIH 2019-23, REV-4; H-2016-17/PIH-2016-17 and any successor Notices. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the Authority certifies that it is currently compliant with all fair housing and civil rights requirements. The site complies with the Site selection requirements set forth at 24 CFR § 983.57, the Fair Housing Act, Title VI of the Civil Rights Act of 1964 including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Authority with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority’s Capital Fund

Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that Authority may also borrow funds to address their capital needs.

For Oak Grove, the Authority will be contributing Capital Funds up to \$965,000 towards the conversion.

For Hillcrest Senior Center, the Authority will be contributing Capital Funds up to \$160,000 towards the conversion.

For Reding Senior Center/Reding Annex, the Authority will be contributing Capital Funds up to \$160,000 towards the conversion.

For Classen Senior Center, the Authority will be contributing Capital Funds up to \$350,000 towards the conversion.

For Marie McGuire Plaza & Wyatt F. Jeltz Senior Center, the Authority will be contributing Capital Funds up to \$650,000 towards the conversion.

For Ambassador Courts, the Authority will be contributing Capital Funds up to \$350,000 towards the conversion.

For Shartel Towers, the Authority will be contributing Capital Funds up to \$300,000 towards the conversion.

For Andrews Square, the Authority will be contributing Capital Funds up to \$300,000 towards the conversion.

For Fred Factory Gardens, the Authority will be contributing Capital Funds up to \$200,000 towards the conversion.

For Northeast Duplexes Phase II, the Authority will be contributing Capital Funds up to \$100,000 towards the conversion.

The Authority is not an MTW agency.

Below, please find specific information related to the Public Housing Development(s) selected for RAD:

Oak Grove

<u>Name of Public Housing Projects:</u> Oak Grove	<u>PIC Development ID:</u> OK002002007	<u>Conversion Type:</u> RAD/Section 18 Construction Blend-PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 288	<u>Pre-RAD Unit Type:</u> Family	<u>Post-RAD unit Type if different:</u> N/A – No change in Preference	<u>Capital Fund allocation of Development</u> \$965,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc)
Studio/Efficiency	0	0	0
One Bedroom	10	10	0

Two Bedroom	58	58	0
Three Bedroom	166	166	N/A
Four Bedroom	46	46	N/A
Five Bedroom	8	8	N/A
Six Bedroom	0	0	N/A
<u>If performing a Transfer of Assistance:</u>	n/a		

Hillcrest Senior Center

<u>Name of Public Housing Projects:</u> Hillcrest Senior Center	<u>PIC Development ID:</u> OK002002011	<u>Conversion Type:</u> RAD PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 101	<u>Pre-RAD Unit Type:</u> Senior	<u>Post-RAD unit Type if different:</u> N/A – No change in Preference	<u>Capital Fund allocation of Development</u> \$160,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc)
Studio/Efficiency	0	0	0
One Bedroom	100	100	0
Two Bedroom	1	1	0
Three Bedroom	0	0	N/A
Four Bedroom	0	0	N/A
Five Bedroom	0	0	N/A
Six Bedroom	0	0	N/A
<u>If performing a Transfer of Assistance:</u>	n/a		

Reding Senior Center/Reding Annex

<u>Name of Public Housing Projects:</u> Reding Senior Center/Reding Annex	<u>PIC Development ID:</u> OK002002018	<u>Conversion Type:</u> RAD PBV	<u>Transfer of Assistance:</u> N/A
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<u>Total Units:</u> 111	<u>Pre-RAD Unit Type:</u> Senior	<u>Post-RAD unit Type if different:</u> N/A – No change in Preference	<u>Capital Fund allocation of Development</u> \$160,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc)
Studio/Efficiency	0	0	0
One Bedroom	110	110	0
Two Bedroom	1	1	0
Three Bedroom	0	0	N/A
Four Bedroom	0	0	N/A
Five Bedroom	0	0	N/A
Six Bedroom	0	0	N/A
<u>If performing a Transfer of Assistance:</u>	n/a		

Classen Senior Center

<u>Name of Public Housing Projects:</u> Classen Senior Center	<u>PIC Development ID:</u> OK002002809	<u>Anticipated Conversion Type:</u> RAD PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 100	<u>Pre-RAD Unit Type:</u> Senior	<u>Post-RAD unit Type if different:</u> N/A – No change in Preference	<u>Capital Fund allocation of Development</u> \$350,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc)
Studio/Efficiency	0	0	0
One Bedroom	58	58	0
Two Bedroom	42	42	0
Three Bedroom	0	0	N/A
Four Bedroom	0	0	N/A
Five Bedroom	0	0	N/A

Six Bedroom	0	0	N/A
<u>If performing a Transfer of Assistance:</u>	n/a		

Marie McGuire Plaza & Wyatt F. Jeltz Senior Center

<u>Name of Public Housing Projects:</u> Marie McGuire Plaza & Wyatt F. Jeltz Senior Center	<u>PIC Development ID:</u> OK002002425	<u>Anticipated Conversion Type:</u> RAD PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 342	<u>Pre-RAD Unit Type:</u> Senior	<u>Post-RAD unit Type if different:</u> N/A – No change in Preference	<u>Capital Fund allocation of Development</u> \$650,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc)
Studio/Efficiency	0	0	0
One Bedroom	340	340	0
Two Bedroom	2	2	0
Three Bedroom	0	0	N/A
Four Bedroom	0	0	N/A
Five Bedroom	0	0	N/A
Six Bedroom	0	0	N/A
<u>If performing a Transfer of Assistance:</u>	n/a		

Ambassador Courts

<u>Name of Public Housing Projects:</u> Ambassador Courts	<u>PIC Development ID:</u> OK002002012	<u>Anticipated Conversion Type:</u> RAD PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 200	<u>Pre-RAD Unit Type:</u> Family	<u>Post-RAD unit Type if different:</u> N/A – No change in Preference	<u>Capital Fund allocation of Development</u> \$350,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per

			Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc)
Studio/Efficiency	0	0	0
One Bedroom	28	28	0
Two Bedroom	76	76	0
Three Bedroom	64	64	N/A
Four Bedroom	32	32	N/A
Five Bedroom	0	0	N/A
Six Bedroom	0	0	N/A
<u>If performing a Transfer of Assistance:</u>	n/a		

Shartel Towers

<u>Name of Public Housing Projects:</u> Shartel Towers	<u>PIC Development ID:</u> OK002002011	<u>Anticipated Conversion Type:</u> RAD PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 201	<u>Pre-RAD Unit Type:</u> Senior	<u>Post-RAD unit Type if different:</u> N/A – No change in Preference	<u>Capital Fund allocation of Development</u> \$300,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc)
Studio/Efficiency	120	120	0
One Bedroom	80	80	0
Two Bedroom	1	1	0
Three Bedroom	0	0	N/A
Four Bedroom	0	0	N/A
Five Bedroom	0	0	N/A
Six Bedroom	0	0	N/A
<u>If performing a Transfer of Assistance:</u>	n/a		

Andrews Square

<u>Name of Public Housing Projects:</u> Andrews Square	<u>PIC Development ID:</u> OK002002018	<u>Anticipated Conversion Type:</u> RAD PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 201	<u>Pre-RAD Unit Type:</u> Senior	<u>Post-RAD unit Type if different:</u> N/A – No change in Preference	<u>Capital Fund allocation of Development</u> \$300,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc)
Studio/Efficiency	0	0	0
One Bedroom	200	200	0
Two Bedroom	1	1	0
Three Bedroom	0	0	N/A
Four Bedroom	0	0	N/A
Five Bedroom	0	0	N/A
Six Bedroom	0	0	N/A
<u>If performing a Transfer of Assistance:</u>	n/a		

Fred Factory Gardens

<u>Name of Public Housing Projects:</u> Fred Factory Gardens	<u>PIC Development ID:</u> OK002002014	<u>Anticipated Conversion Type:</u> RAD PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 74	<u>Pre-RAD Unit Type:</u> Family	<u>Post-RAD unit Type if different:</u> N/A – No change in Preference	<u>Capital Fund allocation of Development</u> \$200,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc)
Studio/Efficiency	0	0	0
One Bedroom	4	4	0

Two Bedroom	40	40	0
Three Bedroom	24	24	N/A
Four Bedroom	5	5	N/A
Five Bedroom	1	1	N/A
Six Bedroom	0	0	N/A
<u>If performing a Transfer of Assistance:</u>	n/a		

Possible RAD Application: Northeast Duplexes Phase II

<u>Name of Public Housing Projects:</u> Northeast Duplexes Phase II	<u>PIC Development ID:</u> OK002002084	<u>Anticipated Conversion Type:</u> RAD PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 64	<u>Pre-RAD Unit Type:</u> Family	<u>Post-RAD unit Type if different:</u> N/A – No change in Preference	<u>Capital Fund allocation of Development</u> \$100,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc)
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	58	58	0
Three Bedroom	0	0	N/A
Four Bedroom	6	6	N/A
Five Bedroom	0	0	N/A
Six Bedroom	0	0	N/A
<u>If performing a Transfer of Assistance:</u>	n/a		

Significant Amendment Definition

As part of the Rental Assistance Demonstration (RAD), the Oklahoma City Housing Authority is redefining the definition of a substantial deviation from its 5-Year Plan to exclude the following RAD-specific items:

- a) The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- b) Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c) Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- d) Changes to the financing structure for each approved RAD conversion.

There is not a change in the number of units proposed as part of the RAD conversion using de minimis reduction or unit reductions exempt from the de minimis cap.

Changes in policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted:

Resident Rights, Participation, Waiting List & Grievance Procedures for future RAD Project, Converting to PBV

Project Based Voucher Requirements (Section 1.6 of Notice H 2019-09/PIH 2019-23 (HA), REV-4, Section 1.6.C & Section 1.6.D, and H-2016-17/PIH-2016-17)
Tenant Protections Under Notice H-2016-17 / PIH-2016-17
1. Right to Return and Relocation Assistance
Tenant Protections Under Section 1.6.C (PBV)
1. No re-screening of tenants upon conversion
2. Under-Occupied Unit
3. Phase-in of tenant rent increase
4. FSS and ROSS-SC programs
5. Resident Participation and Funding
6. Termination notification
7. Grievance process
8. Earned Income Disregard
9. Jobs Plus
10. When Total Tenant Payment Exceeds Gross Rent
Tenant Protections Under Section 1.6.D
1. Establishment of Waiting List
2. Choice Mobility

There will not be a transfer of assistance in this RAD conversion.

The Authority is not currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling or decision and an assurance that compliance will not be negatively impacted by conversion activities.

For all RAD conversions, the PHA must comply with all applicable site selection requirements as set forth in Notice H 2016-17/PIH-2016-17(HA) and the RAD Notice (Notice H-2019-09/PIH-2019-23 (HA), REV-4 and any successor Notice) and in accordance with any additional applicable published guidance provided by HUD. Site selection requirements set forth at Appendix III of the RAD Notice apply to RAD conversions to PBRA assistance, as does the requirement not to place housing in neighborhoods with highly concentrated poverty based on the criteria formulated for transfers under Section 8(bb) of the United States Housing Act of 1937. Site selection must also be consistent with the requirements of the Fair Housing Act, Title VI, Section 504, the ADA and their implementing regulations.

It is the PHA's responsibility to ensure that the site selection complies with all applicable site selection requirements, including the requirements of this Notice and the RAD Notice. Pursuant to the RAD Notice, the PHA must certify with the submission of its Annual Plan, Significant Amendment to its Annual Plan, or MTW Plan that it complies with the applicable site selection requirements and must maintain records of its analysis and the data relied upon in making its determination of compliance. The PHA must also determine and subsequently state in the certification that the site is "suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, and HUD regulations issued pursuant thereto."³⁰ Although this Notice provides detail regarding certain civil rights-related site and neighborhood standards, PHAs must certify compliance with all applicable site and neighborhood standards.

The PHA must also certify that, in conducting its review of site selection for the proposed project, the PHA completed a review with respect to accessibility for persons with disabilities and that the proposed site is consistent with applicable accessibility standards under the Fair Housing Act, Section 504, and the ADA. The site and neighborhood standards for PBV and PBRA require the site to be "suitable from the standpoint of facilitating and furthering full compliance with" the Fair Housing Act and require the site to meet the Section 504 site selection requirements described in 24 C.F.R. § 8.4(b)(5). The Fair Housing Act, as implemented at 24 C.F.R. § 100.205, requires "covered multifamily dwellings" built for first occupancy after March 13, 1991, to contain accessible design features. HUD's Section 504 regulations at 24 C.F.R. § 8.4(b)(5) require that, in determining the site or location of a federally assisted facility, an applicant for assistance or recipient may not make selections the purpose or effect of which would: (i) exclude qualified individuals with disabilities from, deny them the benefits of, or otherwise subject them to discrimination under, any program or activity that receives Federal financial assistance from HUD, or (ii) defeat or substantially impair the accomplishment of the objectives of the program or activity with respect to qualified individuals with disabilities. Title II of the ADA contains a similar requirement that a public entity, such as the PHA, may not, in determining the site or location of a facility, make selections (i) that have the effect of excluding individuals with disabilities from, denying them the benefits of, or otherwise subjecting them to discrimination; or (ii) that have the purpose or effect of defeating or substantially impairing the accomplishment of the objectives of

the service, program, or activity with respect to individuals with disabilities. Factors relevant to a site review under these standards may include, among others:

- Site features, such as inaccessible slopes in routes, lack of accessible sidewalks, curb ramps, accessible parking spaces, and placement of dumpsters or other physical features that would impede access to and movement within the site;
- Building features, such as inaccessible building entrances, other methods of ingress and egress, public and common use areas (e.g., the rental office, parking areas, mail areas, trash areas, community rooms, shared use toilet rooms, laundry facilities and walkways inside and outside that connect these public and common use areas to units), and barriers to access by members of the public; and
- Lack of accessible transit or para-transit and accessible public sidewalks and accessible transportation stops.

When such conditions are present at the site and would exclude individuals with disabilities from, deny them the benefits of, or otherwise subject them to discrimination, or would defeat or substantially impair the accomplishment of the objectives of the program or activity with respect to individuals with disabilities, the site must not be selected unless the proposal includes remediation of the barriers to achieve compliance with accessibility requirements (including identification and remediation of any nonconforming design and construction conditions in “covered multifamily dwellings” under the Fair Housing Act). Remediation of the barriers may include, for example, physical accessibility improvements to the site, arrangements for access to accessible supportive services, or reasonable accommodations for current or prospective residents with disabilities, including members of the public. The Financing Plan submitted to HUD must describe and document resources sufficient to pay for the remediation of accessibility barriers. While all PHAs must certify their compliance with applicable site selection requirements as described in this Section, some RAD transactions will also be subject to a front-end review of the site selection. For transactions involving activities that present site selection issues of greater complexity, as described in Sections 5.3 through 5.5 below, front-end review will allow HUD’s Office of Fair Housing and Equal Opportunity (FHEO) to assist the PHA to consider relevant laws and regulations while completing its site selection review and certification.

All required information and certifications necessary to submit a Significant Amendment, including Resident Advisory Board Comments and responses, challenged elements, and all required certifications are included in or appended to HUD-50075-5Y.

Tenant Protections Under Notice H-2016-17 / PIH-2016-17

Resident Right to Return:

Any public housing or Section 8 assisted resident that may need to be relocated temporarily to facilitate rehabilitation or construction has a right to return to an assisted unit at the Covered Project once rehabilitation or construction is complete. Permanent involuntary displacement of public housing or Section 8 assisted residents may not occur as a result of a project’s conversion of assistance. The Project Owner satisfies the RAD right to return to a Covered Project if the Project Owner offers the resident household either: a) a unit in the Covered Project in which the household is not under-housed; or b) a unit in the Covered Project which provides the same major features as the resident’s unit in the Converting Project prior to the implementation of the RAD conversion. In the case of a transfer of assistance to a new site, residents of the Converting Project have the right to reside in an assisted unit meeting the requirements set forth in this paragraph at the Covered

Project (the new site) once the Covered Project is ready for occupancy in accordance with applicable PBV or PBRA requirements. If proposed plans for a Converting Project would preclude a resident from returning to the Covered Project, the resident must be given an opportunity to comment and/or object to such plans. Examples of project plans that may preclude a resident from returning to the Covered Project include, but are not limited to:

- Changes in bedroom distribution which decrease the size of units such that the resident would be under-housed;
- Where a) the PHA is reducing the number of assisted units at a property (if authorized to do so under Section 1.5.B of the RAD Notice) and b) the resident cannot be accommodated in the remaining assisted units;
- The imposition of income eligibility requirements, such as those associated with LIHTC or other program financing, under which the current resident may not be eligible; and
- Failure to provide reasonable accommodation to an individual with disabilities, in violation of applicable law, which reasonable accommodation may include installation of accessibility features that are needed by the individual with disabilities.

If the resident who would be precluded from returning to the Covered Project objects to such plans, the PHA must alter the project plans to accommodate the resident's right to return to the Covered Project. If the resident who would be precluded from returning to the Covered Project prefers to voluntarily and permanently relocate rather than object to the project plans, the PHA must secure informed, written consent to a voluntary permanent relocation in lieu of returning to the Covered Project and must otherwise comply with all the provisions of Section 6.10, below, regarding alternative housing options. The PHA cannot employ any tactics to pressure residents into relinquishing their right to return or accepting alternative housing options. A PHA may not terminate a resident's lease if the PHA fails to obtain the resident's consent and the resident seeks to exercise the right to return. In the case of a multi-phase transaction, the resident has a right to return to the Covered Project or to other converted phases of the property which have converted and are available for occupancy at the time the resident is eligible to exercise the right to return. A relocated resident should get the benefit of improvements facilitated by the resident's relocation and conversion and completion of future phases cannot be assured. In most cases, this means that the resident's right to return must be accommodated within the Covered Project associated with resident's original unit. However, in those cases where improvements to multiple phases of a site are occurring simultaneously, the PHA or Project Owner may treat multiple Covered Projects on the same site as one for purposes of the right to return. If the PHA or Project Owner seeks to have the resident exercise the right of return at a future phase, the PHA or Project Owner would need to secure the resident's consent to such plan as an alternative housing option pursuant to Section 6.10, below. In implementing the right of return, the Project Owner shall comply with all applicable fair housing laws and implementing regulations, including, but not limited to, the Fair Housing Act, Title VI of the Civil Rights Act, Section 504 of the Rehabilitation Act, and Titles II and III of the Americans with Disabilities Act.

Relocation Assistance:

Any time project plans require a resident to move from their current unit, the resident is eligible for assistance as described in this Notice. Assistance may vary depending on the options provided to residents, whether the relocation is temporary or permanent and, if applicable, the length of time the resident is in temporary accommodations. In all circumstances, the move or relocation must be in compliance with applicable requirements of this Notice and consistent with applicable fair housing and civil rights requirements. Each type of move is discussed below.

A) Moves within the same building or complex of buildings

Temporary or permanent moves within the same building or complex of buildings may be appropriate given the extent of work to be completed to permit phasing of rehabilitation or construction. Moves within the same building or complex of buildings are not considered relocation under RAD and a tenant generally does not become displaced under the URA. Whether permanent (i.e., the tenant will move to and remain in an alternative unit) or temporary (i.e., the tenant will move to another unit and return to their original unit), the PHA or Project Owner must reimburse residents for all reasonable out-of-pocket expenses incurred in connection with any move and all other terms and conditions of the move(s) must be reasonable. The final move must be to a unit which satisfies the right to return requirements specified in Section 6.2 of this Notice.

B) Temporary relocation lasting one year or less

If a resident is required to relocate temporarily, to a unit not in the same building or complex of buildings, for a period not expected to exceed one year in connection with the RAD conversion, the resident's temporarily occupied housing must be decent, safe, and sanitary and the resident must be reimbursed for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation. These expenses include, but are not limited to, moving expenses, increased housing costs (e.g., rent and utilities), meals if the temporary housing lacks cooking facilities (e.g., during a short hotel stay, whether or not on an emergency basis) and other applicable expenses.

C) Temporary relocation initially expected to last one year or less, but which extends beyond one year

In the event that a resident has been temporarily relocated, to a unit not in the same building or complex of buildings, for a period which was anticipated to last one year or less but the temporary relocation in fact exceeds one year, the resident qualifies as a "displaced person" under the URA and as a result immediately becomes eligible for all permanent relocation assistance and payments as a "displaced person" under the URA, including notice pursuant to Section 6.6(E). This assistance would be in addition to any assistance the person has already received for temporary relocation, and may not be reduced by the amount of any temporary relocation assistance.

In such event, the PHA or Project Owner shall offer the resident the opportunity to choose to voluntarily permanently relocate with the offered URA assistance or to choose to remain temporarily relocated based on updated information from the PHA or Project Owner about when they can return to the completed RAD unit. The PHA or Project Owner must present this opportunity to the resident when the temporary relocation extends beyond one year and each time thereafter that the temporary relocation extends beyond the previously anticipated duration. In presenting such opportunity, the PHA or Project Owner must inform the resident in writing that his or her acceptance of voluntary permanent relocation, with the associated assistance, would terminate the resident's right to return to the Covered Project. The PHA or Project Owner must provide the resident with at least 30 days to decide whether to remain in temporary relocation status or to voluntarily relocate permanently.

D) Temporary relocation anticipated to last more than one year

When the PHA anticipates that the temporary relocation, to a unit not in the same building or complex of buildings, will last more than one year, but the resident is retaining the resident's right to return to the Covered Project, the resident is considered temporarily relocated under RAD and is eligible to receive applicable temporary relocation assistance and payments. Under the

URA, the resident becomes eligible to receive applicable relocation assistance and payments as a “displaced person” when the temporary relocation period exceeds one year and each time thereafter that the temporary relocation extends beyond the previously anticipated duration, at which time the PHA or Project Owner shall offer the resident the opportunity to choose to voluntarily permanently relocate or to remain temporarily relocated, as described in Section 6.4(C), above. In order to allow residents to make the election earlier than required under the URA (thereby avoiding a year in temporary relocation housing prior to electing voluntary permanent relocation), if the PHA or Project Owner anticipates that temporary relocation will last more than one year, the PHA or Project Owner shall provide the resident with an initial option to (a) be temporarily relocated, retain the right to return to the Covered Project when a unit becomes available and receive assistance, including temporary housing and reimbursement for all reasonable out-of-pocket expenses associated with the temporary relocation, or (b) accept RAD voluntary permanent relocation assistance and payments equivalent to what a “displaced person” would receive under the URA. The PHA or Project Owner must inform the resident in writing that his or her acceptance of voluntary permanent relocation, with the associated assistance, would terminate the resident’s right to return to the Covered Project. The PHA or Project Owner must provide the resident with at least 30 days to decide whether to remain in temporary relocation status or to voluntarily relocate permanently.

E) Permanent moves in connection with a transfer of assistance

In cases solely involving a transfer of assistance to a new site, resident relocation from the Converting Project to the Covered Project is not, by itself, generally considered involuntary permanent relocation under RAD. However, the URA and/or Section 104(d) is likely to apply in most cases. In cases of a transfer of assistance to a new site where it has also been determined that the URA and/or Section 104(d) apply to the transfer of assistance, residents may be eligible for all permanent relocation assistance and payments for eligible displaced persons under the URA and/or Section 104(d). If the URA applies to a move of this type, the PHA or Project Owner must make available at least one, and when possible, three or more comparable replacement dwellings pursuant to 49 C.F.R. § 24.204(a). However, provided the transfer of assistance unit meets the URA definition of a comparable replacement dwelling pursuant to 49 C.F.R. § 24.2(a)(6), that unit could in fact represent the most comparable replacement dwelling as determined by the agency for purposes of calculating a replacement housing payment, if any, under 49 C.F.R. § 24.402. Whether or not the URA and/or Section 104(d) apply, under RAD the residents are entitled to relocation assistance and payments, including counseling in preparation for the relocation, written notices of the relocation (including a 90-day RAD Notice of Relocation), and reimbursement for all reasonable out-of-pocket expenses, including moving expenses, incurred in connection with the move. It should be noted that the RAD relocation assistance and payments provided to transferring residents in this paragraph differ from those required under the URA and/or Section 104(d) as described above. Where both frameworks apply, the residents must receive the more extensive protections offered under either framework. If HUD determines that the distance from the Converting Project to the site of the Covered Project is significant and the resident could not reasonably be required to move to the new site, then HUD will require the PHA to adjust project plans to accommodate the resident in an assisted unit (e.g., a public housing unit, some other project-based Section 8 unit or a market unit with a housing choice voucher) within a reasonable distance of the site of the Converting Project. HUD will evaluate whether this requirement applies on a case by case basis, considering whether the distance would impose a significant burden on residents’ access to existing employment, transportation options, schooling or other critical

services. Accommodating the resident may also be satisfied by the resident's consent to an alternative housing option pursuant to Section 6.10. The requirement set forth in this paragraph is in addition to all protections, including, for example, the offer of comparable replacement dwellings, which are required in all instances where a transfer of assistance is subject to the URA and/or Section 104(d).

F) Voluntary permanent relocation

A resident may elect to relinquish their right of return and consent to voluntary permanent relocation pursuant to an alternative housing option offered and accepted according to the procedures described in Section 6.10, which Section specifies protections to ensure the resident's decision is fully informed. By selecting voluntary permanent relocation, the resident is electing to receive RAD permanent relocation assistance and payments which are equivalent to the relocation payments and assistance required to be provided to a "displaced person" pursuant to the regulations implementing the URA.

Appended to Significant Amendment - PBV Section 1.6.C and 1.6.D

Section 1.6 C: PBV Resident Rights and Participation.

1. **No Rescreening of Tenants upon Conversion.** 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). For example, a unit with a public housing program participant that was over-income at time of conversion a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, Section 8(o)(4) of the 1937 Act and 24 CFR § 982.201, 24 CFR § 983.251(a)(2) and 24 CFR § 983.255(a)(1), concerning eligibility and targeting of tenants for initial occupancy, will not apply for current households. Once the grandfathered household moves out, the unit must be leased to an eligible family. MTW agencies may not alter this requirement. Further, so as to facilitate the right to return to the assisted property, HUD waives Section 8(o)(4) and 24 CFR § 982.201 to the extent necessary for this provision to apply to current public housing residents of the Converting Project that will reside in Legacy Non-RAD PBV non-RAD PBV units or non-RAD PBRA units placed in a project that contain RAD PBV units or RAD PBRA units. Such families and such contract units will otherwise be subject to all requirements of the applicable program, specifically 24 CFR Part 983 for Legacy Non-RAD PBV non-RAD PBV units and the PBRA requirements governing the applicable contract for non-RAD PBRA units.
2. **Right to Return.** See Section 1.4.A.5.b. and the RAD Fair Housing, Civil Rights, and Relocation Notice regarding a resident's right to return. To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBV non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

3. **Phase-in of Tenant Rent Increases.** If, purely as a result of conversion, the amount a tenant would pay for rent and utilities under the PBV program (the tenant's TTP) would increase the tenant's TTP by more than the greater of 10 percent or \$25, the rent increase will be phased in over 3 years. To implement this provision, HUD is specifying alternative requirements for section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of "total tenant payment" (TTP)) to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase-in period at three years, five years or a combination depending on circumstances and must communicate such policy in writing to affected residents. For example, a PHA may create a policy that uses a three year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

The method described below explains the set percentage-based phase-in a Project Owner must follow according to the phase-in period established. For purposes of this section "Calculated PBV TTP" refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058. If a family in a project converting from Public Housing to PBV was paying a flat rent immediately prior to conversion, the PHA should use the flat rent amount to calculate the phase-in amount for Year 1 (the first recertification following conversion), as illustrated below.

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 recertifications – Full Calculated PBV TTP

Please note: Once the Calculated PBV TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward. To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

4. **Family Self Sufficiency (FSS).** PHAs and Project Owners must follow the FSS regulations at 24 CFR part 984. Public Housing residents that are currently FSS participants must be allowed to continue to participate in the PHA's FSS program for the duration of the grant's period of performance. The PHA may continue to use any FSS funds already awarded to serve those FSS participants who live in units converted through RAD. At the completion of the FSS grant, PHAs should follow the normal closeout procedures outlined in the grant agreement and any applicable 24 CFR part 200 requirements. If the PHA continues to run an FSS program that serves public housing, HCV (including PBV), and/or PBRA participants, the PHA will continue to be eligible (subject to FSS Funding Notice requirements) to apply for FSS funding. Due to the program merger between public

housing FSS and HCV FSS that took place pursuant to the FY2014 Appropriations Act (and was continued in the subsequent Appropriation Acts), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV through RAD.

5. **Resident Participation and Funding.** In accordance with Attachment 1B, 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. To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBVnon-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.
6. **Resident Procedural Rights.** The following items must be incorporated into both the Section 8 Administrative Plan and the Project Owner's lease, which includes the required tenancy addendum (HUD Form 52530-c), as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.
 - a. **Termination Notification.** HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD and to Legacy Non-RAD PBV units located at the the Covered Project. In addition to the regulations at 24 CFR § 983.257 related to Project Owner termination of tenancy and eviction, the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall be :
 - i. A reasonable period of time, but not to exceed 30 days:
 1. 1. If the health or safety of other tenants, Project Owner employees, or persons residing in the immediate vicinity of the premises is threatened; or
 2. 2. In the event of any drug-related or violent criminal activity or any felony conviction;
 - ii. Not less than 30 days in the case of nonpayment of rent and in conformance with the terms of the Tenancy Addendum (HUD Form 52530c or replacement form); and
 - iii. 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.
7. **Grievance Process.** Pursuant to requirements in the RAD Statute, HUD is establishing additional resident procedural rights to comply with section 6 of the Act.

For the termination of assistance and several other PHA determinations, PBV program rules require the PHA 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, to require that:

- i. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(v), an opportunity for an informal hearing must

be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.

1. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(v), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).
 2. For any additional hearings required under RAD, the Project Owner will perform the hearing.
- ii. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or Contract Administrator.
 - iii. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
 - iv. The Project Owner provides opportunity for an informal hearing before an eviction.

Current PBV program rules require that hearing procedures must be outlined in the PHA's Section 8 Administrative Plan.

To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

7. **Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the 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 (24 CFR § 5.617(b)). 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. To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

8. **Jobs Plus.** Jobs Plus is not applicable to the Authority.
9. **When Total Tenant Payment Exceeds Gross Rent.** Under normal PBV rules, the PHA may select an occupied unit to be included under the PBV HAP Contract only if the unit's occupants are eligible for housing assistance payments (24 CFR §§ 983.52(c) and 983.251(a)(2)24 CFR § 983.53(c)). Also, a PHA must remove a unit from the HAP Contract when no assistance has been paid for 180 days because the family's TTP has risen to a level that is equal to or greater than the Gross Rent. (24 CFR § 983.258 and § 983.211). Pre-Conversion Residents. Since the rent limitation under this Section of the Notice may result in current residents having TTPs that exceed the Gross Rent, 24 CFR §§ 983.52(c) and 983.251(a)(2)24 CFR §983.53(c) does not apply in order to provide RAD PBV assistance to residents who were living in the Converting Project prior to conversion. As necessary to further implement the alternative requirements described below, HUD is waiving 24 CFR §983.258 and §983.211, as well as the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR § 983.301 and 24 CFR § 983.353(b)(1) as modified by Section 1.6.B.5 of this Notice.

HUD is establishing an alternative requirement that the unit for a family with a TTP that equals or exceeds Gross Rent must be placed on the PBV HAP Contract and the family shall be admitted to the PBV program. In such cases the resident is considered a participant under the PBV program and all the family obligations and protections under RAD and PBV apply to the resident.

During any period when the family's TTP is equal to or above the Gross Rent, the zero-HAP family will pay an alternate rent to owner that is the lower of:

- a. the family's TTP less the Utility Allowance, subject to any required phase-in pursuant to Section 1.6.C.3 of this Notice; or
- b. the Zero-HAP Rent Cap, which is the lower of either:
 - i. 110% of the applicable FMR less the Utility Allowance; or
 - ii. In the event the units are subject to more restrictive rent setting requirements under the LIHTC or HOME programs, or other programs approved by HUD on a project-specific basis, the rent to owner set to comply with such requirements.

During any period that the family's TTP falls below the Gross Rent, the normal PBV requirements apply and the family would pay 30% of adjusted income, less utility allowance.

After a family has paid the Zero-HAP Rent Cap as set by this Section for a period of 180 days, the PHA shall remove the unit from the HAP Contract and the family's participation in the PBV program ends. If the Covered Project is fully assisted and the family subsequently leaves the property, the PHA must reinstate the unit back onto the HAP Contract and admit an eligible family. If the Covered Project is partially assisted and the family subsequently leaves the property, the unit must be reinstated back onto the HAP Contract unless the PHA previously substituted a different unit on the HAP Contract in

accordance with 24 CFR § 983.207 or, where “floating units” have been permitted, Section 1.6.B.10 of the Notice.

Additionally, if the family continues to reside in the project after the family’s unit was removed from the HAP Contract, the family may request to return to the PBV program if the family’s income subsequently decreases to the extent that the family’s TTP is less than the Zero-HAP Rent Cap set by this section and the family is otherwise eligible for PBV assistance. The PHA shall, at the earliest opportunity^{4B-8}, reinstate the family’s unit back onto the HAP Contract to provide rental assistance to the family. All PBV requirements with respect to the unit, such as compliance with HQS, apply while the unit is under the HAP Contract or added back to the HAP Contract.

New Admission Families. Unless a PHA requests and receives the waiver described below, any new admission to the Covered Project must meet the eligibility requirements at 24 CFR § 982.201 and require a subsidy payment at admission to the PBV program, which means the family’s TTP may not equal or exceed the Gross Rent for the unit at that time. Furthermore, a PHA must remove a new admission family’s unit from the PBV HAP Contract when no assistance has been paid for 180 days because a new admission family’s TTP subsequently increased to equal or exceed the Gross Rent. However, HUD is imposing an alternative requirement in such cases. If the project is fully assisted and the family subsequently leaves the property, the PHA must reinstate the unit on the HAP Contract and admit an eligible family. If the project is partially assisted, the PHA may substitute a different unit for the unit on the HAP Contract in accordance with 24 CFR § 983.207 or, where “floating units” have been permitted, Section 1.6.B.10 of the Notice.

In circumstances where low RAD PBV rents may prohibit a significant number of otherwise eligible families on the waiting list from being admitted to the project because they do not require subsidy, and which could consequently create an undue concentration of poverty at the project compared to non-RAD PBV projects, a PHA may request a waiver of 24 CFR §§983.53(c), 983.2589, 983.211, and 983.301 from HUD for the Covered Project. The waiver will apply the alternative requirements applicable to the pre-conversion residents in this Section to new admission families.

The PHA may request the waiver during the RAD conversion process or may subsequently request the waiver any time after the effective date of the HAP Contract. In order for the waiver to be approved, the PHA must demonstrate that based on the RAD rent calculated in accordance with Attachment 1C, the monthly two-bedroom RAD Gross Rent is less than: 30% of the monthly income of a family of four at the midpoint between the Very Low Income (VLI) HUD Income Limit and Extremely Low Income (ELI) HUD Income Limit for the area in which the Covered Project is located.

For waivers submitted during the conversion process, the Office of Recapitalization may grant the waiver after review of the Financing Plan and confirmation that the RAD rents meet the waiver rent threshold described above.^{4B-9} The Office of Recapitalization shall document the waiver by adding an additional provision to the RCC before closing. For waivers submitted after the effective date of the HAP Contract, the waiver is submitted

through the normal waiver process outlined in Notice PIH 2018-16 (or any successor notice). In both cases, the approved waiver will be for the initial term of the PBV HAP Contract.

If the waiver is approved, the new admission families covered under the waiver are participants under the PBV program, all the family obligations and protections under RAD and PBV apply to the family, the RAD PBV families shall be subject to the same alternative requirements applicable to the pre-conversion residents under this Section, and the unit is subject to all PBV program requirements, as modified by this Notice.

Further, Covered Projects that receive the waiver shall be subject to an alternative income targeting requirement that at least 75% of new admissions to the PBV units (both RAD and non-RAD PBV units) in the Covered Project in any PHA fiscal year are ELI families. If there are less than four new admissions to the Covered Project in a PHA fiscal year, the income targeting is determined by combining the new admissions for that fiscal year with the new admissions for the subsequent fiscal year (or years) until the combined total of new admissions equals or exceeds four for those consecutive fiscal years.

10. **Under-Occupied Unit.** 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 in the Covered Project. When an appropriate sized unit becomes available in the Covered Project, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Voucher Agency. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the Covered Project, 24 CFR § 983.260 is waived for current residents remaining or returning to the Covered Project. To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the RAD Project shall be subject to the terms of this provision.

Section 1.6 D. PBV: Other Miscellaneous Provisions

1. **Access to Records, Including Requests for Information Related to Evaluation of Demonstration.** PHAs and the Project Owner must cooperate with any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work. Please see Appendix IV for reporting units in Form HUD-50058.
2. **Review of Financial Documents.** The Project Owner must submit to the administering PHA's Board the operating budget for the Covered Project annually. When timely requested by the Contract Administrator, the Project Owner must also submit property-specific audited year-end financial statements within a reasonable time established by the Contract Administrator. The Contract Administrator must confirm that the Project Owner is making deposits into the Reserve for Replacement account in accordance with the RCC as well as assess the financial health of the Covered Project.

3. **Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).** The Davis-Bacon prevailing wage requirements (prevailing wages, the Contract Work Hours and Safety Standards Act, and implementing regulations, rules, and requirements) apply to all Work, including any new construction, that is identified in the Financing Plan and RCC to the extent that such Work qualifies as development. “Development,” as applied to work subject to Davis-Bacon requirements on Section 8 projects, encompasses work that constitutes remodeling that alters the nature or type of housing units in a PBV or PBRA project, reconstruction, or a substantial improvement in the quality or kind of original equipment and materials, and is initiated within 18 months following the effective date of the HAP Contract. Development activity does not include replacement of equipment and materials rendered unsatisfactory because of normal wear and tear by items of substantially the same kind. Davis-Bacon requirements apply only to projects with nine or more assisted units.

4. **Establishment of Waiting List.** 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. These provisions shall apply unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies. The Authority will be transferring an existing site-based waiting list to a new site-based waiting list for the Covered Projects.

For any applicants on the public housing waiting list that are likely to be ineligible for admission to a Covered Project converting to PBV because the household’s TTP is likely to exceed the RAD gross rent, the PHA will consider transferring such household, consistent with program requirements for administration of waiting lists, to the PHA’s remaining public housing waiting list(s) or to another voucher waiting list, in addition to transferring such household to the waiting list for the Covered Project.

To the extent any wait list relies on the date and time of application, the applicants shall have priority on the wait list(s) to which their application was transferred in accordance with the date and time of their application to the original waiting list.

Since it is using a site-based waiting list, the Authority shall establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the Authority’s public housing community-wide waiting list have been offered placement on the Covered Project’s initial waiting list. In all cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing community-wide waiting list given the number of applicants, PHA resources, and admissions requirements of the projects being converted under RAD. A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and with the

obligation to provide meaningful access for persons with limited English proficiency (LEP).

When using a site-based waiting list, the Authority will consider waiting list and transfer policies that expand opportunities for tenants seeking an emergency transfer under, or consistent with, the PHA's Emergency Transfer Plan. This includes allowing for easier moves between assisted properties.

To implement this provision, HUD is specifying alternative requirements for 24 CFR § 983.251(c)(2)(iii) 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the Covered Project in accordance with 24 CFR § 983.251(c). To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBV non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision. A PHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations.

5. **Mandatory Insurance Coverage.** The Covered Project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed project property.
6. **Future Refinancing.** Project Owners must receive HUD approval for any refinancing or restructuring of secured debt during the HAP Contract term to ensure the financing is consistent with long-term preservation of the Covered Project. With respect to any financing contemplated at the time of conversion (including any permanent financing which is a conversion or take-out of construction financing), such consent may be evidenced through the RCC but HUD review of liens must be performed prior to execution.
7. **Administrative Fees for Public Housing Conversions During the Year of Conversion.** For the remainder of the Calendar Year in which the HAP Contract becomes effective (i.e., the "year of conversion"), RAD PBV projects will be funded with public housing funds. For example, if the project's assistance converts effective July 1, 2023, the public housing ACC between the PHA and HUD will be amended to reflect the number of units under HAP Contract, but will be for zero dollars, and the RAD PBV HAP Contract will be funded with public housing money for July through December 2023. Since TBRA is not the source of funds, PHAs should not report leasing and expenses into VMS during this period, and PHAs will not receive section 8 administrative fee funding for converted units during this time.

PHAs operating an HCV program typically receive administrative fees for units under a HAP Contract, consistent with recent appropriation act references to "section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Work Responsibility Act of 1998" and 24 CFR § 982.152(b). During the year of conversion mentioned in the preceding paragraph, these provisions are waived. PHAs will not receive Section 8 administrative fees for PBV RAD units during the year of conversion.

After the year of conversion, the Section 8 ACC will be amended to include Section 8 funding that corresponds to the units covered by the Section 8 ACC. At that time, the regular Section 8 administrative fee funding provisions will apply.

8. **Choice-Mobility.** One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, the PHA 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.

If as a result of participation in RAD a significant percentage of the PHA's HCV program becomes PBV assistance, it is possible for most or all of a PHA's turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility. While HUD is committed to ensuring mobility remains a cornerstone of RAD policy, HUD recognizes that it remains important for the PHA to still be able to use tenant-based vouchers to address the specific housing needs and priorities of the community. Therefore, HUD is establishing the following alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP Contract administered by the PHA exceeds 20 percent of the PHA's authorized units under its HCV ACC with HUD: The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of Covered Projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received. In order to adopt this provision, this alternative mobility policy must be included in an eligible PHA's administrative plan.

To effectuate this provision, HUD is providing an alternative requirement to Section 8(o)(13)(E) of the Act and 24 CFR § 983.261(c). Please note that this alternative requirement does not apply to PBVs entered into outside of the context of RAD. MTW agencies may not alter this requirement.

9. **Reserve for Replacement.** The Project Owner shall establish and maintain a replacement reserve in an interest-bearing account to aid in funding extraordinary maintenance and repair and replacement of capital items in accordance with applicable regulations. The reserve must be built up to and maintained at a level determined by HUD to be sufficient to meet projected requirements. For FHA transactions, Replacement Reserves shall be maintained in accordance with the FHA Regulatory Agreement. For all other transactions, Replacement Reserves shall be maintained in a bank account or similar instrument, as approved by HUD, where funds will be held by the Project Owner or mortgagee and may be drawn from the reserve account and used subject to HUD guidelines.
10. **Initial Certifications and Tenant Rent Calculations.** The Contract Administrator uses the family's public housing tenant rent (reflected on line 10f of the family's most recent HUD Form 50058) at the date of the conversion to calculate the PBV HAP and tenant rent until the effective date of the earlier of the family's first regular or interim recertification

following the date of conversion. At the earlier of the family's first regular or interim recertification, the Contract Administrator will use the family's TTP based on the recertification and the HCV utility allowance (or the PBV site-specific utility allowance, if applicable) to determine the PBV HAP and tenant rent. This means that the family pays the same tenant rent as the family was paying under the public housing program until the earlier of first regular or interim reexamination following conversion, at which point the normally applicable PBV calculation for the tenant rent becomes effective. (Under the PBV program, the monthly HAP is the rent to owner minus the tenant rent, and the tenant rent is the family TTP minus the utility allowance.) To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBV non-RAD PBV units located in the same property as the Covered Project shall be subject to the terms of this provision. To effectuate this provision, HUD is waiving 24 CFR 5.601 and 24 CFR § 983.2(c)(7)(iii) and 24 CFR § 983.301(f)(4)983.3(c)(6)(iii).

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: 09/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

A.	PHA Information.
A.1	<p>PHA Name: <u>Oklahoma City Housing Authority</u> PHA Code: <u>OK002</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>2026</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2026-2030</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Public 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. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>See Attachement A. A.1</p>

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. Plan Elements. Required for all PHAs completing this form.

B.1 Mission. State the PHA’s mission for serving the needs of low-, very low-, and extremely low-income families in the PHA’s jurisdiction for the next 5 years.

Transforming lives through a place to call home.

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 5 years.

See Attachment A, B.2 Goals and Objectives.

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.

See Attachment A, B.3 Progress Report.

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 survivors of domestic violence, dating violence, sexual assault, or stalking.

See Attachment A,. B.4 VAWA Goals.

<p>B.5</p>	<p>Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent.</p> <p>OCHA intends to award PBV's to projects it controls or possesses an ownership interest in without using a competitive process.</p> <p>OCHA may select units without a competitive selection process in certain circumstances described in 24 CFR 983.51(c) and FR Notice 8/13/24. OCHA may select units for PBV assistance without following a competitive process in the following circumstances:</p> <ul style="list-style-type: none"> • OCHA may select existing, newly constructed, or rehabilitated public housing projects where OCHA has an ownership interest or over which OCHA has control, when OCHA is engaged in an initiative to improve, develop, or replace a public housing property or site. - The public housing units may either currently be in the public housing inventory or may have been removed from the public housing inventory through any available legal removal tool within five years of the project selection date. • OCHA may select for future PBV assistance a project currently under the public housing program, or a project that is replacing the public housing project, in which OCHA has no ownership interest, or which OCHA has no control over, provided: <ul style="list-style-type: none"> - The public housing project is either still in the public housing inventory or had been removed from the public housing inventory through any available legal removal tool within five years of the project selection date; - The PHA that owned or owns the public housing project does not administer the HCV program; - The project selected for PBV assistance was specifically identified as replacement housing for the impacted public housing residents as part of the public housing demolition/disposition application, voluntary conversion application, or any other application process submitted to and approved by HUD to remove the public housing project from the public housing inventory; and - With respect to replacement housing, OCHA does not have to replace the housing on the same site as the original public housing, but the number of contract units in the replacement project may not exceed the number of units in the original public housing project by more than a de minimis amount for this exception to apply. • OCHA may select a project consisting of OCHA-owned units as defined at 24 CFR 982.4. - The units must continue to meet the definition of OCHA-owned for the initial two years of the HAP contract unless there is a transfer of ownership approved by HUD. • OCHA may select a project that underwent an eligibility event within five years of the project selection date, in which a family (or families) qualifies for enhanced voucher assistance and provided informed consent to relinquish its enhanced voucher for PBV assistance. • OCHA may select one or more PBV projects with units made exclusively available to VASH families on the site of a VA facility [FR Notice 8/13/24].
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>
<p>C.1</p>	<p>Significant Amendment or Modification. 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 Capital Fund Program Annual Plan and/or 5 Year Action Plan based on the Capital Fund Rule.</p>

<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" 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/Minutes</p>
<p>C.3</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <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>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

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 survivors of domestic violence, dating violence, sexual assault, or stalking (24 CFR 903.6(a)(3)).

B.5 Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with § 983.51(c), the PHA must include a statement of this intent in its 5-Year Plan (or an amendment to the 5-Year Plan) in order to notify the public prior to making a noncompetitive selection (24 CFR 903.6(c)).

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 (24 CFR 903.7(s)(2)(ii)). 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 Challenged Elements.

If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must 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 (24 CFR 903.23(b)).

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 1.23 hours per year per response or 6.15 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 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
2026-2030 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. 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 will be presented to our elected Resident Council/Resident Advisory Board Members on August 27, 2025. Public Hearing for the Annual PHA Plan and 5 Year Capital Fund Action Plan will be held on September 22, 2025 at 10:00 am at 3301 S.W. 17th, Oklahoma City, OK 73108 (Oak Grove Community Center).

B. 5-YEAR PLAN:

B.1 MISSION: Transforming lives through a place to call home.

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.
- OCHA will soon begin a phased process over the next several years to sell single-family homes and duplexes located across Oklahoma City. Proceeds will support additional redevelopment and provide more affordable housing to Oklahoma City residents.
- 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 available opportunities 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's total Project-based Vouchers is 271 in the Housing Choice Voucher program.
- OCHA's total RAD Project-based Voucher count is 352 in the Housing Choice Voucher program.
- 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.
- OCHA's draft Capital Fund Action Plan for 2026-2030 is attached to this plan for public review.

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 from the Oklahoma Housing Finance Agency (OHFA) for Sooner Haven Apartments, a 150 unit LIHTC/PBV property.
- 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.
- OCHA was awarded a FY23 Choice Neighborhood Initiative Planning Grant in the amount of \$500,000 in conjunction with the City of Oklahoma City (co-applicant). This Planning Grant will engage residents and the community to create a redevelopment plan for the 348-unit Will Rogers Courts Apartments and Stockyards/Rotary Park Neighborhood. Planning activities have begun in Spring/Summer of 2024 and the final Transformation Plan will be submitted to HUD in Summer of 2025.
- OCHA in conjunction with CEC, Homeless Alliance, PIVOT, Mental Health Association Oklahoma, was selected by the Oklahoma City Council to be the Administrator for the Metropolitan Area Projects (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. The goals of the MAPS 4 Homelessness program are 1. Create 500 new units of supportive housing for target populations experiencing homelessness; 2. Rehabilitate 1,500 units of Public Housing for prevention of homelessness and, 3. to develop 150 units of Workforce Housing.
- CEC received \$750,000 from the Arnall Family Foundation to implement permanent supportive housing for individuals experiencing homelessness.

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

We will continue to focus resources and expand our Resident Services Department; 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, small business classes, and HeadStart opportunities.
- Goodwill Industries of Oklahoma – Employment opportunities, computer literacy, and employment preparation.
- Lilyfield OKC – Lilyfield operates and leads a family resource center within Will Rogers Courts. Residents are part of planning and directing needed services onsite.
- OIC of Oklahoma County – High school diplomacy classes, ESL, adult basic education, literacy tutoring and life skills.
- Oklahoma State Department of Health Maternal and Child Health Services – Educational material, support and equipment for safe sleep for expecting and newly parenting families.
- Skyline Urban Ministry – Monthly mobile food pantry to families and seniors at Towers.

- STAAR Foundation – Developed and leads the Sooner Haven Collaborative, focused on meeting residents where they are by partnering with community agencies providing supportive services onsite for residents.
- Whiz Kids – Mentorship and tutoring to school age youth at Fred Factory Gardens.
- Workforce Oklahoma – Streamline referrals for employment opportunities, training and employment preparation.
- YMCA – Offer out of school time and enrichment activities at Ambassador Courts, Oak Grove and Sooner Haven through Y Clubhouses. Day camp, tutoring, mental health services, nutrition, after school snacks, and summer feeding programs at family properties
- OCHA and Regional Food Bank of Oklahoma (RFBO) continued operation with Food Connection at Jeltz Senior Center. In partnership with RFBO, Food Connection at Classen and 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 continues to utilize third party providers, federally funded partners, and county health departments to provide prevention of infectious diseases such as COVID-19 and Influenza for employees and residents.

We are committed to Quality Service and Employee Engagement:

We will ensure a resident, partner and customer focused environment where all are treated with dignity and respect. We will invest in our staff, ensure accountability and effective communication, and promote an innovative, healthy and safe work environment, with training and leadership development opportunities.

We are committed to Equal Opportunity for Housing:

We will create an effective administration process to resolve complaints of poor customer service, discrimination and improve public relations.

- OCHA remains focused on reuniting families that are currently on their Public Housing program with a family member reentering their communities once released from prison or jail. OCHA also revised its criminal history lookback period from five years to three years.
- OCHA is committed to full compliance with fair housing laws and ordinances. OCHA staff annually provides and/or participates in fair housing 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 with a safe place to live. Part VII of the Admissions and Continued Occupancy Plan provides VAWA Notification, Documentation and Confidentiality.

Oklahoma City Housing Authority Housing Choice Voucher 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.

OCHA made updates to their HCV Admin Plan and Public Housing ACOP to incorporate VAWA 2022 changes.

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 latest approved Capital Fund Program Annual Plan and/or 5 Year Action Plan based on the Capital Fund Rule.

In accordance with the attached RAD Amendment, as part of the Rental Assistance Demonstration (RAD), the Oklahoma City Housing Authority is redefining the definition of a substantial deviation from its 5-Year Plan to exclude the following RAD-specific items:

- a) The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- b) Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c) Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- d) Changes to the financing structure for each approved RAD conversion.

B.6 RESIDENT ADVISORY BOARD COMMENTS:

Resident Advisory Board met on June 18, 2025, and will meet on August 27, 2025. Agendas and meeting minutes for the meeting are attached.

B.7 CERTIFICATION BY STATE OR LOCAL OFFICIALS:

Copy of Form HUD 50077-SL attached.

Oklahoma City Housing Authority (Oklahoma)
RAD Amendment to the 2026 Annual Plan
and 2026-2030 5-Year Plan

The below Amendment is intended to cover all the required elements for a conversion to a RAD, in which all units will be governed under a PBV RAD HAP Contract.

Attachment R – Rental Assistance Demonstration with PBV
Oak Grove, OK002002007
Hillcrest Senior Center, OK002002011
Reding Senior Center/Reding Annex, OK002002018
Classen Senior Center, OK002002809
Marie McGuire Plaza & Wyatt F. Jeltz Senior Center, OK002002425
Ambassador Courts, OK002002012
Shartel Towers, OK002002011
Andrews Square, OK002002018
Fred Factory Gardens, OK002002014

The Oklahoma City Housing Authority (the Authority) is attaching this RAD Amendment to its 2026 Annual Plan and 2026-2030 5-Year PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD) program for Oak Grove, Hillcrest Senior Center, and Reding Senior Center/Reding Annex. The following properties are in the Authority’s RAD Portfolio Award: Classen Senior Center, Marie McGuire Plaza & Wyatt F. Jeltz Senior Center, Ambassador Courts, Shartel Towers, Andrews Square, and Fred Factory Gardens. As a result, the Authority will be converting those properties to Project Based Vouchers under the guidelines of H 2019-09 / PIH 2019-23, REV-4 and any successor Notices.

In conjunction with and simultaneously with RAD, the Authority will also utilize the HUD Section 18 program, for those projects where it is feasible, under the guidelines set forth in Notice PIH 2024-40 (HA) and any successor Notices, which allows the Authority to dispose of up to 90% of its units through Section 18. This form of transaction is referred to by HUD as a RAD/Section 18 Blend.

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 H 2019-09 / PIH 2019-23, REV-4; H-2016-17/PIH-2016-17 and any successor Notices. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the Authority certifies that it is currently compliant with all fair housing and civil rights requirements. The site complies with the Site selection requirements set forth at 24 CFR § 983.57, the Fair Housing Act, Title VI of the Civil Rights Act of 1964 including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Authority with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority’s Capital Fund

Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that Authority may also borrow funds to address their capital needs.

For Oak Grove, the Authority will be contributing Capital Funds up to \$965,000 towards the conversion.

For Hillcrest Senior Center, the Authority will be contributing Capital Funds up to \$160,000 towards the conversion.

For Reding Senior Center/Reding Annex, the Authority will be contributing Capital Funds up to \$160,000 towards the conversion.

For Classen Senior Center, the Authority will be contributing Capital Funds up to \$350,000 towards the conversion.

For Marie McGuire Plaza & Wyatt F. Jeltz Senior Center, the Authority will be contributing Capital Funds up to \$650,000 towards the conversion.

For Ambassador Courts, the Authority will be contributing Capital Funds up to \$350,000 towards the conversion.

For Shartel Towers, the Authority will be contributing Capital Funds up to \$300,000 towards the conversion.

For Andrews Square, the Authority will be contributing Capital Funds up to \$300,000 towards the conversion.

For Fred Factory Gardens, the Authority will be contributing Capital Funds up to \$200,000 towards the conversion.

For Northeast Duplexes Phase II, the Authority will be contributing Capital Funds up to \$100,000 towards the conversion.

The Authority is not an MTW agency.

Below, please find specific information related to the Public Housing Development(s) selected for RAD:

Oak Grove

<u>Name of Public Housing Projects:</u> Oak Grove	<u>PIC Development ID:</u> OK002002007	<u>Conversion Type:</u> RAD/Section 18 Construction Blend-PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 288	<u>Pre-RAD Unit Type:</u> Family	<u>Post-RAD unit Type if different:</u> N/A – No change in Preference	<u>Capital Fund allocation of Development</u> \$965,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc)
Studio/Efficiency	0	0	0
One Bedroom	10	10	0

Two Bedroom	58	58	0
Three Bedroom	166	166	N/A
Four Bedroom	46	46	N/A
Five Bedroom	8	8	N/A
Six Bedroom	0	0	N/A
<u>If performing a Transfer of Assistance:</u>	n/a		

Hillcrest Senior Center

<u>Name of Public Housing Projects:</u> Hillcrest Senior Center	<u>PIC Development ID:</u> OK002002011	<u>Conversion Type:</u> RAD PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 101	<u>Pre-RAD Unit Type:</u> Senior	<u>Post-RAD unit Type if different:</u> N/A – No change in Preference	<u>Capital Fund allocation of Development</u> \$160,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc)
Studio/Efficiency	0	0	0
One Bedroom	100	100	0
Two Bedroom	1	1	0
Three Bedroom	0	0	N/A
Four Bedroom	0	0	N/A
Five Bedroom	0	0	N/A
Six Bedroom	0	0	N/A
<u>If performing a Transfer of Assistance:</u>	n/a		

Reding Senior Center/Reding Annex

<u>Name of Public Housing Projects:</u> Reding Senior Center/Reding Annex	<u>PIC Development ID:</u> OK002002018	<u>Conversion Type:</u> RAD PBV	<u>Transfer of Assistance:</u> N/A
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<u>Total Units:</u> 111	<u>Pre-RAD Unit Type:</u> Senior	<u>Post-RAD unit Type if different:</u> N/A – No change in Preference	<u>Capital Fund allocation of Development</u> \$160,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc)
Studio/Efficiency	0	0	0
One Bedroom	110	110	0
Two Bedroom	1	1	0
Three Bedroom	0	0	N/A
Four Bedroom	0	0	N/A
Five Bedroom	0	0	N/A
Six Bedroom	0	0	N/A
<u>If performing a Transfer of Assistance:</u>	n/a		

Classen Senior Center

<u>Name of Public Housing Projects:</u> Classen Senior Center	<u>PIC Development ID:</u> OK002002809	<u>Anticipated Conversion Type:</u> RAD PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 100	<u>Pre-RAD Unit Type:</u> Senior	<u>Post-RAD unit Type if different:</u> N/A – No change in Preference	<u>Capital Fund allocation of Development</u> \$350,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc)
Studio/Efficiency	0	0	0
One Bedroom	58	58	0
Two Bedroom	42	42	0
Three Bedroom	0	0	N/A
Four Bedroom	0	0	N/A
Five Bedroom	0	0	N/A

Six Bedroom	0	0	N/A
<u>If performing a Transfer of Assistance:</u>	n/a		

Marie McGuire Plaza & Wyatt F. Jeltz Senior Center

<u>Name of Public Housing Projects:</u> Marie McGuire Plaza & Wyatt F. Jeltz Senior Center	<u>PIC Development ID:</u> OK002002425	<u>Anticipated Conversion Type:</u> RAD PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 342	<u>Pre-RAD Unit Type:</u> Senior	<u>Post-RAD unit Type if different:</u> N/A – No change in Preference	<u>Capital Fund allocation of Development</u> \$650,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc)
Studio/Efficiency	0	0	0
One Bedroom	340	340	0
Two Bedroom	2	2	0
Three Bedroom	0	0	N/A
Four Bedroom	0	0	N/A
Five Bedroom	0	0	N/A
Six Bedroom	0	0	N/A
<u>If performing a Transfer of Assistance:</u>	n/a		

Ambassador Courts

<u>Name of Public Housing Projects:</u> Ambassador Courts	<u>PIC Development ID:</u> OK002002012	<u>Anticipated Conversion Type:</u> RAD PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 200	<u>Pre-RAD Unit Type:</u> Family	<u>Post-RAD unit Type if different:</u> N/A – No change in Preference	<u>Capital Fund allocation of Development</u> \$350,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per

			Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc)
Studio/Efficiency	0	0	0
One Bedroom	28	28	0
Two Bedroom	76	76	0
Three Bedroom	64	64	N/A
Four Bedroom	32	32	N/A
Five Bedroom	0	0	N/A
Six Bedroom	0	0	N/A
<u>If performing a Transfer of Assistance:</u>	n/a		

Shartel Towers

<u>Name of Public Housing Projects:</u> Shartel Towers	<u>PIC Development ID:</u> OK002002011	<u>Anticipated Conversion Type:</u> RAD PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 201	<u>Pre-RAD Unit Type:</u> Senior	<u>Post-RAD unit Type if different:</u> N/A – No change in Preference	<u>Capital Fund allocation of Development</u> \$300,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc)
Studio/Efficiency	120	120	0
One Bedroom	80	80	0
Two Bedroom	1	1	0
Three Bedroom	0	0	N/A
Four Bedroom	0	0	N/A
Five Bedroom	0	0	N/A
Six Bedroom	0	0	N/A
<u>If performing a Transfer of Assistance:</u>	n/a		

Andrews Square

<u>Name of Public Housing Projects:</u> Andrews Square	<u>PIC Development ID:</u> OK002002018	<u>Anticipated Conversion Type:</u> RAD PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 201	<u>Pre-RAD Unit Type:</u> Senior	<u>Post-RAD unit Type if different:</u> N/A – No change in Preference	<u>Capital Fund allocation of Development</u> \$300,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc)
Studio/Efficiency	0	0	0
One Bedroom	200	200	0
Two Bedroom	1	1	0
Three Bedroom	0	0	N/A
Four Bedroom	0	0	N/A
Five Bedroom	0	0	N/A
Six Bedroom	0	0	N/A
<u>If performing a Transfer of Assistance:</u>	n/a		

Fred Factory Gardens

<u>Name of Public Housing Projects:</u> Fred Factory Gardens	<u>PIC Development ID:</u> OK002002014	<u>Anticipated Conversion Type:</u> RAD PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 74	<u>Pre-RAD Unit Type:</u> Family	<u>Post-RAD unit Type if different:</u> N/A – No change in Preference	<u>Capital Fund allocation of Development</u> \$200,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc)
Studio/Efficiency	0	0	0
One Bedroom	4	4	0

Two Bedroom	40	40	0
Three Bedroom	24	24	N/A
Four Bedroom	5	5	N/A
Five Bedroom	1	1	N/A
Six Bedroom	0	0	N/A
<u>If performing a Transfer of Assistance:</u>	n/a		

Possible RAD Application: Northeast Duplexes Phase II

<u>Name of Public Housing Projects:</u> Northeast Duplexes Phase II	<u>PIC Development ID:</u> OK002002084	<u>Anticipated Conversion Type:</u> RAD PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 64	<u>Pre-RAD Unit Type:</u> Family	<u>Post-RAD unit Type if different:</u> N/A – No change in Preference	<u>Capital Fund allocation of Development</u> \$100,000
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc)
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	58	58	0
Three Bedroom	0	0	N/A
Four Bedroom	6	6	N/A
Five Bedroom	0	0	N/A
Six Bedroom	0	0	N/A
<u>If performing a Transfer of Assistance:</u>	n/a		

Significant Amendment Definition

As part of the Rental Assistance Demonstration (RAD), the Oklahoma City Housing Authority is redefining the definition of a substantial deviation from its 5-Year Plan to exclude the following RAD-specific items:

- a) The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- b) Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c) Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- d) Changes to the financing structure for each approved RAD conversion.

There is not a change in the number of units proposed as part of the RAD conversion using de minimis reduction or unit reductions exempt from the de minimis cap.

Changes in policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted:

Resident Rights, Participation, Waiting List & Grievance Procedures for future RAD Project, Converting to PBV

Project Based Voucher Requirements (Section 1.6 of Notice H 2019-09/PIH 2019-23 (HA), REV-4, Section 1.6.C & Section 1.6.D, and H-2016-17/PIH-2016-17)
Tenant Protections Under Notice H-2016-17 / PIH-2016-17
1. Right to Return and Relocation Assistance
Tenant Protections Under Section 1.6.C (PBV)
1. No re-screening of tenants upon conversion
2. Under-Occupied Unit
3. Phase-in of tenant rent increase
4. FSS and ROSS-SC programs
5. Resident Participation and Funding
6. Termination notification
7. Grievance process
8. Earned Income Disregard
9. Jobs Plus
10. When Total Tenant Payment Exceeds Gross Rent
Tenant Protections Under Section 1.6.D
1. Establishment of Waiting List
2. Choice Mobility

There will not be a transfer of assistance in this RAD conversion.

The Authority is not currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling or decision and an assurance that compliance will not be negatively impacted by conversion activities.

For all RAD conversions, the PHA must comply with all applicable site selection requirements as set forth in Notice H 2016-17/PIH-2016-17(HA) and the RAD Notice (Notice H-2019-09/PIH-2019-23 (HA), REV-4 and any successor Notice) and in accordance with any additional applicable published guidance provided by HUD. Site selection requirements set forth at Appendix III of the RAD Notice apply to RAD conversions to PBRA assistance, as does the requirement not to place housing in neighborhoods with highly concentrated poverty based on the criteria formulated for transfers under Section 8(bb) of the United States Housing Act of 1937. site selection must also be consistent with the requirements of the Fair Housing Act, Title VI, Section 504, the ADA and their implementing regulations.

It is the PHA's responsibility to ensure that the site selection complies with all applicable site selection requirements, including the requirements of this Notice and the RAD Notice. Pursuant to the RAD Notice, the PHA must certify with the submission of its Annual Plan, Significant Amendment to its Annual Plan, or MTW Plan that it complies with the applicable site selection requirements and must maintain records of its analysis and the data relied upon in making its determination of compliance. The PHA must also determine and subsequently state in the certification that the site is "suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, and HUD regulations issued pursuant thereto."³⁰ Although this Notice provides detail regarding certain civil rights-related site and neighborhood standards, PHAs must certify compliance with all applicable site and neighborhood standards.

The PHA must also certify that, in conducting its review of site selection for the proposed project, the PHA completed a review with respect to accessibility for persons with disabilities and that the proposed site is consistent with applicable accessibility standards under the Fair Housing Act, Section 504, and the ADA. The site and neighborhood standards for PBV and PBRA require the site to be "suitable from the standpoint of facilitating and furthering full compliance with" the Fair Housing Act and require the site to meet the Section 504 site selection requirements described in 24 C.F.R. § 8.4(b)(5). The Fair Housing Act, as implemented at 24 C.F.R. § 100.205, requires "covered multifamily dwellings" built for first occupancy after March 13, 1991, to contain accessible design features. HUD's Section 504 regulations at 24 C.F.R. § 8.4(b)(5) require that, in determining the site or location of a federally assisted facility, an applicant for assistance or recipient may not make selections the purpose or effect of which would: (i) exclude qualified individuals with disabilities from, deny them the benefits of, or otherwise subject them to discrimination under, any program or activity that receives Federal financial assistance from HUD, or (ii) defeat or substantially impair the accomplishment of the objectives of the program or activity with respect to qualified individuals with disabilities. Title II of the ADA contains a similar requirement that a public entity, such as the PHA, may not, in determining the site or location of a facility, make selections (i) that have the effect of excluding individuals with disabilities from, denying them the benefits of, or otherwise subjecting them to discrimination; or (ii) that have the purpose or effect of defeating or substantially impairing the accomplishment of the objectives of

the service, program, or activity with respect to individuals with disabilities. Factors relevant to a site review under these standards may include, among others:

- Site features, such as inaccessible slopes in routes, lack of accessible sidewalks, curb ramps, accessible parking spaces, and placement of dumpsters or other physical features that would impede access to and movement within the site;
- Building features, such as inaccessible building entrances, other methods of ingress and egress, public and common use areas (e.g., the rental office, parking areas, mail areas, trash areas, community rooms, shared use toilet rooms, laundry facilities and walkways inside and outside that connect these public and common use areas to units), and barriers to access by members of the public; and
- Lack of accessible transit or para-transit and accessible public sidewalks and accessible transportation stops.

When such conditions are present at the site and would exclude individuals with disabilities from, deny them the benefits of, or otherwise subject them to discrimination, or would defeat or substantially impair the accomplishment of the objectives of the program or activity with respect to individuals with disabilities, the site must not be selected unless the proposal includes remediation of the barriers to achieve compliance with accessibility requirements (including identification and remediation of any nonconforming design and construction conditions in “covered multifamily dwellings” under the Fair Housing Act). Remediation of the barriers may include, for example, physical accessibility improvements to the site, arrangements for access to accessible supportive services, or reasonable accommodations for current or prospective residents with disabilities, including members of the public. The Financing Plan submitted to HUD must describe and document resources sufficient to pay for the remediation of accessibility barriers. While all PHAs must certify their compliance with applicable site selection requirements as described in this Section, some RAD transactions will also be subject to a front-end review of the site selection. For transactions involving activities that present site selection issues of greater complexity, as described in Sections 5.3 through 5.5 below, front-end review will allow HUD’s Office of Fair Housing and Equal Opportunity (FHEO) to assist the PHA to consider relevant laws and regulations while completing its site selection review and certification.

All required information and certifications necessary to submit a Significant Amendment, including Resident Advisory Board Comments and responses, challenged elements, and all required certifications are included in or appended to HUD-50075-5Y.

Tenant Protections Under Notice H-2016-17 / PIH-2016-17

Resident Right to Return:

Any public housing or Section 8 assisted resident that may need to be relocated temporarily to facilitate rehabilitation or construction has a right to return to an assisted unit at the Covered Project once rehabilitation or construction is complete. Permanent involuntary displacement of public housing or Section 8 assisted residents may not occur as a result of a project’s conversion of assistance. The Project Owner satisfies the RAD right to return to a Covered Project if the Project Owner offers the resident household either: a) a unit in the Covered Project in which the household is not under-housed; or b) a unit in the Covered Project which provides the same major features as the resident’s unit in the Converting Project prior to the implementation of the RAD conversion. In the case of a transfer of assistance to a new site, residents of the Converting Project have the right to reside in an assisted unit meeting the requirements set forth in this paragraph at the Covered

Project (the new site) once the Covered Project is ready for occupancy in accordance with applicable PBV or PBRA requirements. If proposed plans for a Converting Project would preclude a resident from returning to the Covered Project, the resident must be given an opportunity to comment and/or object to such plans. Examples of project plans that may preclude a resident from returning to the Covered Project include, but are not limited to:

- Changes in bedroom distribution which decrease the size of units such that the resident would be under-housed;
- Where a) the PHA is reducing the number of assisted units at a property (if authorized to do so under Section 1.5.B of the RAD Notice) and b) the resident cannot be accommodated in the remaining assisted units;
- The imposition of income eligibility requirements, such as those associated with LIHTC or other program financing, under which the current resident may not be eligible; and
- Failure to provide reasonable accommodation to an individual with disabilities, in violation of applicable law, which reasonable accommodation may include installation of accessibility features that are needed by the individual with disabilities.

If the resident who would be precluded from returning to the Covered Project objects to such plans, the PHA must alter the project plans to accommodate the resident's right to return to the Covered Project. If the resident who would be precluded from returning to the Covered Project prefers to voluntarily and permanently relocate rather than object to the project plans, the PHA must secure informed, written consent to a voluntary permanent relocation in lieu of returning to the Covered Project and must otherwise comply with all the provisions of Section 6.10, below, regarding alternative housing options. The PHA cannot employ any tactics to pressure residents into relinquishing their right to return or accepting alternative housing options. A PHA may not terminate a resident's lease if the PHA fails to obtain the resident's consent and the resident seeks to exercise the right to return. In the case of a multi-phase transaction, the resident has a right to return to the Covered Project or to other converted phases of the property which have converted and are available for occupancy at the time the resident is eligible to exercise the right to return. A relocated resident should get the benefit of improvements facilitated by the resident's relocation and conversion and completion of future phases cannot be assured. In most cases, this means that the resident's right to return must be accommodated within the Covered Project associated with resident's original unit. However, in those cases where improvements to multiple phases of a site are occurring simultaneously, the PHA or Project Owner may treat multiple Covered Projects on the same site as one for purposes of the right to return. If the PHA or Project Owner seeks to have the resident exercise the right of return at a future phase, the PHA or Project Owner would need to secure the resident's consent to such plan as an alternative housing option pursuant to Section 6.10, below. In implementing the right of return, the Project Owner shall comply with all applicable fair housing laws and implementing regulations, including, but not limited to, the Fair Housing Act, Title VI of the Civil Rights Act, Section 504 of the Rehabilitation Act, and Titles II and III of the Americans with Disabilities Act.

Relocation Assistance:

Any time project plans require a resident to move from their current unit, the resident is eligible for assistance as described in this Notice. Assistance may vary depending on the options provided to residents, whether the relocation is temporary or permanent and, if applicable, the length of time the resident is in temporary accommodations. In all circumstances, the move or relocation must be in compliance with applicable requirements of this Notice and consistent with applicable fair housing and civil rights requirements. Each type of move is discussed below.

A) Moves within the same building or complex of buildings

Temporary or permanent moves within the same building or complex of buildings may be appropriate given the extent of work to be completed to permit phasing of rehabilitation or construction. Moves within the same building or complex of buildings are not considered relocation under RAD and a tenant generally does not become displaced under the URA. Whether permanent (i.e., the tenant will move to and remain in an alternative unit) or temporary (i.e., the tenant will move to another unit and return to their original unit), the PHA or Project Owner must reimburse residents for all reasonable out-of-pocket expenses incurred in connection with any move and all other terms and conditions of the move(s) must be reasonable. The final move must be to a unit which satisfies the right to return requirements specified in Section 6.2 of this Notice.

B) Temporary relocation lasting one year or less

If a resident is required to relocate temporarily, to a unit not in the same building or complex of buildings, for a period not expected to exceed one year in connection with the RAD conversion, the resident's temporarily occupied housing must be decent, safe, and sanitary and the resident must be reimbursed for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation. These expenses include, but are not limited to, moving expenses, increased housing costs (e.g., rent and utilities), meals if the temporary housing lacks cooking facilities (e.g., during a short hotel stay, whether or not on an emergency basis) and other applicable expenses.

C) Temporary relocation initially expected to last one year or less, but which extends beyond one year

In the event that a resident has been temporarily relocated, to a unit not in the same building or complex of buildings, for a period which was anticipated to last one year or less but the temporary relocation in fact exceeds one year, the resident qualifies as a "displaced person" under the URA and as a result immediately becomes eligible for all permanent relocation assistance and payments as a "displaced person" under the URA, including notice pursuant to Section 6.6(E). This assistance would be in addition to any assistance the person has already received for temporary relocation, and may not be reduced by the amount of any temporary relocation assistance.

In such event, the PHA or Project Owner shall offer the resident the opportunity to choose to voluntarily permanently relocate with the offered URA assistance or to choose to remain temporarily relocated based on updated information from the PHA or Project Owner about when they can return to the completed RAD unit. The PHA or Project Owner must present this opportunity to the resident when the temporary relocation extends beyond one year and each time thereafter that the temporary relocation extends beyond the previously anticipated duration. In presenting such opportunity, the PHA or Project Owner must inform the resident in writing that his or her acceptance of voluntary permanent relocation, with the associated assistance, would terminate the resident's right to return to the Covered Project. The PHA or Project Owner must provide the resident with at least 30 days to decide whether to remain in temporary relocation status or to voluntarily relocate permanently.

D) Temporary relocation anticipated to last more than one year

When the PHA anticipates that the temporary relocation, to a unit not in the same building or complex of buildings, will last more than one year, but the resident is retaining the resident's right to return to the Covered Project, the resident is considered temporarily relocated under RAD and is eligible to receive applicable temporary relocation assistance and payments. Under the

URA, the resident becomes eligible to receive applicable relocation assistance and payments as a “displaced person” when the temporary relocation period exceeds one year and each time thereafter that the temporary relocation extends beyond the previously anticipated duration, at which time the PHA or Project Owner shall offer the resident the opportunity to choose to voluntarily permanently relocate or to remain temporarily relocated, as described in Section 6.4(C), above. In order to allow residents to make the election earlier than required under the URA (thereby avoiding a year in temporary relocation housing prior to electing voluntary permanent relocation), if the PHA or Project Owner anticipates that temporary relocation will last more than one year, the PHA or Project Owner shall provide the resident with an initial option to (a) be temporarily relocated, retain the right to return to the Covered Project when a unit becomes available and receive assistance, including temporary housing and reimbursement for all reasonable out-of-pocket expenses associated with the temporary relocation, or (b) accept RAD voluntary permanent relocation assistance and payments equivalent to what a “displaced person” would receive under the URA. The PHA or Project Owner must inform the resident in writing that his or her acceptance of voluntary permanent relocation, with the associated assistance, would terminate the resident’s right to return to the Covered Project. The PHA or Project Owner must provide the resident with at least 30 days to decide whether to remain in temporary relocation status or to voluntarily relocate permanently.

E) Permanent moves in connection with a transfer of assistance

In cases solely involving a transfer of assistance to a new site, resident relocation from the Converting Project to the Covered Project is not, by itself, generally considered involuntary permanent relocation under RAD. However, the URA and/or Section 104(d) is likely to apply in most cases. In cases of a transfer of assistance to a new site where it has also been determined that the URA and/or Section 104(d) apply to the transfer of assistance, residents may be eligible for all permanent relocation assistance and payments for eligible displaced persons under the URA and/or Section 104(d). If the URA applies to a move of this type, the PHA or Project Owner must make available at least one, and when possible, three or more comparable replacement dwellings pursuant to 49 C.F.R. § 24.204(a). However, provided the transfer of assistance unit meets the URA definition of a comparable replacement dwelling pursuant to 49 C.F.R. § 24.2(a)(6), that unit could in fact represent the most comparable replacement dwelling as determined by the agency for purposes of calculating a replacement housing payment, if any, under 49 C.F.R. § 24.402. Whether or not the URA and/or Section 104(d) apply, under RAD the residents are entitled to relocation assistance and payments, including counseling in preparation for the relocation, written notices of the relocation (including a 90-day RAD Notice of Relocation), and reimbursement for all reasonable out-of-pocket expenses, including moving expenses, incurred in connection with the move. It should be noted that the RAD relocation assistance and payments provided to transferring residents in this paragraph differ from those required under the URA and/or Section 104(d) as described above. Where both frameworks apply, the residents must receive the more extensive protections offered under either framework. If HUD determines that the distance from the Converting Project to the site of the Covered Project is significant and the resident could not reasonably be required to move to the new site, then HUD will require the PHA to adjust project plans to accommodate the resident in an assisted unit (e.g., a public housing unit, some other project-based Section 8 unit or a market unit with a housing choice voucher) within a reasonable distance of the site of the Converting Project. HUD will evaluate whether this requirement applies on a case by case basis, considering whether the distance would impose a significant burden on residents’ access to existing employment, transportation options, schooling or other critical

services. Accommodating the resident may also be satisfied by the resident's consent to an alternative housing option pursuant to Section 6.10. The requirement set forth in this paragraph is in addition to all protections, including, for example, the offer of comparable replacement dwellings, which are required in all instances where a transfer of assistance is subject to the URA and/or Section 104(d).

F) Voluntary permanent relocation

A resident may elect to relinquish their right of return and consent to voluntary permanent relocation pursuant to an alternative housing option offered and accepted according to the procedures described in Section 6.10, which Section specifies protections to ensure the resident's decision is fully informed. By selecting voluntary permanent relocation, the resident is electing to receive RAD permanent relocation assistance and payments which are equivalent to the relocation payments and assistance required to be provided to a "displaced person" pursuant to the regulations implementing the URA.

Appended to Significant Amendment - PBV Section 1.6.C and 1.6.D

Section 1.6 C: PBV Resident Rights and Participation.

1. **No Rescreening of Tenants upon Conversion.** 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). For example, a unit with a public housing program participant that was over-income at time of conversion a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, Section 8(o)(4) of the 1937 Act and 24 CFR § 982.201, 24 CFR § 983.251(a)(2) and 24 CFR § 983.255(a)(1), concerning eligibility and targeting of tenants for initial occupancy, will not apply for current households. Once the grandfathered household moves out, the unit must be leased to an eligible family. MTW agencies may not alter this requirement. Further, so as to facilitate the right to return to the assisted property, HUD waives Section 8(o)(4) and 24 CFR § 982.201 to the extent necessary for this provision to apply to current public housing residents of the Converting Project that will reside in Legacy Non-RAD PBV non-RAD PBV units or non-RAD PBRA units placed in a project that contain RAD PBV units or RAD PBRA units. Such families and such contract units will otherwise be subject to all requirements of the applicable program, specifically 24 CFR Part 983 for Legacy Non-RAD PBV non-RAD PBV units and the PBRA requirements governing the applicable contract for non-RAD PBRA units.
2. **Right to Return.** See Section 1.4.A.5.b. and the RAD Fair Housing, Civil Rights, and Relocation Notice regarding a resident's right to return. To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBV non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

3. **Phase-in of Tenant Rent Increases.** If, purely as a result of conversion, the amount a tenant would pay for rent and utilities under the PBV program (the tenant's TTP) would increase the tenant's TTP by more than the greater of 10 percent or \$25, the rent increase will be phased in over 3 years. To implement this provision, HUD is specifying alternative requirements for section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of "total tenant payment" (TTP)) to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase-in period at three years, five years or a combination depending on circumstances and must communicate such policy in writing to affected residents. For example, a PHA may create a policy that uses a three year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

The method described below explains the set percentage-based phase-in a Project Owner must follow according to the phase-in period established. For purposes of this section "Calculated PBV TTP" refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058. If a family in a project converting from Public Housing to PBV was paying a flat rent immediately prior to conversion, the PHA should use the flat rent amount to calculate the phase-in amount for Year 1 (the first recertification following conversion), as illustrated below.

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 recertifications – Full Calculated PBV TTP

Please note: Once the Calculated PBV TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward. To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

4. **Family Self Sufficiency (FSS).** PHAs and Project Owners must follow the FSS regulations at 24 CFR part 984. Public Housing residents that are currently FSS participants must be allowed to continue to participate in the PHA's FSS program for the duration of the grant's period of performance. The PHA may continue to use any FSS funds already awarded to serve those FSS participants who live in units converted through RAD. At the completion of the FSS grant, PHAs should follow the normal closeout procedures outlined in the grant agreement and any applicable 24 CFR part 200 requirements. If the PHA continues to run an FSS program that serves public housing, HCV (including PBV), and/or PBRA participants, the PHA will continue to be eligible (subject to FSS Funding Notice requirements) to apply for FSS funding. Due to the program merger between public

housing FSS and HCV FSS that took place pursuant to the FY2014 Appropriations Act (and was continued in the subsequent Appropriation Acts), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV through RAD.

5. **Resident Participation and Funding.** In accordance with Attachment 1B, 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. To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBVnon-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.
6. **Resident Procedural Rights.** The following items must be incorporated into both the Section 8 Administrative Plan and the Project Owner's lease, which includes the required tenancy addendum (HUD Form 52530-c), as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.
 - a. **Termination Notification.** HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD and to Legacy Non-RAD PBV units located at the the Covered Project. In addition to the regulations at 24 CFR § 983.257 related to Project Owner termination of tenancy and eviction, the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall be :
 - i. A reasonable period of time, but not to exceed 30 days:
 1. 1. If the health or safety of other tenants, Project Owner employees, or persons residing in the immediate vicinity of the premises is threatened; or
 2. 2. In the event of any drug-related or violent criminal activity or any felony conviction;
 - ii. Not less than 30 days in the case of nonpayment of rent and in conformance with the terms of the Tenancy Addendum (HUD Form 52530c or replacement form); and
 - iii. 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.
7. **Grievance Process.** Pursuant to requirements in the RAD Statute, HUD is establishing additional resident procedural rights to comply with section 6 of the Act.

For the termination of assistance and several other PHA determinations, PBV program rules require the PHA 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, to require that:

- i. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(v), an opportunity for an informal hearing must

be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.

1. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(v), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).
 2. For any additional hearings required under RAD, the Project Owner will perform the hearing.
- ii. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or Contract Administrator.
 - iii. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
 - iv. The Project Owner provides opportunity for an informal hearing before an eviction.

Current PBV program rules require that hearing procedures must be outlined in the PHA's Section 8 Administrative Plan.

To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

7. **Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the 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 (24 CFR § 5.617(b)). 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. To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

8. **Jobs Plus.** Jobs Plus is not applicable to the Authority.
9. **When Total Tenant Payment Exceeds Gross Rent.** Under normal PBV rules, the PHA may select an occupied unit to be included under the PBV HAP Contract only if the unit's occupants are eligible for housing assistance payments (24 CFR §§ 983.52(c) and 983.251(a)(2)24 CFR § 983.53(c)). Also, a PHA must remove a unit from the HAP Contract when no assistance has been paid for 180 days because the family's TTP has risen to a level that is equal to or greater than the Gross Rent. (24 CFR § 983.258 and § 983.211). Pre-Conversion Residents. Since the rent limitation under this Section of the Notice may result in current residents having TTPs that exceed the Gross Rent, 24 CFR §§ 983.52(c) and 983.251(a)(2)24 CFR §983.53(c) does not apply in order to provide RAD PBV assistance to residents who were living in the Converting Project prior to conversion. As necessary to further implement the alternative requirements described below, HUD is waiving 24 CFR §983.258 and §983.211, as well as the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR § 983.301 and 24 CFR § 983.353(b)(1) as modified by Section 1.6.B.5 of this Notice.

HUD is establishing an alternative requirement that the unit for a family with a TTP that equals or exceeds Gross Rent must be placed on the PBV HAP Contract and the family shall be admitted to the PBV program. In such cases the resident is considered a participant under the PBV program and all the family obligations and protections under RAD and PBV apply to the resident.

During any period when the family's TTP is equal to or above the Gross Rent, the zero-HAP family will pay an alternate rent to owner that is the lower of:

- a. the family's TTP less the Utility Allowance, subject to any required phase-in pursuant to Section 1.6.C.3 of this Notice; or
- b. the Zero-HAP Rent Cap, which is the lower of either:
 - i. 110% of the applicable FMR less the Utility Allowance; or
 - ii. In the event the units are subject to more restrictive rent setting requirements under the LIHTC or HOME programs, or other programs approved by HUD on a project-specific basis, the rent to owner set to comply with such requirements.

During any period that the family's TTP falls below the Gross Rent, the normal PBV requirements apply and the family would pay 30% of adjusted income, less utility allowance.

After a family has paid the Zero-HAP Rent Cap as set by this Section for a period of 180 days, the PHA shall remove the unit from the HAP Contract and the family's participation in the PBV program ends. If the Covered Project is fully assisted and the family subsequently leaves the property, the PHA must reinstate the unit back onto the HAP Contract and admit an eligible family. If the Covered Project is partially assisted and the family subsequently leaves the property, the unit must be reinstated back onto the HAP Contract unless the PHA previously substituted a different unit on the HAP Contract in

accordance with 24 CFR § 983.207 or, where “floating units” have been permitted, Section 1.6.B.10 of the Notice.

Additionally, if the family continues to reside in the project after the family’s unit was removed from the HAP Contract, the family may request to return to the PBV program if the family’s income subsequently decreases to the extent that the family’s TTP is less than the Zero-HAP Rent Cap set by this section and the family is otherwise eligible for PBV assistance. The PHA shall, at the earliest opportunity^{4B-8}, reinstate the family’s unit back onto the HAP Contract to provide rental assistance to the family. All PBV requirements with respect to the unit, such as compliance with HQS, apply while the unit is under the HAP Contract or added back to the HAP Contract.

New Admission Families. Unless a PHA requests and receives the waiver described below, any new admission to the Covered Project must meet the eligibility requirements at 24 CFR § 982.201 and require a subsidy payment at admission to the PBV program, which means the family’s TTP may not equal or exceed the Gross Rent for the unit at that time. Furthermore, a PHA must remove a new admission family’s unit from the PBV HAP Contract when no assistance has been paid for 180 days because a new admission family’s TTP subsequently increased to equal or exceed the Gross Rent. However, HUD is imposing an alternative requirement in such cases. If the project is fully assisted and the family subsequently leaves the property, the PHA must reinstate the unit on the HAP Contract and admit an eligible family. If the project is partially assisted, the PHA may substitute a different unit for the unit on the HAP Contract in accordance with 24 CFR § 983.207 or, where “floating units” have been permitted, Section 1.6.B.10 of the Notice.

In circumstances where low RAD PBV rents may prohibit a significant number of otherwise eligible families on the waiting list from being admitted to the project because they do not require subsidy, and which could consequently create an undue concentration of poverty at the project compared to non-RAD PBV projects, a PHA may request a waiver of 24 CFR §§983.53(c), 983.2589, 983.211, and 983.301 from HUD for the Covered Project. The waiver will apply the alternative requirements applicable to the pre-conversion residents in this Section to new admission families.

The PHA may request the waiver during the RAD conversion process or may subsequently request the waiver any time after the effective date of the HAP Contract. In order for the waiver to be approved, the PHA must demonstrate that based on the RAD rent calculated in accordance with Attachment 1C, the monthly two-bedroom RAD Gross Rent is less than: 30% of the monthly income of a family of four at the midpoint between the Very Low Income (VLI) HUD Income Limit and Extremely Low Income (ELI) HUD Income Limit for the area in which the Covered Project is located.

For waivers submitted during the conversion process, the Office of Recapitalization may grant the waiver after review of the Financing Plan and confirmation that the RAD rents meet the waiver rent threshold described above.^{4B-9} The Office of Recapitalization shall document the waiver by adding an additional provision to the RCC before closing. For waivers submitted after the effective date of the HAP Contract, the waiver is submitted

through the normal waiver process outlined in Notice PIH 2018-16 (or any successor notice). In both cases, the approved waiver will be for the initial term of the PBV HAP Contract.

If the waiver is approved, the new admission families covered under the waiver are participants under the PBV program, all the family obligations and protections under RAD and PBV apply to the family, the RAD PBV families shall be subject to the same alternative requirements applicable to the pre-conversion residents under this Section, and the unit is subject to all PBV program requirements, as modified by this Notice.

Further, Covered Projects that receive the waiver shall be subject to an alternative income targeting requirement that at least 75% of new admissions to the PBV units (both RAD and non-RAD PBV units) in the Covered Project in any PHA fiscal year are ELI families. If there are less than four new admissions to the Covered Project in a PHA fiscal year, the income targeting is determined by combining the new admissions for that fiscal year with the new admissions for the subsequent fiscal year (or years) until the combined total of new admissions equals or exceeds four for those consecutive fiscal years.

10. **Under-Occupied Unit.** 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 in the Covered Project. When an appropriate sized unit becomes available in the Covered Project, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Voucher Agency. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the Covered Project, 24 CFR § 983.260 is waived for current residents remaining or returning to the Covered Project. To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the RAD Project shall be subject to the terms of this provision.

Section 1.6 D. PBV: Other Miscellaneous Provisions

1. **Access to Records, Including Requests for Information Related to Evaluation of Demonstration.** PHAs and the Project Owner must cooperate with any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work. Please see Appendix IV for reporting units in Form HUD-50058.
2. **Review of Financial Documents.** The Project Owner must submit to the administering PHA's Board the operating budget for the Covered Project annually. When timely requested by the Contract Administrator, the Project Owner must also submit property-specific audited year-end financial statements within a reasonable time established by the Contract Administrator. The Contract Administrator must confirm that the Project Owner is making deposits into the Reserve for Replacement account in accordance with the RCC as well as assess the financial health of the Covered Project.

3. **Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).** The Davis-Bacon prevailing wage requirements (prevailing wages, the Contract Work Hours and Safety Standards Act, and implementing regulations, rules, and requirements) apply to all Work, including any new construction, that is identified in the Financing Plan and RCC to the extent that such Work qualifies as development. “Development,” as applied to work subject to Davis-Bacon requirements on Section 8 projects, encompasses work that constitutes remodeling that alters the nature or type of housing units in a PBV or PBRA project, reconstruction, or a substantial improvement in the quality or kind of original equipment and materials, and is initiated within 18 months following the effective date of the HAP Contract. Development activity does not include replacement of equipment and materials rendered unsatisfactory because of normal wear and tear by items of substantially the same kind. Davis-Bacon requirements apply only to projects with nine or more assisted units.

4. **Establishment of Waiting List.** 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. These provisions shall apply unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies. The Authority will be transferring an existing site-based waiting list to a new site-based waiting list for the Covered Projects.

For any applicants on the public housing waiting list that are likely to be ineligible for admission to a Covered Project converting to PBV because the household’s TTP is likely to exceed the RAD gross rent, the PHA will consider transferring such household, consistent with program requirements for administration of waiting lists, to the PHA’s remaining public housing waiting list(s) or to another voucher waiting list, in addition to transferring such household to the waiting list for the Covered Project.

To the extent any wait list relies on the date and time of application, the applicants shall have priority on the wait list(s) to which their application was transferred in accordance with the date and time of their application to the original waiting list.

Since it is using a site-based waiting list, the Authority shall establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the Authority’s public housing community-wide waiting list have been offered placement on the Covered Project’s initial waiting list. In all cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing community-wide waiting list given the number of applicants, PHA resources, and admissions requirements of the projects being converted under RAD. A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and with the

obligation to provide meaningful access for persons with limited English proficiency (LEP).

When using a site-based waiting list, the Authority will consider waiting list and transfer policies that expand opportunities for tenants seeking an emergency transfer under, or consistent with, the PHA's Emergency Transfer Plan. This includes allowing for easier moves between assisted properties.

To implement this provision, HUD is specifying alternative requirements for 24 CFR § 983.251(c)(2)(iii) 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the Covered Project in accordance with 24 CFR § 983.251(c). To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBV non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision. A PHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations.

5. **Mandatory Insurance Coverage.** The Covered Project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed project property.
6. **Future Refinancing.** Project Owners must receive HUD approval for any refinancing or restructuring of secured debt during the HAP Contract term to ensure the financing is consistent with long-term preservation of the Covered Project. With respect to any financing contemplated at the time of conversion (including any permanent financing which is a conversion or take-out of construction financing), such consent may be evidenced through the RCC but HUD review of liens must be performed prior to execution.
7. **Administrative Fees for Public Housing Conversions During the Year of Conversion.** For the remainder of the Calendar Year in which the HAP Contract becomes effective (i.e., the "year of conversion"), RAD PBV projects will be funded with public housing funds. For example, if the project's assistance converts effective July 1, 2023, the public housing ACC between the PHA and HUD will be amended to reflect the number of units under HAP Contract, but will be for zero dollars, and the RAD PBV HAP Contract will be funded with public housing money for July through December 2023. Since TBRA is not the source of funds, PHAs should not report leasing and expenses into VMS during this period, and PHAs will not receive section 8 administrative fee funding for converted units during this time.

PHAs operating an HCV program typically receive administrative fees for units under a HAP Contract, consistent with recent appropriation act references to "section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Work Responsibility Act of 1998" and 24 CFR § 982.152(b). During the year of conversion mentioned in the preceding paragraph, these provisions are waived. PHAs will not receive Section 8 administrative fees for PBV RAD units during the year of conversion.

After the year of conversion, the Section 8 ACC will be amended to include Section 8 funding that corresponds to the units covered by the Section 8 ACC. At that time, the regular Section 8 administrative fee funding provisions will apply.

8. **Choice-Mobility.** One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, the PHA 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.

If as a result of participation in RAD a significant percentage of the PHA's HCV program becomes PBV assistance, it is possible for most or all of a PHA's turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility. While HUD is committed to ensuring mobility remains a cornerstone of RAD policy, HUD recognizes that it remains important for the PHA to still be able to use tenant-based vouchers to address the specific housing needs and priorities of the community. Therefore, HUD is establishing the following alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP Contract administered by the PHA exceeds 20 percent of the PHA's authorized units under its HCV ACC with HUD: The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of Covered Projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received. In order to adopt this provision, this alternative mobility policy must be included in an eligible PHA's administrative plan.

To effectuate this provision, HUD is providing an alternative requirement to Section 8(o)(13)(E) of the Act and 24 CFR § 983.261(c). Please note that this alternative requirement does not apply to PBVs entered into outside of the context of RAD. MTW agencies may not alter this requirement.

9. **Reserve for Replacement.** The Project Owner shall establish and maintain a replacement reserve in an interest-bearing account to aid in funding extraordinary maintenance and repair and replacement of capital items in accordance with applicable regulations. The reserve must be built up to and maintained at a level determined by HUD to be sufficient to meet projected requirements. For FHA transactions, Replacement Reserves shall be maintained in accordance with the FHA Regulatory Agreement. For all other transactions, Replacement Reserves shall be maintained in a bank account or similar instrument, as approved by HUD, where funds will be held by the Project Owner or mortgagee and may be drawn from the reserve account and used subject to HUD guidelines.
10. **Initial Certifications and Tenant Rent Calculations.** The Contract Administrator uses the family's public housing tenant rent (reflected on line 10f of the family's most recent HUD Form 50058) at the date of the conversion to calculate the PBV HAP and tenant rent until the effective date of the earlier of the family's first regular or interim recertification

following the date of conversion. At the earlier of the family's first regular or interim recertification, the Contract Administrator will use the family's TTP based on the recertification and the HCV utility allowance (or the PBV site-specific utility allowance, if applicable) to determine the PBV HAP and tenant rent. This means that the family pays the same tenant rent as the family was paying under the public housing program until the earlier of first regular or interim reexamination following conversion, at which point the normally applicable PBV calculation for the tenant rent becomes effective. (Under the PBV program, the monthly HAP is the rent to owner minus the tenant rent, and the tenant rent is the family TTP minus the utility allowance.) To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBV non-RAD PBV units located in the same property as the Covered Project shall be subject to the terms of this provision. To effectuate this provision, HUD is waiving 24 CFR 5.601 and 24 CFR § 983.2(c)(7)(iii) and 24 CFR § 983.301(f)(4)983.3(c)(6)(iii).

**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. 17th Street
Oklahoma City, OK 73108
Units: 288

AMP 103

Ambassador Courts
800 S.E. 15th 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. 12th 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. 12th
Oklahoma City, OK 73106
Units: 100

The Towers Apartments
135 N.W. 9th 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. 59th 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. 38th Street
Oklahoma City, OK 73109
Units: 101

Reding Annex
Units: 10

OKLAHOMA CITY HOUSING AUTHORITY
PROJECT-BASED VOUCHER DEVELOPMENTS

Development Name: Village at Oakwood

Address: 817 S.W. 59th Street, Oklahoma City, OK 73109

Owner Information: Village at Oakwood, LLC

PHA-Owned: No

Mixed Finance Development: LITHC

Effective Date of Contract: December 01, 2009

HOTMA Requirements: Pre-HOTMA

Term of HAP Contract: 10 years

Expiration Date of Contract: December 01, 2019

Effective Date of Contract Extension: December 01, 2019

Term of HAP Contract Extension: 10 years

Expiration Date of Contract Extension: November 30, 2029

Number of PBV Units in Development: 90 one bedroom

Structure Type: Low Rise

Housing Type: Assisted Living

Accessible Units and Features: All 90 units comply with Section 504 of the Rehabilitation Act of 1973.

Target Population: 62 and over who qualify for the Advantage Waiver program and need assisted living.

Development Name: John H. Johnson Care Suites

Address: 1213 N.W. 122nd Street, Oklahoma City, OK 73114

Owner Information: John H. Johnson ALF, LP

PHA-Owned: Yes

Mixed Finance Development: LITHC

Effective Date of Contract: January 20, 2020

Term of HAP Contract: 20 years

Expiration Date of Contract: January 20, 2040

Number of PBV Units in Development: 120 one bedroom; 10 two bedroom

Structure Type: Multi-family

Housing Type: Assisted Living

Accessible Units and Features: All 130 units comply with Section 504 of the Rehabilitation Act of 1973.

Target Population: 62 and over who qualify for the Advantage Waiver program and need assisted living.

Development Name: Pershing Center

Address: 2400 General Pershing Blvd., Oklahoma City, OK 73107

Owner Information: Pershing Center Limited Partnership

Property Management Company: Neighborhood Services Organization

PHA-Owned: No

Effective Date of Contract: July 30, 2003

Term of HAP Contract: 10 years

Expiration Date of Contract: July 30, 2013

Effective Date of Contract Extension: July 31, 2013

Term of HAP Contract Extension: 15 years

Expiration Date of Contract Extension: July 31, 2028

Number of PBV Units in Development: 41 zero bedroom; 10 one bedroom

Structure Type: Low-rise

Housing Type: Independent Group Residence

Accessible Units and Features: All 51 units comply with Section 504 of the Rehabilitation Act of 1973 with 5 units having certain modifications for specific disabilities.

Target Population: Supportive Permanent Housing

**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 09/30/2027

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

I, Ben Davis, the HCD Division Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2026-2030 and/or Annual PHA Plan for fiscal year 2026 of the OK002 - Housing Authority of the City of Oklahoma City is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

City of Oklahoma City


Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

Oklahoma City Housing Authority is consistent with 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/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: Ben Davis	Title: HCD Division Manager
Signature: 	Date: 8/27/2025

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Form identification: OK002 - Housing Authority of the City of Oklahoma City form HUD-50077-SL (Form ID - 5168) printed by Matthew Mills in HUD Secure Systems/Public Housing Portal at 08/04/2025 04:30PM EST

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, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. 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. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

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)

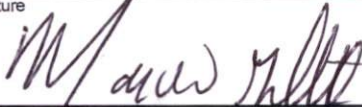
Name of Authorized Official

Mark Gillett

Title

Executive Director

Signature



Date (mm/dd/yyyy)

09/24/25

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

Capital Fund

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;

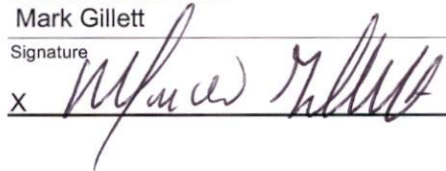
g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

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.

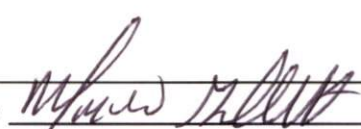
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Mark Gillett	Title Executive Director
Signature 	Date 9/24/25

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

1. Type of Federal Action: <input 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	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: ⁵	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: Department of Housing and Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>Mark W. Gillett</u> Title: <u>Executive Director</u> Telephone No.: <u>405-239-7551</u> Date: <u>09/24/2025</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

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

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

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

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

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

Oklahoma City Housing Authority Resident Council Meeting

March 26, 2025

2:00 pm

Oklahoma City Housing Authority Administration Board Room

Please arrive no later than 2:00 pm at the Oklahoma City Housing Authority Administration Building at 1700 NE 4th Street OKC, OK 73117. Use the intercom to announce you are here for the Resident Council Meeting. Have questions or would like to RSVP? Please get in touch with Jerusha Rhodes at (405) 605-3269.

Agenda

1. Welcome and Introductions
 - Laura Gregory, Director of Resident Services
2. Comments from the Assistant Executive Director of Operations
 - Matt Mills, Assistant Executive Director of Operations
3. Review of Roles and Responsibilities of Resident Council and Resident Advisory Board
 - Laura Gregory, Director of Resident Services
4. Vote to accept Resident Council President
 - Richard Bailey or Sabridgett Vernon, Presidents of Towers and Jeltz
5. Vote to accept Resident Council Vice President
 - Richard Bailey or Sabridgett Vernon, Presidents of Towers and Jeltz
6. Vote to accept Resident Council Secretary
 - Richard Bailey or Sabridgett Vernon, Presidents of Towers and Jeltz
7. Training for Resident Council Members
 - Laura Gregory, Director of Resident Services
8. Development Report Update
 - Greg Shinn, Assistant Executive Director of Development and Community Revitalization
9. Questions and Answers
10. Adjournment

RESIDENT ADVISORY COUNCIL MEETING
March 26, 2025

The meeting was called to order at 2:13 pm by Laura Gregory, Director of the Resident Services Department.

Laura Gregory introduced herself and provided a brief overview of the Resident Services Department and Resident Advisory Council (RAC). The rest of the staff and the Council introduced themselves.

Matt Mills, Assistant Executive Director of Operations, on behalf of Mark Gillett, Executive Director, thanked the group for their participation.

Sabridget Vernon and Richard Bailey motioned to nominate Richard McNair for President of the Resident Advisory Board. Joy Reardon nominated herself. Ballots were provided and counted. Richard McNair received the majority of votes. Sabridget Vernon made a motion to approve Richard McNair for Resident Advisory Board President and Richard Bailey seconded the motion. AYES: unanimous.

Sabridget Vernon nominated Janice Beamon for Vice President. Joy Reardon nominated herself. Ballots were provided and counted. Janice Beamon received the majority of votes. Sabridget Vernon made a motion to approve Janice Beamon for Resident Advisory Board Vice President and Richard Bailey seconded the motion. AYES: unanimous.

Sabridget Vernon and Richard Bailey nominated Karen Vanterpool for Secretary. James Hudson made a motion and Jowhara Menser seconded the motion. Karen Vanterpool was elected Secretary. AYES; unanimous

Laura Gregory, Director of Resident Services, introduced and discussed briefly providing training for Resident Advisory Council Members. Members were interested and offered ideas such as conflict resolution, values and ethics, safety, trauma-informed care, and effective communication.

Greg Shinn, Assistant Executive Director of Development and Community Revitalization, provided an update on all upcoming redevelopments, developments, and property conversions. Questions were answered and discussed.

Meeting adjourned at 3:48 pm.

Oklahoma City Housing Authority Resident Advisory Council Meeting

June 18, 2025

9:00 am

Oklahoma City Housing Authority Administration Board Room

Please arrive no later than 9:00 am at the Oklahoma City Housing Authority Administration Building at 1700 NE 4th Street OKC, OK 73117. Use the intercom to announce you are here for the Resident Advisory Council Meeting. Have questions or would like to RSVP? Please contact Jerusha Rhodes at (405) 605-3269.

Agenda

1. Welcome and Introductions
 - Richard McNair, Resident Advisory Council Board President
2. Minutes (Time allotted: 5 minutes)
 - Karen Vanterpool, Resident Advisory Council Board Secretary
3. Reports (Time allotted: 10 minutes each)
 - Resident Advisory Board Report, Janice Beamon, Resident Advisory Council Board Vice President
 - Development Report, Greg Shinn, Assistant Executive Director of Development and Community Revitalization
 - Maintenance Report, Frank Miller, Director of Affordable Housing
4. Old Business
 - Resident Council Member Training Opportunities, Richard McNair, Resident Advisory Council Board President
 - i. Professionalism and Etiquette and Conflict Resolution: June 27, 2025, from 10:00 am – 12:00 pm, located at 1700 NE 4th Street, OKC, OK 73117
 - ii. Effective Communication and Leadership: August 29, 2025, from 10:00 am – 12:00 pm, located at 1700 NE 4th Street, OKC, OK 73117
5. New Business
 - Nomination and Voting of Resident Advisory Council Vice President of Will Rogers Courts
 - Annual Plan Process and Survey, Matt Mills, Assistant Executive Director of Operations
6. Issues and Concerns (Time allotted: 10 minutes)
 - Richard McNair, Resident Advisory Council Board President
7. Closing and Announcements
 - Richard McNair, Resident Advisory Council Board President
8. Adjournment
 - Richard McNair, Resident Advisory Council Board President

Next Resident Advisory Council meeting pending.

RESIDENT ADVISORY COUNCIL MEETING
June 18, 2025

The meeting was called to order at 9:07 am by Laura Gregory, Director of the Resident Services Department.

Laura Gregory introduced Richard McNair, the President of the Resident Advisory Board and provided a brief overview of the Resident Advisory Council (RAC).

Richard McNair gave welcoming remarks, and the Council introduced themselves as well as the Oklahoma City Housing Authority staff members present. Karen Vanterpool provided an overview of the last meeting minutes. Laura Gregory provided an overview of the work Resident Advisory Board has completed since the Resident Advisory Committee.

Richard McNair introduced Greg Shinn, Assistant Executive Director of Dev. & Community Revitalization, Greg Shinn gave development and Rental Assistance Demonstration (RAD) updates.

Richard McNair introduced Frank Miller, Director of Public and Affordable Housing. Frank Miller gave maintenance report/request updates.

Richard McNair gave Resident Advisory Council announcements. Reminder that there are Goodwill Trainings coming up soon.

Richard McNair mentioned that there would be a nomination to fill an open spot at Will Rogers Court for Vice President. This person was not present. Tabled topic for next meeting.

Richard McNair introduced Matt Mills, Assistant Executive Director of Operations. Matt Mills briefly discussed the HUD required Annual and Five-Year Plans. Matt Mills explained Capital Funds. Matt Mills advised that there is a survey that needs to be completed for HUD requirements. Surveys need to be completed by Sept 15th, 2025.

Resident Advisory Council Members discussed global issues related to their property.

Richard McNair gave closing remarks and thanked members for attending.

Meeting adjourned at 10:11 am.

Oklahoma City Housing Authority Resident Advisory Council Meeting

August 27, 2025

2:00 pm

Oklahoma City Housing Authority Administration Board Room

Please arrive no later than 2:00 pm at the Oklahoma City Housing Authority Administration Building at 1700 NE 4th Street OKC, OK 73117. Use the intercom to announce you are here for the Resident Advisory Council Meeting. Have questions or would like to RSVP? Please contact Jerusha Rhodes at (405) 605-3269.

Agenda

1. Welcome and Introductions
 - Richard McNair, Resident Advisory Council Board President
2. Minutes (Time allotted: 5 minutes)
 - Karen Vanterpool, Resident Advisory Council Board Secretary
3. Presentations/Reports:
 - Annual/Five Year Plan Presentation - Matt Mills, Assistant Executive Director of Operations
 - Development Report - Greg Shinn, Assistant Executive Director of Development and Community Revitalization
 - Resident Advisory Board Report - Janice Beamon, Resident Advisory Council Board Vice President
 - Safe Communities - Ben Steffer, Chief of Security
4. Old Business
 - Resident Council Member Training Opportunities, Richard McNair, Resident Advisory Council Board President
 - Effective Communication and Leadership: August 29, 2025, from 10:00 am – 12:00 pm, located at 1700 NE 4th Street, OKC, OK 73117
5. New Business
 - Nomination and Voting of Resident Advisory Council Vice President of Will Rogers Courts
6. Issues and Solutions (Time allotted: 10 minutes)
 - Richard McNair, Resident Advisory Council Board President
7. Closing and Announcements
 - Richard McNair, Resident Advisory Council Board President
8. Adjournment
 - Richard McNair, Resident Advisory Council Board President

Next Resident Advisory Council meeting pending.

RESIDENT ADVISORY COUNCIL ANNUAL PLAN MEETING

August 27, 2025

The meeting was called to order at 2:07 pm by Janice Beamon, President at Wyatt F. Jeltz

Janice Beamon called for Oklahoma City Housing Authority Staff and Resident Advisory Council Member introductions, gave welcoming remarks, and advised she would be sitting in for Richard McNair.

Janice Beamon introduced Matt Mills, Assistant Executive Director of Operations.

Matt Mills introduced the Annual and 5 Year Plan and presented a PowerPoint. Mr. Mills described the difference between the two plans and gave importance of each plan. Mr. Mills advised that both plans are always posted on the Oklahoma City Housing Authority's (OCHA) website. Mr. Mills stated Lauren Jefferson and Jennifer Trice, Regional Property Managers for Affordable Housing, will be visiting each property location to present the Annual and 5 Year Plans. Mr. Mills also advised that each completed plan must be submitted to Housing and Urban Development (HUD) by October 15th, 2025. Mr. Mills said that each plan must include and describe OCHA's missions, goals, and objectives.

President of Marie McGuire asked a question about amending the tobacco policy, noting there is an understanding there is an issue with smoking on property and inside their units. A suggestion was made of a designated smoking area on property since the property locations being referred to are residential properties and not public spaces. Mr. Mills answered the question and concern that this would be a great topic to write down on a comment sheet to be given during the Annual and 5 Year Plan meetings taking place at each property. Mr. Mills also advised that since Public Housing is considered Federal property, there is no smoking.

Vice President of Towers asked whether there will be a generator for Towers. Mr. Mills and Spencer Matheny, Director of Technical Services, both replied, yes. An additional concern was raised about non-residents gaining access to the building through a nearby door.

Council Member asked how to submit requests for amendments to the plans. Mr. Mills stated there will be comment sheets provided by Ms. Jefferson and Ms. Trice at their meetings at each property location.

Mr. Mills continued with the PowerPoint and OCHA's commitment to Affordable Housing. Mr. Mills described the development portion of the Annual and 5 Year Plans. Mr. Mills described the Strategic Investment Plan and the HUD Development Tool. Mr. Mills restated the conclusion of each plan will need to be submitted to HUD no later than 10/15/2025.

Laura Gregory, Director Resident Services Department, suggested each council member to invite their neighbors to the Annual and 5 Year Plan meetings. Ms. Gregory gave importance to the attendance at each meeting.

James Hudson, Vice President at Scattered Sites, said it is hard getting the attendance, because some residents do not get along. Ms. Gregory suggested going ahead and inviting neighbors to these meetings, so they can ask questions and see the change.

Joy Reardon made a statement saying there is push back from property managers to get property meetings started. Ms. Gregory informed Ms. Reardon she will call to schedule a time to assist with organizing.

Mr. Mills concluded the presentation with no additional questions.

Greg Shinn, Assistant Executive Director of Development and Community Revitalization, began his development presentation. Mr. Shinn provided an overview and explanation of conversions as well as handout Fact Sheet #1 "What is RAD?". Mr. Shinn answered any questions regarding the process of HUD.

Ms. Beamon introduced Ben Steffer, Chief of Security, and Ben presented what Security can do and not do.

Ms. Gregory announced a change in trainer was expected for the training scheduled for Friday, August 29, 2025. Ms. Gregory announced the Old Business item will be dropped due to a lack of representation.

Ms. Beamon opened the floor to Issues and Solutions. All items were covered and discussed.

Meeting adjourned by Janice Beamon at 3:27 pm.

2026 ANNUAL AND 5 YEAR PLAN PUBLIC HEARING MEETING

Oak Grove Community Center

September 22, 2025

10:00 am

The public hearing was called to order at 10:00 am by Matthew Mills – Assistant Executive Director of Operations

OCHA staff present: Matthew Mills – Assistant Executive Director of Operations, Frank Miller – Director of Affordable Housing, Tabitha Pope – Culture & Community Engagement Manager, Jennifer Trice – Regional Manager, Lauren Jefferson – Regional Manager, Benjamin Stetter – Chief of Security, Richard Lujan – Maintenance Technician I, Christina Johnson – Onsite Manager, Anita Martrinez – Onsite Assistant Manager, Joshua Buzzard – Administrative Assistant

Others present: none

Mr. Mills adjourned the public hearing at 10:01 am due to no one being present besides staff.

**ANNUAL AND 5 YEAR PLAN RESIDENT MEETING & PUBLIC HEARING MEETING QUESTIONS AND
COMMENTS**

Oak Grove

September 22, 2025

10:00 am

1. Resident Question –
OCHA's response

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the City of Oklahoma City			Locality (City/County & State)			
PHA Number: OK002			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	SHARTEL TOWERS (OK002002011)	\$1,155,243.00	\$863,243.00	\$839,905.00	\$823,921.00	\$585,243.00
	ANDREWS SQUARE (OK002002018)	\$585,536.00	\$750,536.00	\$1,318,529.00	\$391,366.00	\$657,536.00
	JELTZ SENIOR CENTER (OK002002425)	\$709,416.00	\$872,416.00	\$1,394,416.00	\$1,446,658.00	\$829,416.00
	SCATTERED SITES (OK002002013)	\$582,748.00	\$687,748.00	\$928,748.00	\$810,630.00	\$849,748.00
	AMBASSADOR COURTS (OK002002012)	\$1,629,914.00	\$1,809,924.00	\$364,303.00	\$990,677.00	\$966,924.00
	FRED FACTORY GARDENS (OK002002014)	\$491,976.00	\$1,063,966.00	\$629,932.00	\$301,872.00	\$570,425.00
	THE TOWERS APARTMENTS (OK002002809)	\$879,330.00	\$397,330.00	\$1,013,330.00	\$1,214,147.00	\$504,330.00
	WILL ROGERS COURTS (OK002002001)	\$584,137.00	\$837,137.00	\$843,137.00	\$1,590,975.00	\$2,364,137.00
	SCATTERED SITES (OK002002007)	\$351,000.00	\$100,000.00			
	AUTHORITY-WIDE	\$965,000.00	\$502,000.00	\$502,000.00	\$364,054.00	\$606,541.00

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the City of Oklahoma City		Locality (City/County & State)				
PHA Number: OK002		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)		
A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	SCATTERED SITES (OK002002084)		\$50,000.00	\$100,000.00		

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SHARTEL TOWERS (OK002002011)			\$1,155,243.00
ID0001070	RAD IYF for Shartel(RAD Funds Pre Closing (1480))	Initial Year Funding (up to 12 months if needed)		\$100,000.00
ID0001073	Predevelopment funds(Dwelling Unit-Development (1480)-Other,Dwelling Unit - Conversion (1480))	predevelopment funds- environmental testing/inspections, CNA, PNA, arch and engineer		\$50,000.00
ID0001081	Engineer for new mail boxes (Contract Administration (1480)-Other Fees and Costs)	Engineer for new mail boxes at Hillcrest		\$25,000.00
ID0001082	Replace mail boxes at Hillcrest(Non-Dwelling Interior (1480)-Other,Non-Dwelling Exterior (1480)-Mail Facilities)	Replace mail boxes at Hillcrest		\$50,000.00
ID0001093	Operations(Operations (1406))	Operations		\$220,117.00
ID0001094	Administration Fees(Administration (1410)-Salaries)	Administration Fees		\$128,126.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001095	Inspection Services(Contract Administration (1480)-Other Fees and Costs)	Inspection Services		\$10,000.00
ID0001129	Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training/Security/System Improvements/Other		\$2,000.00
ID0001130	Exterior Window Upgrade (Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Windows)	Exterior Window Upgrade at Shartel Office, units and Common Areas at Shartel		\$200,000.00
ID0001131	Architect/Engineer for plans and specs for exterior windows(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans and specs for exterior windows at Shartel		\$25,000.00
ID0001132	Architect/Engineer For plans and Specs to Update Fire Alarm System(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer For plans and Specs to Update Fire Alarm System		\$25,000.00
ID0001133	Architect/Engineer For plans and Specs to Update Sprinkler System(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer For plans and Specs to Update Sprinkler System - Shartel and Hillcrest		\$25,000.00
ID0001134	Resident Accommodations(Dwelling Unit-Interior (1480)-Other)	Resident Accommodations/ updates for accessibility		\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001135	Engineer for plans/specifications to replace electrical system(Contract Administration (1480)-Other Fees and Costs)	Engineer for plans/specifications to replace electrical system both buildings		\$25,000.00
ID0001136	Architect/Engineer for plans/specs for Parking Lot Repairs(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specs for Parking Lot Repairs, Resurfacing, restriping both buildings		\$25,000.00
ID0001137	Architect/Engineer For plans and Specs to Update/Replace Bathrooms including showers(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer For plans and Specs to Update/Replace Bathrooms including Showers'- Shartel and Hillcrest		\$50,000.00
ID0001156	update automatic doors both sites(Non-Dwelling Exterior (1480)-Doors)	update automatic doors both sites		\$100,000.00
ID0001157	Architect/Engineer For plans and Specs to Update Automatic Door(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer For plans and Specs to Update Automatic Door		\$25,000.00
ID0001158	RAD IYF for Hillcrest(RAD Funds Pre Closing (1480))	Initial Year Funding (up to 12 months if needed)		\$50,000.00
	ANDREWS SQUARE (OK002002018)			\$585,536.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001071	RAD IYF Andrews Square(RAD Funds Pre Closing (1480))	Initial Year Funding (up to 12 months if needed)		\$100,000.00
ID0001075	Predevelopment funds(Dwelling Unit-Development (1480)-Other,Dwelling Unit - Conversion (1480))	predevelopment funds- environmental testing/inspections, CNA, PNA, arch and engineer		\$50,000.00
ID0001087	Resident accommodation(Dwelling Unit-Interior (1480)-Other)	Resident accommodation		\$10,000.00
ID0001096	Inspection Services(Contract Administration (1480)-Other Fees and Costs)	Inspection Services		\$18,000.00
ID0001097	Operations(Operations (1406))	Operations		\$227,410.00
ID0001098	Administration Fees(Administration (1410)-Salaries)	Administration Fees		\$128,126.00
ID0001138	Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training/Security/System Improvements/Other		\$2,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001159	RAD IYF Reding(RAD Funds Pre Closing (1480))	Initial Year Funding (up to 12 months if needed)		\$50,000.00
	JELTZ SENIOR CENTER (OK002002425)			\$709,416.00
ID0001072	Interior painting and floor replacement of all units- phase 2(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Interior painting floor replacement of all units at Jeltz and Marie McGuire phase 2- one building		\$200,000.00
ID0001099	Operations(Operations (1406))	Operations		\$249,290.00
ID0001100	Inspection Services(Contract Administration (1480)-Other Fees and Costs)	Inspection Services		\$30,000.00
ID0001103	Administration Fees(Administration (1410)-Salaries)	Administration Fees		\$128,126.00
ID0001104	Exterior Window Upgrade at McGuire(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Windows)	Exterior Window Upgrade at McGuire-phases		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001111	Exterior Window Upgrade at Jeltz(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Windows)	Exterior Window Upgrade at Jeltz		\$50,000.00
ID0001112	Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Empowerment Activities)	Staff Training/Security/System Improvements/Other		\$2,000.00
	SCATTERED SITES (OK002002013)			\$582,748.00
ID0001074	Predevelopment funds(Dwelling Unit-Development (1480)-Other,Dwelling Unit - Conversion (1480))	predevelopment funds- environmental testing/inspections, CNA, PNA, arch and engineer		\$50,000.00
ID0001089	Interior & Exterior Repairs(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,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)-Gutters - Downspouts,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)-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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior & Exterior Repairs		\$100,000.00
ID0001090	Inspection Services(Contract Administration (1480)-Other Fees and Costs)	Inspection Services		\$33,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001091	Administration Fees(Administration (1410)-Salaries)	Administration Fees		\$69,063.00
ID0001092	Operations(Operations (1406))	Operations		\$328,685.00
ID0001110	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training/Security/System Improvements/Other		\$2,000.00
	AMBASSADOR COURTS (OK002002012)			\$1,629,914.00
ID0001076	New Sreen Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	New Exterior Screen/Security Doors		\$50,000.00
ID0001147	Purchase New Appliances(Dwelling Unit-Interior (1480)-Appliances)	Purchase new appliances		\$50,000.00
ID0001148	Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training/Security/System Improvements/Other		\$2,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001149	Inspection Services(Contract Administration (1480)-Other Fees and Costs)	Inspection Services		\$12,990.00
ID0001150	Operations(Operations (1406))	Operations		\$145,861.00
ID0001151	Interior & exterior modernization of units.(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,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,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)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,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)-Foundations)	Interior & exterior modernization of units.		\$100,000.00
ID0001152	Administrative fees(Administration (1410)-Salaries)	Administrative fees		\$69,063.00
ID0001153	Replace Geothermal Units Phase 1(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Replace Geothermal Units Phase 1		\$1,000,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001154	Architect/Engineer for plans and specs to paint exterior buildings(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans and specs to paint exterior buildings		\$50,000.00
ID0001155	Repair Plumbing lines(Dwelling Unit-Interior (1480)-Plumbing)	repair plumbing lines		\$150,000.00
	FRED FACTORY GARDENS (OK002002014)			\$491,976.00
ID0001077	New Sreen Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	New Exterior Screen/Security Doors- Reding		\$50,000.00
ID0001101	Operations(Operations (1406))	Operations		\$53,869.00
ID0001102	Administration Fees(Administration (1410)-Salaries)	Administration Fees		\$65,063.00
ID0001143	Inspection Fees(Contract Administration (1480)-Other Fees and Costs)	Inspections fees		\$21,044.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001144	Management Improvements (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training/Security/System Improvements/Other		\$2,000.00
ID0001145	Interior and Exterior Modernization of Units (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)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,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)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,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)-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 and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior and Exterior Modernization of Units		\$100,000.00
ID0001146	Paint Exterior of Buildings(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Paint Exterior of Buildings		\$100,000.00
ID0001462	Parking Lot Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lot Repairs, Resurfacing, restriping		\$50,000.00
ID0001468	Playground Additions and Improvements(Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	earth work, fencing, gate, play chips, sidewalks , equipment		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THE TOWERS APARTMENTS (OK002002809)			\$879,330.00
ID0001079	Classen Entrance(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other)	Redesign Classen Entrance Fungible from CFP 2022		\$200,000.00
ID0001115	Operations(Operations (1406))	Operations		\$174,204.00
ID0001116	Management Improvements (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training/Security/System Improvements/Other		\$2,000.00
ID0001117	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Admin/CFP Fee		\$128,126.00
ID0001118	Inspection Fees(Contract Administration (1480)-Other Fees and Costs)	Inspection Fees		\$15,000.00
ID0001120	Architect/Engineer for plans/ specs Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for Physical Needs Assessment		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001121	Update Sprinkler System(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	update Sprinkler System Classen and an emergency Towers		\$75,000.00
ID0001122	Architect/Engineer For plans and Specs to Replace Mechanical Systems(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer For plans and Specs to replace mechanical systems Classen		\$25,000.00
ID0001123	Architect/Engineer For plans and Specs to Update Fire Alarm System(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer For plans and Specs to Update Fire Alarm System		\$25,000.00
ID0001124	Architect/Engineer For plans and Specs to Update/Replace Plumbing Lines System(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer For plans and Specs to Update/Replace Plumbing Lines System- Classen		\$25,000.00
ID0001125	Architect/Engineer For plans and Specs to Update/Replace Chiller and Pump Booster System(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer For plans and Specs to Update/Replace Plumbing Lines System- Classen		\$25,000.00
ID0001126	Purchase New Appliances(Dwelling Unit-Interior (1480)-Appliances)	Purchase new appliances- Classen		\$25,000.00
ID0001127	Replace Chiller and Pump Booster(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Central Chiller)	Replace Chiller and Pump Booster- Classen		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001128	Replace Plumbing Line System(Dwelling Unit-Interior (1480)-Plumbing)	Replace Plumbing Line- Classen		\$50,000.00
	WILL ROGERS COURTS (OK002002001)			\$584,137.00
ID0001083	Operations(Operations (1406))	Operations		\$258,074.00
ID0001084	Administrative fees(Administration (1410)-Salaries)	Administrative fees		\$69,063.00
ID0001085	Inspection services(Contract Administration (1480)-Other Fees and Costs)	Inspection services		\$30,000.00
ID0001086	Interior & exterior modernization of units.(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,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)-Bathroom Counters and 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 and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	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 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001088	Repair tuckpointing, Phase II(Non-Dwelling Exterior (1480)-Tuck Pointing)	Repair tuckpointing, Phase II		\$25,000.00
ID0001105	Replace Plumbing Lines(Dwelling Unit-Interior (1480)-Plumbing)	Update/replace Plumbing Lines		\$25,000.00
ID0001106	replace electrical systems(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution)	Update/replace electrical		\$25,000.00
ID0001109	Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training/Security/System Improvements/Other		\$2,000.00
ID0001444	New Sreen Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	New Exterior Screen/Security Doors- Reding		\$50,000.00
	SCATTERED SITES (OK002002007)			\$351,000.00
ID0001160	RAD IYF for Oak Grove(RAD Funds Pre Closing (1480))	Initial Year Funding (up to 12 months if needed)		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001359	Operations(Operations (1406))	Operations		\$50,000.00
ID0001361	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspections fees		\$1,000.00
ID0001459	Interior & Exterior Repairs(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,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)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Exterior (1480)-Siding,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior & Exterior Repairs		\$100,000.00
ID0001461	Parking Lot Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lot Repairs, Resurfacing, restriping		\$50,000.00
ID0001467	Predevelopment funds(Dwelling Unit-Development (1480)-Other,Dwelling Unit - Conversion (1480))	predevelopment funds- environmental testing/inspections, CNA, PNA, arch and engineer		\$50,000.00
	AUTHORITY-WIDE (NAWASD)			\$965,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001448	Roof Replacement/Repairs(Non-Dwelling Exterior (1480)-Roofs)	Administrative Building 1700 NE Fourth Street		\$500,000.00
ID0001453	Security Cameras and Access Control(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Administration Buildings at 1700 and 1800 NE Fourth		\$50,000.00
ID0001454	Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training/Security/System Improvements/Other		\$15,000.00
ID0001470	Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Software Housing Management System Solution (Tenant Management, Work Orders , Inspections, Construction, Financial)		\$400,000.00
	Subtotal of Estimated Cost			\$7,934,300.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ANDREWS SQUARE (OK002002018)			\$750,536.00
ID0001140	Architect/Engineer For plans and Specs to Replace/update HVAC Units (Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer For plans and Specs to Replace/update HVAC Units		\$50,000.00
ID0001223	Operations (Operations (1406))	Operations		\$227,410.00
ID0001224	Administration Fees(Administration (1410)-Salaries)	Administration Fees		\$128,126.00
ID0001225	Inspection services at Andrews & Reding(Contract Administration (1480)-Other Fees and Costs)	Inspection services		\$20,000.00
ID0001227	Architect/Engineer For plans and Specs to Repair/Update Elevators(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer For plans and Specs to Repair/Update Elevators		\$50,000.00
ID0001228	Architect/Engineer For plans and Specs for Landscaping(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer For plans and Specs for Landscaping Units		\$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001229	Landscaping Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping		\$50,000.00
ID0001230	Architect/Engineer For plans and Specs to Repair/Update/Replace Plumbing Lines(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer For plans and Specs to Repair/Update/Replace Plumbing Lines		\$35,000.00
ID0001231	Repair/Update/Replace Plumbing Lines(Dwelling Unit-Interior (1480)-Plumbing)	Repair/Update/Replace Plumbing Lines System		\$75,000.00
ID0001232	Architect/Engineer For plans and Specs to Repair/Update/Replace Electrical System(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer For plans and Specs to Repair/Update/Replace Electrical System		\$35,000.00
ID0001233	Repair/Update/Replace Electrical System(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution)	Repair/Update/Replace Electrical System		\$50,000.00
	AMBASSADOR COURTS (OK002002012)			\$1,809,924.00
ID0001161	Predevelopment funds(Dwelling Unit - Conversion (1480),Dwelling Unit-Development (1480)-Other)	predevelopment funds- environmental testing/inspections, CNA, PNA, arch and engineer		\$75,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2027			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001196	Replace Geothermal Units Phase 2(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other)	Replace Geothermal Units Phase 2		\$900,000.00
ID0001197	Operations(Operations (1406))	Operations		\$145,861.00
ID0001198	Administrative fees(Administration (1410)-Salaries)	Administrative fees		\$69,063.00
ID0001199	Inspection Services(Contract Administration (1480)-Other Fees and Costs)	Inspection Services		\$20,000.00
ID0001201	Interior & exterior modernization of units.(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Interior (1480)-Bathroom Counters and 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-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,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)-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)-Tubs and Showers,Dwelling Unit-Interior (1480)-	Interior & exterior modernization of units.		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001202	Paint Exterior of Buildings(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Paint Exterior of Buildings		\$250,000.00
ID0001203	Repair Electrical System(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution)	Repair or upgrade Electrical System		\$250,000.00
	THE TOWERS APARTMENTS (OK002002809)			\$397,330.00
ID0001162	Predevelopment funds(Dwelling Unit - Conversion (1480),Dwelling Unit-Development (1480)-Other)	predevelopment funds- environmental testing/inspections, CNA, PNA, arch and engineer		\$75,000.00
ID0001212	Inspection Fees(Contract Administration (1480)-Other Fees and Costs)	Inspection Fees		\$20,000.00
ID0001213	Operations(Operations (1406))	Operations		\$174,204.00
ID0001214	Administration(Administration (1410)-Salaries,Administration (1410)-Other)	Admin/CFP Fee		\$128,126.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2027			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001193	Replace Chiller & Pump at McGuire and Jeltz(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Other)	Chiller & Pump Replacement at McGuire and Jeltz		\$300,000.00
	WILL ROGERS COURTS (OK002002001)			\$837,137.00
ID0001164	Administrative Fees (Administration (1410)-Salaries)	Administrative Fees		\$69,063.00
ID0001167	Operations (Operations (1406))	Operations		\$258,074.00
ID0001171	Inspection Services(Contract Administration (1480)-Other Fees and Costs)	Inspection Services		\$20,000.00
ID0001174	Interior & Exterior Modernization(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc.,Dwelling Unit-Exterior (1480)-Columns and Porches,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)-Bathroom Counters and 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 and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior & Exterior Modernization of units for ready-to-lease		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001179	Fencing Repair and/or Gate Installations(Non-Dwelling Site Work (1480)-Fencing)	Repair & install fence and gates		\$50,000.00
ID0001182	Interior Lighting Upgrade(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Upgrade Lighting		\$90,000.00
ID0001183	Landscaping (Dwelling Unit-Site Work (1480)-Landscape)	Landscaping Improvements		\$50,000.00
ID0001184	Purchase New Appliances(Dwelling Unit-Interior (1480)-Appliances)	Purchase appliances		\$50,000.00
ID0001185	Site Signage Improvements(Non-Dwelling Site Work (1480)-Signage)	Improve Site Signage		\$50,000.00
ID0001195	Repair tuckpointing, Phase III(Non-Dwelling Exterior (1480)-Tuck Pointing)	Repair tuckpointing, Phase III		\$100,000.00
	SCATTERED SITES (OK002002013)			\$687,748.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001165	Administrative Fees(Administration (1410)-Salaries)	Administrative Fees		\$69,063.00
ID0001169	Operations(Operations (1406))	Operations		\$328,685.00
ID0001172	Inspection Services(Contract Administration (1480)-Other Fees and Costs)	Inspection Services		\$20,000.00
ID0001189	Interior & Exterior Modernization (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,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)-Bathroom Counters and 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 and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior & Exterior Modernization of units for ready-to-lease		\$50,000.00
ID0001205	signage improvements(Non-Dwelling Site Work (1480)-Signage)	signage improvements		\$20,000.00
ID0001420	Replace Hot Water Heaters(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Appliances)	Replace Hot Water Heaters in Phases (100)		\$200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FRED FACTORY GARDENS (OK002002014)			\$1,063,966.00
ID0001166	Administrative Fees(Administration (1410)-Salaries)	Administrative Fees		\$65,063.00
ID0001168	Operations(Operations (1406))	Operations		\$53,903.00
ID0001206	Interior and Exterior Modernization of Units (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)-Landings and Railings,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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and 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 and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,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)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Interior and Exterior Modernization of Units		\$50,000.00
ID0001208	Inspection Fees(Contract Administration (1480)-Other Fees and Costs)	Inspections fees		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001209	Replace Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Replace /repair roofs phase 1		\$350,000.00
ID0001210	Install HVAC System(Dwelling Unit-Interior (1480)-Mechanical)	Install HVAC System phased		\$525,000.00
	SHARTEL TOWERS (OK002002011)			\$863,243.00
ID0001216	Operations(Operations (1406))	Operations		\$220,117.00
ID0001217	Administration Fees(Administration (1410)-Salaries)	Administration Fees		\$128,126.00
ID0001218	Inspection Services(Contract Administration (1480)-Other Fees and Costs)	Inspection Services		\$20,000.00
ID0001220	Architect/Engineer For plans and Specs to Replace Mechanical Systems(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer For plans and Specs to replace mechanical systems Classen		\$35,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001221	Architect/Engineer for plans/ specs Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for Physical Needs Assessment		\$10,000.00
ID0001222	Mechanical System Update(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Mechanical System Update (including Trane Tracer Summit System upgrade/replacement at Shartel)		\$200,000.00
ID0001434	Water Penetration Study A&E(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)	Arch and Eng		\$50,000.00
ID0001435	Water Proofing and Repairs to Siding/Panels (Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Windows)	work to prevent water from penetrating exterior		\$200,000.00
	AUTHORITY-WIDE (NAWASD)			\$502,000.00
ID0001452	Parking lot(Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Administration Buildings at 1700 and 1800 NE Fourth		\$100,000.00
ID0001455	Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training/Security/System Improvements/Other		\$2,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2027			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001471	Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Software Housing Management System Solution (Tenant Management, Work Orders , Inspections, Construction, Financial)		\$400,000.00
	SCATTERED SITES (OK002002007)			\$100,000.00
ID0001465	Interior & Exterior Repairs(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Columns and Porches,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)-Gutters - Downspouts,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)-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-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage)	Interior & Exterior Repairs		\$100,000.00
	SCATTERED SITES (OK002002084)			\$50,000.00
ID0001466	Predevelopment funds(Dwelling Unit - Conversion (1480),Dwelling Unit-Development (1480)-Other)	predevelopment funds- environmental testing/inspections, CNA, PNA, arch and engineer		\$50,000.00
	Subtotal of Estimated Cost			\$7,934,300.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ANDREWS SQUARE (OK002002018)			\$1,318,529.00
ID0001142	Update/Replace HVAC units(Dwelling Unit-Interior (1480)-Mechanical)	Update/Replace HVAC units		\$50,000.00
ID0001257	Operations (Operations (1406))	Operations		\$227,410.00
ID0001258	Administration Fees(Administration (1410)-Salaries)	Administration Fees		\$128,126.00
ID0001259	Inspection services at Andrews & Reding(Contract Administration (1480)-Other Fees and Costs)	Inspection services at Andrews & Reding		\$10,000.00
ID0001261	Update automatic doors(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Mechanical)	Update automatic doors		\$150,000.00
ID0001263	Architect/Engineer plans and specs for Update Fire Alarm(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer plans and specs for Update Fire Alarm		\$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2028			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001300	Architect/Engineer plans and specs for Update Sprinkler System(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer plans and specs for Update Sprinkler System		\$30,000.00
ID0001301	Architect/Engineer plans and specs for parking lot(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer plans and specs for parking lot repairs, resurfacing, concrete replacement, restriping		\$30,000.00
ID0001302	Install Elevators(Non-Dwelling Interior (1480)-Other)	Andrews Square		\$450,000.00
ID0001303	Purchase New Appliances (Dwelling Unit-Interior (1480)-Appliances)	Purchase New Appliances		\$10,993.00
ID0001304	Update Sprinkler System(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	update Sprinkler System		\$50,000.00
ID0001305	Upgrade Fire Alarm System(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Fire Alarm System Upgrade at both sites		\$50,000.00
ID0001306	Parking Lot Repairs(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Parking Lot Repairs, Resurfacing, restriping		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001307	Management Improvements(Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
	FRED FACTORY GARDENS (OK002002014)			\$629,932.00
ID0001235	Predevelopment funds(Dwelling Unit - Conversion (1480),Dwelling Unit-Development (1480)-Other)	predevelopment funds- environmental testing/inspections, CNA, PNA, arch and engineer		\$50,000.00
ID0001248	Operations(Operations (1406))	Operations		\$53,869.00
ID0001249	Administrative fees(Administration (1410)-Salaries)	Administrative fees		\$65,063.00
ID0001250	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$10,000.00
ID0001251	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,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)-Exterior Stairwells - Fire Escape,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)-	Interior & exterior modernization of 3 units for ready-to-lease		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Bathroom Counters and 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 and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
ID0001278	RAD Fred Factory(RAD Investment Activity (1504))	Conversion funds		\$200,000.00
ID0001279	Replace Roofs phase 2(Dwelling Unit-Exterior (1480)-Roofs)	Replace /repair roofs phase 2		\$200,000.00
ID0001280	Management Improvements (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	WILL ROGERS COURTS (OK002002001)			\$843,137.00
ID0001236	Operations(Operations (1406))	Operation		\$258,074.00
ID0001237	Administrative fees(Administration (1410)-Salaries)	Administrative fees		\$69,063.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001238	Inspection services(Contract Administration (1480)-Other Fees and Costs)	Inspections services		\$15,000.00
ID0001239	Interior & exterior modernization(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,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)-Bathroom Counters and 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 and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior & exterior modernization.		\$100,000.00
ID0001268	Parking Lot Repair/Upgrade(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking)	Parking lot update per city requirements		\$400,000.00
ID0001269	Management Improvements (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	AMBASSADOR COURTS (OK002002012)			\$364,303.00
ID0001240	Operations(Operations (1406))	Operations		\$145,861.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001241	Administrative fees(Administration (1410)-Salaries)	Administrative fees		\$69,063.00
ID0001242	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$15,000.00
ID0001243	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)-Foundations,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,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior & exterior modernization of units		\$133,379.00
ID0001274	Management Improvements(Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
	SCATTERED SITES (OK002002013)			\$928,748.00
ID0001244	Operations(Operations (1406))	Operations		\$328,685.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001245	Administrative fees(Administration (1410)-Salaries)	Administrative fees		\$69,063.00
ID0001246	Interior & exterior repairs(Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,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)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior & exterior repairs at 5 scattered sites.		\$100,000.00
ID0001247	Inspection fees(Contract Administration (1480)-Other Fees and Costs)	Inspection fees		\$30,000.00
ID0001275	Replace Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Replace /repair roofs		\$100,000.00
ID0001276	Management Improvements(Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
ID0001277	Install HVAC System(Dwelling Unit-Interior (1480)-Mechanical)	Install HVAC System phased		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001264	Boilers Replacement Phase II(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Other)	Boilers Replacement at Jeltz Phase II		\$100,000.00
ID0001265	Upgrade Hydronic heating piping (Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Hydronic heating piping upgrades at Jeltz		\$200,000.00
ID0001266	Upgrade Sprinkler Systems(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Sprinkler Systems Upgrades at both sites		\$200,000.00
ID0001267	Upgrade Fire Alarm System(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Fire Alarm System Upgrade at both sites		\$240,000.00
ID0001281	Management Improvement(Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
ID0001282	A-E to Replace Upgrade Hydronic Heating Piping at Jeltz(Contract Administration (1480)-Other Fees and Costs)	A-E to Replace Upgrade Hydronic Heating Piping at Jeltz		\$50,000.00
ID0001283	A-E to Replace Update Fire Alarm Systems(Contract Administration (1480)-Other Fees and Costs)	A-E to Replace Update Fire Alarm Systems		\$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001308	A-E to Replace Update elevators(Contract Administration (1480)-Other Fees and Costs)	A-E to Replace Update elevators - Jeltz		\$50,000.00
	SHARTEL TOWERS (OK002002011)			\$839,905.00
ID0001255	Operations (Operations (1406))	Operations		\$220,117.00
ID0001256	Administrative Fees (Administration (1410)-Salaries)	Administration Fees		\$128,126.00
ID0001292	Management Improvements(Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
ID0001293	Inspection Services(Contract Administration (1480)-Other Fees and Costs)	Inspection Services		\$10,662.00
ID0001294	Update Sprinkler System(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	update Sprinkler System		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2028			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001295	Purchase New Appliances (Dwelling Unit-Interior (1480)-Appliances)	Purchase New Appliances		\$15,000.00
ID0001296	Repair/Update/Replace Electrical System(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution)	Repair/Update/Replace Electrical System		\$50,000.00
ID0001297	Parking Lot Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lot Repairs, Resurfacing, restriping		\$50,000.00
ID0001298	Upgrade Fire Alarm System(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Fire Alarm System Upgrade at both sites		\$50,000.00
ID0001299	Bath Improvement Phase I(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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathrooms including shower updates		\$265,000.00
	THE TOWERS APARTMENTS (OK002002809)			\$1,013,330.00
ID0001284	Inspection Fees(Contract Administration (1480)-Other Fees and Costs)	Inspection Fees		\$15,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001285	Operations(Operations (1406))	Operations		\$174,204.00
ID0001286	Management Improvements (Contract Administration (1480)-Other Fees and Costs)	Staff Training		\$1,000.00
ID0001287	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Admin/CFP Fee		\$128,126.00
ID0001288	Install Elevators(Non-Dwelling Interior (1480)-Other)	Classen (in an emergency Towers)		\$500,000.00
ID0001289	Mechanical System Update(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Mechanical System Update		\$100,000.00
ID0001290	Building signs (Non-Dwelling Site Work (1480)-Signage)	Install building signs		\$10,000.00
ID0001291	Upgrade Fire Alarm System(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Fire Alarm System Upgrade at both sites		\$85,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WILL ROGERS COURTS (OK002002001)			\$1,590,975.00
ID0001078	Install Air Conditioning Phase 2(Dwelling Unit-Interior (1480)-Mechanical)	Install HVAC System/window units phased		\$40,000.00
ID0001080	Replace roofs Phase I(Non-Dwelling Exterior (1480)-Roofs)	Replace roofs Phase I		\$150,000.00
ID0001175	Security lights & Cameras Phase II(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Install security & Cameras Phase II		\$300,000.00
ID0001177	Engineer for Exterior Painting(Contract Administration (1480)-Other Fees and Costs)	Engineer for estimate, plans/specifications to security lights/cameras		\$50,000.00
ID0001186	Engineer for Structural and Foundation Improvements(Contract Administration (1480)-Other Fees and Costs)	Engineer for estimate, plans/specifications for structural and foundation improvements		\$50,000.00
ID0001271	Architect/Engineer for plans/specs to provide design for Community Center Add On(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specs to provide design for Community Center Add On		\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2029			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001316	Operations(Operations (1406))	Operations		\$229,080.00
ID0001317	Administration fees(Administration (1410)-Salaries)	Administration fees		\$63,750.00
ID0001318	Inspection services(Contract Administration (1480)-Other Fees and Costs)	Inspection services		\$15,650.00
ID0001319	Interior & exterior repairs(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,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)	Interior & exterior repairs		\$300,000.00
ID0001338	Mechanical system update Phase 2(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Update mechanical system Phase 2 (domestic hot water tanks)		\$366,495.00
ID0001352	Management Improvements(Management Improvement (1408)-Staff Training)	Management Improvements- staff training		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THE TOWERS APARTMENTS (OK002002809)			\$1,214,147.00
ID0001119	Architect/Engineer to upggrade repair elevators(Contract Administration (1480)-Other Fees and Costs)	Classen and in an emergency Towers		\$50,000.00
ID0001313	RAD IYF at Classen(RAD (1503))	Initial Year Funding (up to 12 months if needed)		\$50,000.00
ID0001341	Operations(Operations (1406))	Operations		\$154,646.00
ID0001342	Administration Fees(Administration (1410)-Salaries)	Administration Fees		\$117,501.00
ID0001371	Management Improvements(Management Improvement (1408)-Staff Training)	Staff Training		\$2,000.00
ID0001372	Inspection Fees(Contract Administration (1480)-Other Fees and Costs)	Classen and Towers projects		\$15,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001373	Resident Accommodations(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Other)	Resident Accommodations/updates for accessibility for Classen and Towers		\$25,000.00
ID0001374	RAD at Classen(RAD Investment Activity (1504))	Funds for conversion		\$350,000.00
ID0001445	Mechanical system update(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Update mechanical system (Classen, or an emergency at Towers)		\$400,000.00
ID0001460	Parking Lot Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lot Repairs, Resurfacing, restriping		\$50,000.00
	ANDREWS SQUARE (OK002002018)			\$391,366.00
ID0001139	Architect/Engineer For plans and Specs to Replace Mechanical Systems(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer For plans and Specs to replace mechanical systems Andrews Sq		\$50,000.00
ID0001345	Inspection Services(Contract Administration (1480)-Other Fees and Costs)	Inspection Services		\$19,980.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001314	RAD IYF McGuire(RAD (1503))	Initial Year Funding (up to 12 months if needed)		\$100,000.00
ID0001315	Predevelopment funds(Dwelling Unit - Conversion (1480),Dwelling Unit-Development (1480)-Other)	predevelopment funds- environmental testing/inspections, CNA, PNA, arch and engineer		\$50,000.00
ID0001332	Operations(Operations (1406))	Operations		\$221,278.00
ID0001333	Administrative fees(Administration (1410)-Salaries)	Administrative fees		\$117,501.00
ID0001334	Inspection services(Contract Administration (1480)-Other Fees and Costs)	Inspection services		\$45,000.00
ID0001381	Management Improvements(Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
ID0001383	Resident Accommodations(Dwelling Unit-Interior (1480)-Other)	Resident Accommodations/updates for accessibility at both Jeltz and McGuire		\$27,970.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2029			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001384	Architect/Engineer for plans/specifications to Replace Windows At McGuire (Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications to Replace Windows At McGuire		\$83,909.00
ID0001385	Architect/Engineer for plans/specifications for Jeltz Elevator Upgrade(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specifications for Jeltz Elevator Upgrade		\$50,000.00
	AMBASSADOR COURTS (OK002002012)			\$990,677.00
ID0001311	RAD IYF at Ambassador Courts(RAD (1503))	Initial Year Funding (up to 12 months if needed)		\$100,000.00
ID0001320	Operations(Operations (1406))	Operations		\$129,286.00
ID0001321	Administration fees(Administration (1410)-Salaries)	Administration fees		\$63,750.00
ID0001322	Inspection services(Contract Administration (1480)-Other Fees and Costs)	Inspection services		\$33,564.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2029			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (OK002002013)			\$810,630.00
ID0001323	Operations(Operations (1406))	Operations		\$291,722.00
ID0001324	Administration fees(Administration (1410)-Salaries)	Administration fees		\$63,750.00
ID0001325	Inspection services(Contract Administration (1480)-Other Fees and Costs)	Inspection services		\$39,158.00
ID0001326	Interior & exterior repairs(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,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)-Gutters - Downspouts,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)-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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior & exterior repairs		\$215,000.00
ID0001364	Management Improvements (Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001422	Replace Hot Water Heaters(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Replace Hot Water Heaters in Phases (100)		\$200,000.00
	FRED FACTORY GARDENS (OK002002014)			\$301,872.00
ID0001327	Operations(Operations (1406))	Operations		\$47,902.00
ID0001328	Administration fees(Administration (1410)-Salaries)	Administration fee		\$60,000.00
ID0001329	Inspection services(Contract Administration (1480)-Other Fees and Costs)	Inspection services		\$27,970.00
ID0001330	Interior & exterior repairs(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and 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 and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,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)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Interior & exterior repairs		\$115,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001368	Management Improvements(Management Improvement (1408)-Staff Training)	Staff Training		\$1,000.00
ID0001386	Architect/Engineer for plans/specs to Paint Exterior of Buildings(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specs to Paint Exterior of Buildings		\$50,000.00
	SHARTEL TOWERS (OK002002011)			\$823,921.00
ID0001335	Inspection fees at both sites(Contract Administration (1480)-Other Fees and Costs)	Inspection fees at both sites		\$10,000.00
ID0001337	Replace drain lines at Shartel(Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace drain lines at Shartel		\$100,000.00
ID0001343	Operations(Operations (1406))	Operations		\$195,420.00
ID0001344	Administration Fees(Administration (1410)-Salaries)	Administration Fees		\$117,501.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001377	Management Improvements(Management Improvement (1408)-Other)	Staff Training		\$1,000.00
ID0001446	Mechanical system update Phase 2(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Update mechanical system Phase 2 (including domestic hot water tanks)		\$400,000.00
	AUTHORITY-WIDE (NAWASD)			\$364,054.00
ID0001457	Management Improvements (Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	Staff Training/Security/System Improvements/Other		\$2,000.00
ID0001472	Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Software Housing Management System Solution (Tenant Management, Work Orders , Inspections, Construction, Financial)		\$362,054.00
	Subtotal of Estimated Cost			\$7,934,300.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2030		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JELTZ SENIOR CENTER (OK002002425)			\$829,416.00
ID0001113	Architect/Engineer for plans or specs to replace roofs(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans or specs to replace roofs		\$50,000.00
ID0001114	Install HVAC System Phase 1(Dwelling Unit-Interior (1480)-Mechanical)	Install HVAC System Phase 1		\$100,000.00
ID0001331	replace wrought-iron fencing & both sites.(Non-Dwelling Site Work (1480)-Fencing)	replace wrought-iron fencing & both sites.		\$50,000.00
ID0001392	Operations(Operations (1406))	Operations		\$249,290.00
ID0001400	Administration Fees(Administration (1410)-Salaries)	Administration Fees		\$128,126.00
ID0001406	Management Improvement(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training/Security/System Improvements/Other		\$2,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001416	Interior modernization of units.(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,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)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,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)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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 and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior modernization of units at both buildings		\$100,000.00
ID0001432	GFI Installs(Dwelling Unit-Interior (1480)-Electrical)	Breakers or Outlets		\$50,000.00
ID0001438	Replace Fire Doors and Stairwell Doors and Closures(Non-Dwelling Interior (1480)-Doors)	Replace Fire Doors and Stairwell Doors and Closures		\$50,000.00
ID0001463	Parking Lot Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lot Repairs, Resurfacing, restriping		\$50,000.00
	ANDREWS SQUARE (OK002002018)			\$657,536.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001141	Mechanical System Update(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Mechanical System Update		\$100,000.00
ID0001391	Operations(Operations (1406))	Operations		\$227,410.00
ID0001403	Administration Fees(Administration (1410)-Salaries)	Administration Fees		\$128,126.00
ID0001409	Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training/Security/System Improvements/Other		\$2,000.00
ID0001415	Interior modernization of units.(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,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)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,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)-Bathroom Counters and 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 and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior 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 5		2030		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001431	GFI Installs(Dwelling Unit-Interior (1480)-Electrical)	Breakers or Outlets		\$50,000.00
ID0001437	Replace Fire Doors and Stairwell Doors and Closures(Non-Dwelling Interior (1480)-Doors)	Replace Fire Doors and Stairwell Doors and Closures		\$50,000.00
	WILL ROGERS COURTS (OK002002001)			\$2,364,137.00
ID0001176	Replace roofs, Phase II(Non-Dwelling Exterior (1480)-Roofs)	Replace roofs		\$200,000.00
ID0001178	Exterior Painting Phase I(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking)	Paint exterior of building Phase I		\$50,000.00
ID0001180	Engineer for Kitchen & Bath Improvements (Contract Administration (1480)-Other Fees and Costs)	Kitchen & Bath Improvements		\$75,000.00
ID0001181	Kitchen & Bath Improvement Phase I(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)-Tubs and Showers,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)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen & Bath Improvement 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 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001187	Structural and Foundation Improvements (Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other)	Structural and Foundation Improvements		\$200,000.00
ID0001188	Window & Door Replacement Phase I(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)	Replace Windows & doors		\$100,000.00
ID0001270	Architect/Engineer for plans/specs to install HVAC System(Contract Administration (1480)-Other Fees and Costs)	Architect/Engineer for plans/specs to install HVAC System Phase		\$30,000.00
ID0001272	Community Center Improvements, Add on(Non-Dwelling Construction-New Construction (1480)-Community Building)	Community Center Improvements, Add on (phased)		\$50,000.00
ID0001273	Renovation Prototypes of 2 buildings (Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Construction-New Construction (1480)-Community Building,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)-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))	Renovation Prototypes of 2 buildings		\$100,000.00
ID0001354	Basement Security Access(Non-Dwelling Exterior (1480)-Other)	Update Basement Security Access		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001355	Hot Water Storage Tank Replacement(Non-Dwelling Interior (1480)-Plumbing)	Hot Water Storage Tank Replacement		\$300,000.00
ID0001356	Cold Water Shut Off Valve Phase I(Non-Dwelling Interior (1480)-Plumbing)	Cold Water Shut Off Valve Phase I		\$500,000.00
ID0001388	Operations(Operations (1406))	Operations		\$258,074.00
ID0001396	Administrative fees(Administration (1410)-Salaries)	Administrative fees		\$69,063.00
ID0001404	Management Improvements (Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	Staff Training/Security/System Improvements/Other		\$2,000.00
ID0001414	Interior & exterior modernization of units.(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,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)-Bathroom Counters and 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 and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior & exterior modernization of units		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001427	GFI Installs(Dwelling Unit-Interior (1480)-Electrical)	Breakers or Outlets		\$50,000.00
ID0001441	Tree Trimming or Removal(Dwelling Unit-Exterior (1480)-Other)	Tree Trimming or Removal		\$50,000.00
ID0001474	Inspection services(Contract Administration (1480)-Other Fees and Costs)	Inspection services- all AMPS		\$30,000.00
	FRED FACTORY GARDENS (OK002002014)			\$570,425.00
ID0001234	RAD IYF for Fred Factory(RAD (1503))	Initial Year Funding (up to 12 months if needed)		\$100,000.00
ID0001393	Operations(Operations (1406))	Operations		\$53,869.00
ID0001399	Administration Fees(Administration (1410)-Salaries)	Administration Fees		\$65,063.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001410	Management Improvements (Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training/Security/System Improvements/Other		\$2,000.00
ID0001413	Interior and Exterior Modernization of Units (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)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,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)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,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)-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 and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior and Exterior Modernization of Units		\$100,000.00
ID0001425	Replace Hot Water Heaters(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Replace Hot Water Heaters (74)		\$170,000.00
ID0001430	GFI Installs(Dwelling Unit-Interior (1480)-Electrical)	Breakers or Outlets		\$50,000.00
ID0001443	Tree Trimming or Removal(Dwelling Unit-Exterior (1480)-Other)	Tree Trimming or Removal		\$29,493.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2030		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SHARTEL TOWERS (OK002002011)			\$585,243.00
ID0001336	Engineer to review laundry drain lines at Shartel(Contract Administration (1480)-Other Fees and Costs)	Engineer to review laundry drain lines at Shartel		\$35,000.00
ID0001390	Operations(Operations (1406))	Operations		\$220,117.00
ID0001398	Administration Fees(Administration (1410)-Salaries)	Administration Fees		\$128,126.00
ID0001408	Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training/Security/System Improvements/Other		\$2,000.00
ID0001418	Interior modernization of units.(Dwelling Unit-Interior (1480)-Bathroom Counters and 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 and Faucets,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)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,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)-Foundations,Dwelling Unit-	Interior 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 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings)			
ID0001428	GFI Installs(Dwelling Unit-Interior (1480)-Electrical)	Breakers or Outlets		\$50,000.00
ID0001436	Replace Fire Doors and Stairwell Doors and Closures(Non-Dwelling Interior (1480)-Doors)	Replace Fire Doors and Stairwell Doors and Closures		\$50,000.00
	AUTHORITY-WIDE (NAWASD)			
ID0001349	New Vehicles Capital Fund Inspectors(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	New Vehicles Capital Fund Inspectors (5)		\$200,000.00
ID0001449	Roof Replacement/Repairs(Non-Dwelling Exterior (1480)-Roofs)	Public Housing Central Office Building 1800 NE Fourth Street		\$100,000.00
ID0001450	Exterior Repairs(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows)	Administration Buildings at 1700 and 1800 NE Fourth		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001451	Interior Repairs(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Storage Area)	Administration Buildings at 1700 and 1800 NE Fourth		\$100,000.00
ID0001458	Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training/Security/System Improvements/Other		\$6,541.00
ID0001473	Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Software Housing Management System Solution (Tenant Management, Work Orders , Inspections, Construction, Financial)		\$100,000.00
	SCATTERED SITES (OK002002013)			\$849,748.00
ID0001389	Operations(Operations (1406))	Operations		\$328,685.00
ID0001397	Administration Fees(Administration (1410)-Salaries)	Administration Fees		\$69,063.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001405	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training/Security/System Improvements/Other		\$2,000.00
ID0001423	Replace Hot Water Heaters(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Replace Hot Water heaters in Phases (100)		\$200,000.00
ID0001426	GFI Installs(Dwelling Unit-Interior (1480)-Electrical)	Breakers or Outlets		\$50,000.00
ID0001440	Tree Trimming or Removal(Dwelling Unit-Exterior (1480)-Other)	Tree Trimming or Removal		\$200,000.00
	THE TOWERS APARTMENTS (OK002002809)			\$504,330.00
ID0001394	Operations(Operations (1406))	Operations		\$174,204.00
ID0001401	Administration fees(Administration (1410)-Other,Administration (1410)-Salaries)	Admin/CFP Fee		\$128,126.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001407	Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training/Security/System Improvements/Other		\$2,000.00
ID0001417	Interior modernization of units.(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,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)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,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)-Bathroom Counters and 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 and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior modernization of units at both buildings.		\$100,000.00
ID0001433	GFI Installs(Dwelling Unit-Interior (1480)-Electrical)	Breakers or Outlets		\$50,000.00
ID0001439	Replace Fire Doors and Stairwell Doors and Closures(Non-Dwelling Interior (1480)-Doors)	Replace Fire Doors and Stairwell Doors and Closures		\$50,000.00
	AMBASSADOR COURTS (OK002002012)			\$966,924.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2030		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001395	Operations(Operations (1406))	Operations		\$145,861.00
ID0001402	Administrative fees(Administration (1410)-Salaries)	Administrative fees		\$69,063.00
ID0001411	Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Empowerment Activities)	Staff Training/Security/System Improvements/Other		\$2,000.00
ID0001412	Interior & exterior modernization of units.(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,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)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,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)-Bathroom Counters and 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 and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior & exterior modernization of units.		\$100,000.00
ID0001419	Security lights & Cameras (Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security,Non-Dwelling Site Work (1480)-Lighting)	Install security & Cameras		\$300,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Roof Replacement/Repairs(Non-Dwelling Exterior (1480)-Roofs)	\$500,000.00
Security Cameras and Access Control(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security)	\$50,000.00
Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$15,000.00
Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$400,000.00
Subtotal of Estimated Cost	\$965,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Parking lot(Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	\$100,000.00
Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$2,000.00
Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$400,000.00
Subtotal of Estimated Cost	\$502,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$2,000.00
Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$500,000.00
Subtotal of Estimated Cost	\$502,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements (Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	\$2,000.00
Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$362,054.00
Subtotal of Estimated Cost	\$364,054.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2030
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
New Vehicles Capital Fund Inspectors(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$200,000.00
Roof Replacement/Repairs(Non-Dwelling Exterior (1480)-Roofs)	\$100,000.00
Exterior Repairs(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows)	\$100,000.00
Interior Repairs(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,	\$100,000.00
Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$6,541.00
Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$100,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2030
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$606,541.00

RESOLUTION NO. 30-25

RESOLUTION AUTHORIZING SUBMISSION OF PHA
2026 ANNUAL PLAN AND FIVE-YEAR PLAN

WHEREAS, the Oklahoma City Housing Authority (the "Authority") is a public body corporate created pursuant to the Oklahoma Housing Act, 63 O.S. § 1051, *et seq.* (the "Act"), authorized to exercise its powers pursuant to resolution of the City Council of the City of Oklahoma City; and

WHEREAS, Section 511 of the Quality Housing and Work Responsibility Act of 1998 amended the United States Housing Act of 1937, 42 U.S.C. § 1437 *et seq.* (the "Act"), to incorporate, via Section 511 of the Act, a Public Housing Agency ("PHA") plan requirement ("PHA Plan Requirement"); and

WHEREAS, the PHA Plan Requirement requires adoption of a Five-Year Plan and an Annual Plan, and both planning mechanisms require agencies, in preparing same, to examine their existing operations and needs and, in turn, to address those needs; and

WHEREAS, the Authority's management examined its existing operations and needs, and drafted a Five-Year Plan and a 2026 Annual Plan (together, the "Plan") to address those needs; and

WHEREAS, the Five-Year Plan describes the mission of the Authority and its long-range goals and objectives for achieving its mission over the subsequent five years it covers, and includes the 2026 Capital Fund and Five-Year Action Plan; and

WHEREAS, the Plan was open for public comment until September 19, 2025, and has been available for public viewing at the Authority's Central Office at 1700 NE 4th Street, Oklahoma City, and has also been posted on the Authority's website, and any public comments received will be included prior to submission to the United States Department of Housing and Urban Development ("HUD"); and

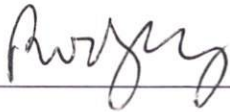
WHEREAS, Authority staff recommends approval of the proposed amendments to Authority's 2026 Annual and Five-Year Plan, and authorization of the electronic submission of the Plan, together with any public comments, to HUD.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Oklahoma City Housing Authority that upon review of the Five-Year Plan and 2026 Annual Plan and the certifications of management and staff of their compliance with PHA Plans and Related Regulations, it is determined that they should be and hereby are approved, and that the Five-Year Plan and 2026 Annual Plan, together with any timely public comments, may be electronically submitted to the United States Department of Housing and Urban Development; and

BE IT FURTHER RESOLVED that the Chair of the Board of Commissioners is authorized to execute the necessary certifications for such submission, including the PHA Certifications of Compliance with the PHA Plans and Related Regulations and any required certifications.

ADOPTED this 24th day of September, 2025.

OKLAHOMA CITY HOUSING AUTHORITY

By  _____
Rocky Chavez, Chair

I, Mark W. Gillett, Secretary of the Board of Commissioners of the Oklahoma City Housing Authority, certify that the foregoing Resolution No. 30-25 was duly adopted at a regular meeting of the Board of Commissioners of the Oklahoma City Housing Authority, held at 1700 NE 4th St, Oklahoma City, Oklahoma 73117 on the 24th day of September, 2025; that said meeting was held in accordance with the By-Laws of the Oklahoma City Housing Authority and the Oklahoma Open Meeting Act; that a quorum was present at all times during said meeting; and that the resolution was duly adopted by a majority of those Commissioners present.



Secretary

	AYE	NAY	NOT PRESENT
ANNETTE WISK JACOBI	x		
ROCKY CHAVEZ	x		
WAYLAND CUBIT	x		
YESICA GONZALEZ	x		