

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

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# St. Louis Housing Authority

## PHA Plans

5 Year Plan for Fiscal Years 2001 - 2005  
Annual Plan for Fiscal Year 2001

07-20-00

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH  
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

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HUD 50075  
OMB Approval No: 2577-0226  
Expires: 03/31/2002

## PHA Plan Agency Identification

**PHA Name:** St. Louis Housing Authority

**PHA Number:** MO-001

**PHA Fiscal Year Beginning:** 10/2000

### Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:  
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)



**5-YEAR PLAN**  
**PHA FISCAL YEARS 2001 - 2005**

[24 CFR Part 903.5]

**A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here) **The mission of the St. Louis Housing Authority is to provide quality, affordable housing in mixed-income settings to low-income individuals and families in ways that strengthen families, encourage self-sufficiency and support neighborhoods.**

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies: **Reduce vacancies by 10 %**
  - Leverage private or other public funds to create additional housing opportunities: **By 9-30-05 in support of HOPE VI applications.**
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: **Attain and maintain standard performer status.**
  - Improve voucher management: **Increase lease-up by 9-30-01.**

- Increase customer satisfaction: **Improve responsiveness**
- Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing: **If funding is available**
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling: **On going**
- Conduct outreach efforts to potential voucher landlords **Recruit new landlords to provide new units.**
- Increase voucher payment standards.
- Implement voucher homeownership program: **Pending approval of final rule.**
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: **Utilize HOPE VI revitalization.**
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- PHA Goal: Promote self-sufficiency and asset development of assisted households  
Objectives:
  - Increase the number and percentage of employed persons in assisted families:
  - Provide or attract supportive services to improve assistance recipients' employability:
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: **On going outreach to least-likely to apply.**
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**PHA Goal: Improve and increase SLHA's housing stock of safe, decent and affordable residences and insure that the types of housing meet the needs of the residents and applicants**

- **Maximize the efficiency of the Redevelopment Department's contract administration to achieve cost savings which will contribute to budget available for modernization activities.**

- **Increase stock availability of three and four bedroom family units through modernization of existing units and development of new units outlined in the Capital strategic plan.**
- **Address the modernization needs of existing units as identified in the Capital Strategic plan dated December 29, 1999.**
- **Develop new units outlined in SHLA's Capital Strategic plan.**
- **Utilize the opportunities available in the Section 8 Program.**
- **Demolish units that have been appropriately designated by the Section 202 viability study, in accordance with HUD regulations.**

**PHA Goal: Improve SLHA's image and overall communication efforts with all its stakeholders**

- **Improve image both internally and externally.**
- **Improve internal communications among SLHA's staff, Private Management Companies, Residents and the Board of Commissioners**

**PHA Goal: Promote resident self-sufficiency, satisfaction, and enhance-quality of life.**

- **Provide quality housing services for all SLHA residents**
- **Promote resident satisfaction**
- **Promote resident self-sufficiency**
- **Implement site-based waiting lists for greater resident choice of living area.**

**PHA Goal: Improve SLHA's overall operational efficiency within the confines of HUD regulations.**

- **Accomplish the necessary actions to become designated as a PHAS "standard performer" PHA.**

- **Ensure that high quality property management services are being provided to the residents and SLHA by the private management companies and in accordance with HUD regulations.**
- **Encourage and promote maximum resident participation in the operations of the Housing Authority.**
- **Provide a mechanism for SLHA staff and residents that will enable them to keep informed about existing and changing Federal regulations concerning housing.**

**PHA Goal: To have financial resources necessary to achieve the mission, goals and objectives of the Housing Authority today and in years to come.**

- **Identify and secure alternative funding sources for the various activities of SLHA.**
- **Maximize use of existing resources.**

**PHA Goal: Implementation of a highly efficient and effective Section 8 Program that meets a portion of the City's housing needs while operating within HUD guidelines**

- **Streamline Section 8 processing of clients and landlords.**
- **Improve inspection response time.**
- **Improve customer service.**
- **Provide comprehensive staff training.**
- **Increase community awareness of the program requirements to more effectively market the programs.**

**Annual PHA Plan**  
**PHA Fiscal Year 2001**

[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The St. Louis Housing Authority prepared this Annual PHA Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

The purpose of the Annual Plan is to provide a framework for local accountability and an easily identifiable source by which public housing residents, participants in the tenant-based assistance program and other members of the public may reference PHA policies, rules and requirements related to the operations, programs and services of the agency.

The Mission Statement and the Goals and Objectives are based on information gathered from various sources; including input from SLHA staff, residents, Section 8 Participants, Commissioners and the Consolidated Plan.

The policies on display with this Plan are designed to fulfill the Mission Statement and Goals and Objectives. The Admissions and Continued Occupancy Policy and Section 8 Administrative Plan are the two primary policies on display. These important documents cover the public housing tenant selection and assignment plan, outreach services, PHA's responsibility to Section 8 owners/landlords, grievance procedures, etc.

The most important challenges to be met by the St. Louis Housing Authority during FY 2001 include:

- Improve operational efficiency in both the public housing and Section 8 programs to better serve the housing needs of low-income residents in the jurisdiction.
- Preserve and improve the public housing stock through the Capital Funds activities, including modernization of units;
- Attain and maintain financial stability in light of every changing funding levels and requirements;
  - Continue to address drug and alcohol abuse through the Public Housing Drug Elimination Program;
- Continue to revitalize the Near South Side Community through the Hope VI Program;
- Improve communications with all **SLHA** stakeholders;
- Train staff and commissioners to fully understand and take advantage of opportunities in the new laws and regulations to better serve our residents and the community; and
- Identify, develop and leverage services to enable low-income families to become self-sufficient.

In closing, this Annual PHA Plan exemplifies the commitment of the St. Louis Housing Authority to meet the housing needs of the full range of low-income residents. The Housing Authority, in partnership with agencies from all levels of government, the business community, non-profit community groups, and residents will use this plan as a road map to reach the “higher quality of life” destination.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.79 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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#### **Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

#### Required Attachments:

- Admissions Policy for Deconcentration – N/A per PIH Notice 99-51
- A** FY 2000 Capital Fund Program Annual Statement (mo001a01.xls)
- B** Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) (mo001b01.xls)

Optional Attachments:

- C** PHA Management Organizational Chart (mo001c01.ppt)
- D** FY 2000 Capital Fund Program 5 Year Action Plan (mo001d01.xls)
- E** Public Housing Drug Elimination Program (PHDEP) Plan (mo001e01.doc)
- F** Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (mo001f01.doc)
- Other** (List below, providing each attachment name)
- G** Certifications (mo001g01.xls)
- H** Replacement Housing Fund Annual Statement (mo001h01.xls)

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b> <b>Volume I</b>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<b>X</b> <b>Volume I</b>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<b>X</b> <b>Volume I</b>	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
<b>X</b> <b>Volume I</b>	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
<b>X</b> <b>Volume I</b>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b> <b>Volume II</b>	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b> <b>Volume II</b>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b> <b>Volume II</b>	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b> <b>Volume II</b>	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<b>X</b> <b>Volume II</b>	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<b>X</b> <b>Volume II</b>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<b>X</b> <b>Volume III</b>	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
<b>X</b> <b>Volume II</b>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<b>X</b> <b>Volume II</b>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<b>X</b> <b>Volume IV</b>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
<b>X</b> <b>Volume IV</b>	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X Volume IV	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X Volume V, VI & VII	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
* see note Volume VIII	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X Volume IX	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X Volume X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X Volume X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X Volume X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X Volume X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X Volume XI	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
X Volume XI	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

\* SLHA is currently working on a Designated Housing Plans. The plans should be complete by 12/31/00.

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	26567	5	5	5	5	5	5
Income >30% but <=50% of AMI	6443	4	5	4	4	4	3
Income >50% but <80% of AMI	3195	3	3	3	4	3	3
Elderly	13766	3	2	2	3	2	3
Families with Disabilities	7,241	4	5	4	5	4	4
Caucasian	18,423						
African American	17,016						
American Indian	181						
Asian	362						
Other	223						
Hispanic	391						

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year: **2000 - Volume I**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset – **Volume I**
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information) **HUD 2020, Market Study for Elderly Public Housing - Volume I**

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1994		540
Extremely low income <=30% AMI	1621	81	
Very low income (>30% but <=50% AMI)	366	18	
Low income (>50% but <80% AMI)	7	1	
Families with children	1716	86	
Elderly families	91	5	
Families with Disabilities	339	17	
Caucasian	48	3	
African American	1933	97	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	385	19	
1BR	280	14	
2 BR	745	38	

Housing Needs of Families on the Waiting List			
3 BR	439	22	
4 BR	123	6	
5 BR	21	1	
5+ BR	1		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: <b>The one and two bedroom elderly/disabled waiting list is open. The family list closed in February 2000</b> How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3045		800
Extremely low income <=30% AMI	2549	84	
Very low income (>30% but <=50% AMI)	487	16	
Low income (>50% but <80% AMI)	9		
Families with children	2705	89	
Elderly families	56	2	
Families with Disabilities	301	10	
Caucasian	92	3	
African American	2929	97	
American Indian/ Alaskan	4		

Housing Needs of Families on the Waiting List			
Asian	1		
Characteristics by Bedroom Size (Public Housing Only)	N/A		
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 4 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations

Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund <b>98.5%</b>	11,762,971	
b) Public Housing Capital Fund	18,866,288	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	



Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Charges, etc.		
<b>4. Non-federal sources</b> (list below)	0	
<b>Sub-total</b>	<b>4,956,571</b>	
<b>Total resources</b>	<b>121,282,404</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: 120 days
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

**(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

(1) How many site-based waiting lists will the PHA operate in the coming year?

21

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

If yes, how many lists? 20

3.  Yes  No: May families be on more than one list simultaneously

If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

\*  Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

\*The number of families on the public housing wait list below 30% of the median area income far exceeds 30%.

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) **Applicant or family-head/spouse working part time or having received notification of starting employment.**

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

## 5 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability

- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- 3 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- 3 Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) **Applicant or family-head/spouse working part time –2; Notification of starting employment – 4.**

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing N/A Pursuant to PIH Notice 99-51**

- a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists  
If selected, list targeted developments below:
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Eligibility**

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
  - Criminal and drug-related activity, more extensively than required by law or regulation
  - More general screening than criminal and drug-related activity (list factors below)
  - Other (list below)
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
  - Other (describe below) **Name and address of current and previous landlord, if available**

**(2) Waiting List Organization**

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
  - Federal public housing
  - Federal moderate rehabilitation
  - Federal project-based certificate program
  - Other federal or local program (list below)

- b. Where may interested persons apply for admission to section 8 tenant-based assistance?  
(select all that apply)
- PHA main administrative office  
 Other (list below)

**(3) Search Time**

- a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: **Two 30-day extensions based on return of Housing Search log.**

**(4) Admissions Preferences**

- a. Income targeting

- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
 Victims of domestic violence  
 Substandard housing  
 Homelessness  
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability  
 Veterans and veterans' families

- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

**3** Date and Time

Former Federal preferences

- 1** Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2** Victims of domestic violence  
Substandard housing
- 2** Homelessness  
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one) **N/A**

- This preference has previously been reviewed and approved by HUD  
 The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers  
 Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

#### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan  
 Briefing sessions and written materials  
 Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices  
 Other (list below)

Referrals from other Agencies (Homeless, Shelter-Care Plus and Family Unification)  
Pamphlets to targeted populations

### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

#### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: SLHA will establish flat rents.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply) N/A

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

Market comparability study

Fair market rents (FMR)

- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-**

based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

**(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply) **N/A**

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

**(2) Minimum Rent**

a. What amount best reflects the PHA’s minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

**5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

**A. PHA Management Structure**

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

**B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	3032	450
Section 8 Vouchers	1762	360
Section 8 Certificates	1706	400
Section 8 Mod Rehab	266	34
Special Purpose Section 8 Certificates/Vouchers (list individually)		
<b>Family Unification</b>	5	5
<b>Shelter Plus Care</b>	240	80
<b>Homeless</b>	74	10

<b>Single Room Occupancy</b>	43	5
Public Housing Drug Elimination Program (PHDEP)	250	100
Other Federal Programs (list individually)		

### **C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- **Management Plans (Private Managers)**
  - **Work Order System**
  - **Pest Eradication Plan**
  - **Maintenance/Preventive Maintenance Plan**
  - **Annual/ Systems Inspection Plan**
- **Admissions and Occupancy Policy**
  - **Dwelling Lease**
  - **Fair Housing Policy**
  - **Grievance Procedures**
  - **Tenant Selection and Assignment Plan**
  - **Termination and Eviction**
  - **Transfer and Transfer Waiting List**
  - **Pet Policy for Elderly**
- **Resident Programs Resolution**
- **Section 3 Plan (Resolution)**
- **Cooperative Agreement between TANF and SLHA (South Side Redevelopment area only)**

(2) Section 8 Management: (list below)

- **Section 8 Administrative Plan**
- **Section 8 and SEMAP Procedures**

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

**A. Public Housing**

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office  
 PHA development management offices  
 Other (list below)

**B. Section 8 Tenant-Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office  
 Other (list below)

**7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

**A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

**(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment A (mo001a01.xls)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

## **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment D (mo001d01.xls)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

## **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: **Darst-Webbe**
2. Development (project) number: **MO36P001007, MO36P001007A**
3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below: **Blumeyer, future application could be developed for the Near North Side (including Murphy Park Phase III and Vaughn) and Clinton-Peabody (pending feasibility).**

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below: **Murphy Park Phase III and Near South Side Phases I, II and III.**

Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: <b>Vaughn Elderly &amp; Vaughn Towers</b>	
1b. Development (project) number: MO36P001006A & MO36P001006	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(3/24/00)</u>	
5. Number of units affected: 224	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 10/30/00 b. Projected end date of activity: 12/31/03	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: <b>Cochran Gardens</b>	
1b. Development (project) number: MO036P001003	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(3/24/00)</u>	
5. Number of units affected: 531	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

7. Timeline for activity: a. Actual or projected start date of activity: 3/31/01 b. Projected end date of activity: 7/31/05
<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Blumeyer Elderly</b> 1b. Development (project) number: MO036P001009A&E
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(3/24/00)</u>
5. Number of units affected: 588
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 8/1/01 b. Projected end date of activity: 12/31/05
<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Blumeyer Family</b> 1b. Development (project) number: MO036P00109
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(03/24/00)</u>
5. Number of units affected: 460
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/30/00 b. Projected end date of activity: 5/31/05
<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Euclid Plaza Family Apartments</b> 1b. Development (project) number: MO036P001013
2. Activity type: Demolition <input checked="" type="checkbox"/>

Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(5/25/00)</u>
5. Number of units affected: 82
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 11/01/00 b. Projected end date of activity: 5/1/02
<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Vaughn Family</b> 1b. Development (project) number: MO036P001006
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Administration Buildings Submitted 1/7/00 Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/30/00)</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development: Small parcel of land located adjacent to Transfiguration Church and administration buildings <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 1/31/01 b. Projected end date of activity: 6/1/01
<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Visitation Apartments</b> 1b. Development (project) number: MO036P001039
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/>

Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(3/31/01)</u>
5. Number of units affected: 12
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/1/01 b. Projected end date of activity: 6/1/02
<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Towne XV</b>
1b. Development (project) number: MO036-P001015
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(08/01/00)</u>
5. Number of units affected: 18
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 1/31/01 b. Projected end date of activity: 11/1/03
<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Carr Square</b>
1b. Development (project) number: MO036P001001
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(01/31/01)</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

7. Timeline for activity:  
a. Actual or projected start date of activity: 7/1/01  
b. Projected end date of activity: 12/31/01

**Demolition/Disposition Activity Description**

1a. Development name: **Darst-Webbe**  
1b. Development (project) number: MO036P001007

2. Activity type: Demolition   
Disposition

3. Application status (select one)  
Approved   
Submitted, pending approval   
Planned application

4. Date application approved, submitted, or planned for submission: (08/01/01)

5. Number of units affected: 0

6. Coverage of action (select one)  
 Part of the development  
 Total development

7. Timeline for activity:  
a. Actual or projected start date of activity: 09/1/02  
b. Projected end date of activity: 12/31/03

**Demolition/Disposition Activity Description**

1a. Development name: **Paul Simon Elderly**  
1b. Development (project) number: MO036P00107AH

2. Activity type: Demolition   
Disposition

3. Application status (select one)  
Approved   
Submitted, pending approval   
Planned application

4. Date application approved, submitted, or planned for submission: (08/01/01)

5. Number of units affected: 130

6. Coverage of action (select one)  
 Part of the development  
 Total development

7. Timeline for activity:  
a. Actual or projected start date of activity: 9/1/02  
b. Projected end date of activity: 12/31/03

**Demolition/Disposition Activity Description**

1a. Development name: <b>Clinton Peabody</b> 1b. Development (project) number: MO036P001002
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(08/01/01)</u>
5. Number of units affected: 274
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 9/1/02 b. Projected end date of activity: 12/31/03
<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Cabanne Way</b> 1b. Development (project) number: MO036P001011
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(07/01/00)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 9/1/00 b. Projected end date of activity: 12/31/00
<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Armand and Ohio</b> 1b. Development (project) number: MO036P001035
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/>

Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(05/31/01)</u>
5. Number of units affected: 7
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 9/1/01 b. Projected end date of activity: 12/31/02
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Cabanne Court 1b. Development (project) number: MO036P001029
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(05/31/01)</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 9/1/01 b. Projected end date of activity: 12/31/02
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Pruitt-Igoe 1b. Development (project) number: MO036P001004 &005
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(01/07/00)</u>
5. Number of units affected: 0
6. Coverage of action (select one)

<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/30/00 b. Projected end date of activity: 12/31/00

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.) **SLHA has recently engaged a consultant to prepared a designation plan for one or more developments elderly only. The consultant is to review the developments and make recommendations to SLHA the most appropriate developments for such a designation.**

2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Yet to be determined
1b. Development (project) number: Yet to be determined

<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: Yet to be determined</p> <p>7. Coverage of action (select one) Yet to be determined</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: <b>Vaughn Elderly &amp; Vaughn Towers</b>

1b. Development (project) number: MO036P001006A & MO36P001006
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input checked="" type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input checked="" type="checkbox"/> Conversion Plan submitted to HUD on: (24/03/2000) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) N/A <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: <b>Cochran Gardens</b> 1b. Development (project) number: MO036P001003
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input checked="" type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development

<input checked="" type="checkbox"/> Conversion Plan submitted to HUD on: (24/03/2000) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) N/A <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)
<b>Conversion of Public Housing Activity Description</b>
1a. Development name: <b>Blumeyer Elderly</b> 1b. Development (project) number: MO036P001009 A & E
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input checked="" type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input checked="" type="checkbox"/> Conversion Plan submitted to HUD on: 24/03/2000) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) N/A <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent

Requirements no longer applicable: site now has less than 300 units  
 Other: (describe below)

**Conversion of Public Housing Activity Description**

1a. Development name: **Blumeyer Family**  
 1b. Development (project) number: MO036P001009

2. What is the status of the required assessment?  
 Assessment underway  
 Assessment results submitted to HUD  
 Assessment results approved by HUD (if marked, proceed to next question)  
 Other (explain below)

3.  Yes  No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)  
 Conversion Plan in development  
 Conversion Plan submitted to HUD on: (34-03-2000)  
 Conversion Plan approved by HUD on: (DD/MM/YYYY)  
 Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) N/A  
 Units addressed in a pending or approved demolition application (date submitted or approved:  
 Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )  
 Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )  
 Requirements no longer applicable: vacancy rates are less than 10 percent  
 Requirements no longer applicable: site now has less than 300 units  
 Other: (describe below)

**Conversion of Public Housing Activity Description**

1a. Development name: **Clinton-Peabody**  
 1b. Development (project) number: MO036P001002

2. What is the status of the required assessment?  
 Assessment underway  
 Assessment results submitted to HUD  
 Assessment results approved by HUD (if marked, proceed to next question)  
 Other (explain below)

3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (34-03-2000) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input checked="" type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: 4/29/99) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under

section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: Lookaway 1b. Development (project) number: MO1-41A
2. Federal Program authority: Unknown <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (30/03/2001)
5. Number of units affected: 17 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: Cochran Gardens 1b. Development (project) number: MO1-03
2. Federal Program authority: Unknown <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h)

<input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (30/03/2001)
5. Number of units affected: 523 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description</b> <b>(Complete one for each development affected)</b>
1a. Development name: Vaughn Elderly 1b. Development (project) number: MO1-06A
2. Federal Program authority: Unknown <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (30/03/2001)
5. Number of units affected: 112 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## B. Section 8 Tenant Based Assistance

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and

complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: **SLHA plans to implement a program once the final regulations are released.**

a. Size of Program

Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants  
 26 - 50 participants  
 51 to 100 participants  
 more than 100 participants

b. PHA-established eligibility criteria

Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

Yes  No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)? **South Side Redevelopment Area only.**

If yes, what was the date that agreement was signed? 14/02/00

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals  
 Information sharing regarding mutual clients (for rent determinations and otherwise)  
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?

(select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
ROSS (All elderly developments)	350	All referrals	Via Case Manager Management Specialist	Public Housing elderly/disabled
Family Advocacy	150	Targeted	Via Case Manager	HOPE VI Residents
GED	12	None	Resident Initiatives	PH Residents only
Tuition Incentive Work Program	12	None	Resident Initiatives	PH Residents only
Transportation	1000	By request	Resident Initiatives	PH Residents only
Various skills training	250	By request, some need drivers license or GED	Resident Initiatives	PH Residents only
Alcohol/Drug Rehab (Contract)	100	By request	Resident Initiatives	PH Residents only
Employment/Vocational Rehab	100	By request	Resident Initiatives	PH Residents only
Youth Services	300	By request	Resident Initiatives	PH Residents only

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 01/05/00)
Public Housing	N/A	
Section 8	152	36

b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

### C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

<b>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</b>
--

### 13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

#### A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime

Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

Cochran Gardens and Clinton-Peabody

### **B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below) **Lobby Monitors**

2. Which developments are most affected? (list below) **All developments**

### **C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
  - Police provide crime data to housing authority staff for analysis and action
  - Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
  - Police regularly testify in and otherwise support eviction cases
  - Police regularly meet with the PHA management and residents
  - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
  - Other activities (list below)
1. Which developments are most affected? (list below)  
Cochran Gardens and Clinton-Peabody

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: **M0001e01**)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

- 1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
- 2.  Yes  No: Was the most recent fiscal audit submitted to HUD?

3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.  
High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:
- Other: (list below)

### B. Description of Election process for Residents on the PHA Board

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

### 3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list): **State law requirements for good standing and residency.**

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list) **State Law requirements involving age and good standing requirements.**

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) **City of St. Louis**
  
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  
  - Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

**The St. Louis Consolidated Plan for 2000 included the following SLHA efforts in the Consolidated Plan’s high priorities:**

- **Support new construction rental housing developments**
- **Public Housing capital improvements**
- **Public Housing management and operations improvements**
- **Non-capital Public Housing neighborhood revitalization**
- **Public Housing safety/crime prevention/drug elimination**
- **Public Housing Social Service Program**
- **Public Housing Resident Services/Family Self Sufficiency**
- **Implement the SLHA Comprehensive Grant strategic plan**
- **Contract out for most property management and unit inspection services**

- **Consider designating at least one remaining elderly building “elderly only”**
- **Provide more three or more bedroom affordable housing units**
- **Provide more tenant-based rental vouchers and rental certificates**
- **Embrace the principals of Section 504**
- **Coordinate City development efforts with public housing reconfiguration efforts**
- **Assistance and additional housing for extremely low income renters**
- **Youth Services**
- **Integrated social services and housing programs.**

#### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

## Attachments

Use this section to provide any additional attachments referenced in the Plans.



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

OMB Approval No. 2577-0026 (exp. 10/31/97)

Public Reporting Burden for this collection of information is estimated to average 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C.

20503. Do not send this completed form to either of the above addressees.

a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.: _____	b. Fiscal Year E 09/30/01	c. No. of months (check one) <input checked="" type="checkbox"/> 12 mo. <input type="checkbox"/> Other (specify) _____	d. Type of HUD assisted project(s) 01 <input checked="" type="checkbox"/> Owned Rental 02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership 03 <input type="checkbox"/> PHA/IHA Leased Rental Housing 04 <input type="checkbox"/> PHA/IHA Owned Turnkey III 05 <input type="checkbox"/> Leased Homeownership
e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA)  <p align="center"><b>ST LOUIS HOUSING AUTHORITY</b></p>			
i. Address (city, state, zip code)  <p align="center">4100 LINDELL BLVD                      ST LOUIS, MO 63108</p>			

g. ACC Number  <p align="center"><b>KC5109</b></p>	h. PAS/LOCCS Project No.	i. HUD Field Office
j. No. of Dwelling Units  <p align="center">4,024</p>	k. No. of Unit Months Available  <p align="center">48288</p>	m. No. of Projects  <p align="center">41</p>

Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. # PUM (2)	<input checked="" type="checkbox"/> Estimates <input type="checkbox"/> or Actual Current Budget 2000 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
<b>Homebuyers Monthly Payments For:</b>								
010	7710	Operating Expenses						
020	7712	Earned Home Payments Account						
030	7714	Nonroutine Maintenance Reserve						
<b>040</b>	<b>Total</b>	<b>Break-Even Amount (sum of lines 010, 020, and 030)</b>						
005	7716	Excess (or Deficit) in Break-Even Amount						
006	7790	Homebuyers Monthly Payments (Contra)						
<b>Operating Receipts</b>								
070	3110	Dwelling Rentals	103.52	102.25	107.68	5,199,708		
080	3120	Excess Utilities			0.00			
090	3190	Nondwelling Rentals	0.31	0.14	0.00	0		
<b>100</b>	<b>Total</b>	<b>Rental Income (sum of lines 070, 080, and 090)</b>	103.83	102.39	107.68	5,199,708		
110	3610	Interest on General Fund Investments	1.73	1.82	0.90	43,386		
120	3690	Other Income	77.62	44.94	40.62	1,961,583		
<b>130</b>	<b>Total</b>	<b>Operating Income (sum of lines 100, 110, and 120)</b>	183.18	149.15	149.20	7,204,677		
<b>Operating Expenditures - Administration:</b>								
140	4110	Administrative Salaries	34.87	19.62	15.41	744,287		
150	4130	Legal Expense	3.22	3.87	6.75	325,980		
160	4140	Staff Training	5.58	1.21	1.04	50,000		
170	4150	Travel	0.42	0.67	1.32	63,610		
180	4170	Accounting Fees	0.33	0.73	0.00	0		
190	4171	Auditing Fees	0.62	0.00	0.76	36,700		
200	4190	Other Administrative Expenses	36.15	48.40	85.87	4,146,420		
<b>210</b>	<b>Total</b>	<b>Administrative Expense (sum of lines 140 thru line 200)</b>	81.19	74.50	111.15	5,366,997		
<b>Tenant Services:</b>								
220	4210	Salaries	1.25	0.17	0.00	0		
230	4220	Recreation, Publications and Other Services	0.00	0.00	0.04	1,850		
240	4230	Contract Costs, Training and Other	0.89	0.62	0.73	35,255		
<b>250</b>	<b>Total</b>	<b>Tenant Services Expenses (sum of lines 220, 230, and 240)</b>	2.14	0.79	0.77	37,105		
<b>Utilities:</b>								
260	4310	Water	10.84	5.27	5.31	256,482		
270	4320	Electricity	27.81	27.89	40.26	1,944,103		
280	4330	Gas	50.88	28.73	25.65	1,238,390		
290	4340	Fuel	0.00	0.00	0.00	0.00		
300	4350	Labor	0.00	0.00	0.00	0.00		
310	4390	Other utilities expense                      MSD	12.83	5.42	5.40	260,714		
<b>320</b>	<b>Total</b>	<b>Utilities Expenses (sum of lines 260 thru line 310)</b>	102.36	67.31	76.62	3,699,689		

Name of PHA/IHA ST LOUIS HOUSING AUTHORITY				Fiscal Year Ending 09/30/01			
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Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. # PUM (2)	<input checked="" type="checkbox"/> Estimates <input type="checkbox"/> or Actual Current Budget 2000 PUM (3)		Requested Budget Estimates		
						PHA/IHA Estimates		HUD Modifications
						PUM (4)	Amount (to nearest \$10) (5)	PUM (6)
<b>Ordinary Maintenance and Operation:</b>								
330	4410	Labor	53.91	21.56	2.61	126,173		
340	4420	Materials	8.56	6.57	0.63	30,500		
350	4430	Contract Costs	40.13	108.30	108.84	5,255,734		
<b>360</b>	<b>Total</b>	<b>Ordinary Maintenance &amp; Operation Expense (lines 330 to 350)</b>	<b>102.60</b>	<b>136.43</b>	<b>112.09</b>	<b>5,412,407</b>		
<b>Protective Services:</b>								
370	4460	Labor	33.33	0.00	0.00	0		
380	4470	Materials	0.21	0.08	0.47	22,750		
390	4480	Contract Costs	2.63	30.87	33.19	1,602,608		
<b>400</b>	<b>Total</b>	<b>Protective Services Expense (sum of lines 370 to 390)</b>	<b>36.17</b>	<b>30.95</b>	<b>33.66</b>	<b>1,625,358</b>		
<b>General Expense:</b>								
410	4510	Insurance	26.15	18.71	20.16	973,500		
420	4520	Payments in Lieu of Taxes	0.00	0.00	0.00	0		
430	4530	Terminal Leave Payments	1.31	7.12	0.00	0		
440	4540	Employee Benefits Contributions	42.04	13.34	6.22	300,541		
450	4570	Collection Losses	7.49	2.91	1.77	85,230		
460	4590	Other General Expense	0.88	0.16	0.17	8,230		
<b>470</b>	<b>Total</b>	<b>General Expense (sum of lines 410 to 460)</b>	<b>77.88</b>	<b>42.23</b>	<b>28.32</b>	<b>1,367,501</b>		
<b>480</b>	<b>Total</b>	<b>Routine Expense (sum of lines 210,250,320,360,400, &amp; 470)</b>	<b>402.34</b>	<b>352.21</b>	<b>362.60</b>	<b>17,509,057</b>		
<b>Rent for Leased Dwellings:</b>								
490	4710	Rents to Owners of Leased Dwellings						
<b>500</b>	<b>Total</b>	<b>Operating Expenses (sum of lines 480 and 490)</b>	<b>402.34</b>	<b>352.21</b>	<b>362.60</b>	<b>17,509,057</b>		
<b>Nonroutine Expenditures:</b>								
510	4610	Extraordinary Maintenance	7.94	0.00	2.74	132,534		
520	7520	Replacement of Nonexpendable Equipment	8.05	0.00	0.00	0		
530	7540	Property Bettments and Additions	0.00	0.00	0.00	0		
<b>540</b>	<b>Total</b>	<b>Nonroutine Expenditures (sum of lines 510, 520, and 530)</b>	<b>15.99</b>	<b>0.00</b>	<b>2.74</b>	<b>132,534</b>		
<b>550</b>	<b>Total</b>	<b>Operating Expenditures (sum of lines 500 &amp; 540)</b>	<b>418.33</b>	<b>352.21</b>	<b>365.34</b>	<b>17,641,591</b>		
<b>Prior Year Adjustments:</b>								
560	6010	Prior Year Adjustments Affecting Residual Receipts	14.62	0.00	0.00			
<b>Other Expenditures:</b>								
570		Deficiency in Residual Receipts at End of Preceding Fiscal Yr.	0.00	0.00	0.00	0.00		
<b>580</b>	<b>Total</b>	<b>Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)</b>	<b>432.95</b>	<b>352.21</b>	<b>365.34</b>	<b>17,641,591</b>		
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)	-249.77	-203.06	-216.14	-10,436,914		
<b>Prior Year Adjustments:</b>								
600	8010	Basic Annual Contribution Earned-Leased Projects:Current Year			0.00			
610	8011	Prior Year Adjustments - (Debit) Credit	0.00	0.00	0.00			
<b>620</b>	<b>Total</b>	<b>Basic Annual Contribution (line 600 plus or minus line 610)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>			
630	8020	Contributions Earned - Op. Sub.-Cur. Yr. (before year-end adj.)	259.10	195.17	223.24	10,779,732		
640		Mandatory PFS Adjustments (net):	0.00	0.00	0.00	0		
650		Other (specify):	-5.82	5.98	0.00			
660		Other (specify): Admin Loan	0.00	0.00	0.00	-310,679		
670		Total Year-end Adjustments/Other (plus or minus lines 640 thru 660)	-5.82	5.98	-6.43	-310,679		
680	8020	Total Operating Subsidy-current year (line 630 plus or minus line 670)	264.92	201.15	216.80	10,469,053		
<b>690</b>	<b>Total</b>	<b>HUD Contributions (sum of lines 620 and 680)</b>	<b>264.92</b>	<b>201.15</b>	<b>216.80</b>	<b>10,469,053</b>		
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810	15.15	-1.91	0.67	32,139		

4110 - Administrative Salaries  
 4410 - Maintenance  
 4130 - Legal  
 4210 - Social Services  
 4460 - Security  
 4610 - Extraordinary Maintenance

**St. Louis Housing Authority  
 Low Rent Operating Budget  
 FY 2001**

Schedule of Positions and Salaries/Wages  
 By HUD Control Category

<i>Cost Center Description</i>	<i>4110</i>	<i>4410</i>	<i>4210</i>	<i>4460</i>	<i>4610</i>	<i>Total</i>	<i>Total</i>
	<i>ADMIN Salaries</i>	<i>LABOR Salaries</i>	<i>TNT SRV Salaries</i>	<i>SAFETY Salaries</i>	<i>EXTRA Salaries</i>	<i>Positions</i>	<i>LRHP</i>
<b>Executive Division</b>	<u>58,175</u>					3	58,175
<b>Executive - Communications</b>	<u>20,954</u>					3	20,954
<b>Legal - Division</b>	<u>34,116</u>					2	34,116
<b>Finance Division</b>	<u>119,630</u>					6	119,630
<b>Finance Warehouse</b>	<u>25,866</u>					1	25,866
<b>Finance - Mgmt Info System</b>	<u>78,097</u>					5	78,097
<b>Human Resources Division</b>	<u>119,014</u>					6	119,014
<b>Housing Management Division</b>	<u>200,872</u>	<u>126,173</u>				9	327,045
<b>Purchasing/Procurement Division</b>	<u>35,581</u>					3	35,581
<b>Public Safety Division</b>	<u>25,750</u>					1	25,750
<b>Office Of Self-Sufficiency</b>	<u>0</u>					0	0
<b>Intake Division</b>	<u>26,232</u>					1	26,232
<b>TOTAL REGULAR SALARIES</b>	<u>744,287</u>	<u>126,173</u>	<u>0</u>	<u>0</u>		40	870,460

|



**Operating Budget**  
Schedule of All Positions and Salaries

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

Name of Housing Authority		Locality		Fiscal Year End								
ST LOUIS HOUSING AUTHORITY		ST LOUIS MISSOURI		30-Sep-01 Original								
Position Title By Organizational Unit and Function	Present Salary Rate	Estimated Payment										
		Allocation of Salaries by Program										
		As of (date) (10/01/99)	Salary Increase 3%	No. Months	Amount	Management	Development Comp Grant	DEP Programs	Section 8 Programs	Other	Longevity	Method of Allocation
(1)	(1a)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
<b>DEPARTMENT OF FINANCE</b>												
												ACCOUNT NUMBER 4110 Cost Center 202
<b>Director(Dept of Finance)</b>	1	72,100	74,263	12	74,263	18,566	31,190	0	24,507	0	04/20/98	25%, LRH 42% CGP 33% S8
<b>Accounting Manager</b>	1	55,915	57,592	12	57,592	28,796	28,796	0	0	0	09/24/90	50%, LRH 50% CGP
<b>Financial Analyst</b>	1	45,000	46,350	12	46,350	0	23,175	0	23,175	0	02/23/99	50%CGP; 50% S8
<b>Accountant II</b>	1	35,000	36,050	12	36,050	9,013	15,141	0	11,897	0	10/11/99	25%, LRH 42% CGP 33% S8
<b>Accountant II</b>	1	35,000	36,050	12	36,050	36,050	0	0	0	0	10/05/98	100% LRH
<b>Accountant I</b>	1	25,511	26,276	12	26,276	17,605	8,671	0	0	0	08/06/79	67%, LRH 33% CGP
<b>Supply Clerk</b>	1	23,303	24,002	12	24,002	9,601	14,401	0	0	0	06/08/81	40%LRH 60%CGP
	6	291,829	300,584		300,584	119,630	121,375	0	59,578	0		

To the best of my knowledge, all 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)

Executive Director of Designated Official

Date







HOUSING MANAGEMENT									
Director (Department of Operations	1	80,000	82,400	12	82,400	49,440	12,360	20,600	60% LRH/ 15% CGP 25% S8
Assistant Asset Manager	1	50,000	51,500	12	51,500	43,775	7,725	0	85% LRH/ 15% CGP
Assistant Asset Manager	1	48,000	49,440	12	49,440	42,024	7,416	0	85% LRH/ 15% CGP
Administrative Assistant	1	26,458	27,252	12	27,252	23,164	4,088	0	85% LRH/ 15% CGP
Administrative Assistant	1	26,458	27,252	12	27,252	23,164	4,088	0	85% LRH/ 15% CGP
Administrative Assistant	1	22,050	22,712	12	22,712	19,305	3,407	0	85% LRH/ 15% CGP
Facilities Manager	1	49,999	51,499	12	51,499	51,499			100% LRH
Facilities Staff	1	39,500	40,685	12	40,685	40,685			100% LRH
Facilities Staff	1	32,999	33,989	12	33,989	33,989			100% LRH
<b>TOTAL</b>	<b>9</b>	<b>375,464</b>	<b>386,728</b>		<b>386,728</b>	<b>327,045</b>	<b>39,083</b>	<b>0</b>	<b>20,600</b>

To the best of my knowledge, all information stated herein, as well as any information provided in the accompanying Executive Director of Designation Date  
 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. 372)

**Operating Budget**

Schedule of All Positions and Salaries

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

Name of Housing Authority <b>ST LOUIS HOUSING AUTHORITY</b>	Locality <b>ST LOUIS MISSOURI</b>	Fiscal Year End <b>30-Sep-01</b> Revision 1
--	--------------------------------------	--

Position Title By Organizational Unit and Function	Present Salary Rate	Requested Budget Year 09/30/00 Allocation of Salaries by Program								Other HOPE VI SCPH	Method of Allocation
		Estimated Payment									
		As of (date) (10/01/99)	Salary Increase 3%	No. Months	Amount	Management	Development Comp Grant	DEP Programs	Section 8 Programs		
(1)	(1a)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(12)
DEPARTMENT OF REDEVELOPMENT											
OFFICE OF Self Sufficiency											
Director of Office Self Sufficiency	1	50,428	51,941	12	51,941	0	0	34,800	0	17,140	67%DEP / 33% Hope VI
Hope VI - Family Self Suff. Coordinator	1	46,582	47,979	12	47,979	0	0	0	0	46,582	100% Hope VI
Manager of Economic Development	1	42,000	43,260	12	43,260	0	0	0	0	43,260	100% Hope VI
Manager of Youth Services	1	40,000	41,200	12	41,200	0	0	0	0	41,200	100% SCPH
Manager of Elderly & Disabled	1	40,000	41,200	12	41,200	0	0	41,200	0	0	100% DEP
Recreation Center Director	1	39,500	40,685	12	40,685	0	0	40,685	0	0	100% DEP
Human Services Coordinator	1	35,841	36,916	12	36,916	0	35,841	0	0	0	100% CPG
Section 3 Specialist	1	35,000	36,050	12	36,050	0	35,000	0	0	0	100% CGP
Recreation Supervisor	1	25,973	26,752	12	26,752	0	25,973	0	0	0	100% CPG
Custodian	1	24,642	24,642	12	24,642	0	0	24,642	0	0	100%DEP
Recreation Aide	2	17,014	17,014	12	34,028	0	34,028	0	0	0	100% CPG
Recreation Aide	2	16,640	17,139	12	34,278	0	34,278	0	0	0	100% CGP
<b>TOTAL LRH</b>	<b>0</b>	<b>413,620</b>	<b>424,779</b>		<b>458,932</b>	<b>0</b>	<b>165,120</b>	<b>141,327</b>	<b>0</b>	<b>148,182</b>	
<b>Resident Services-CHSP**</b>											

To the best of my knowledge, all 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)

**Executive Director**      **Date**

**Operating Budget**  
Schedule of All Positions and Salaries

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

Name of Housing Authority ST LOUIS HOUSING AUTHORITY		Locality ST LOUIS MISSOURI		Fiscal Year End 30-Sep-01								
Position Title By Organizational Unit and Function		Present Salary Rate  As of (date) (10/01/99)	Requested Budget Year Allocation of Salaries by Program									
			Estimated Payment									
			Salary Increase 3%	No. Months	Amount	Management	Development Comp Grant	DEP Programs	Section 8 Programs	Other CHSP	Longevity	Method of Allocation
(1)	(1a)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
DEPARTMENT OF OPERATIONS												
SECTION 8 DIVISION												
<u>Administrative:</u>												
Section 8 Manager	1	50,000	51,500	12	51,500				51,500			100%Section 8
Administrative Assistant	1	23,000	23,690	12	23,690				23,690			100%Section 8
Typist-Clerk I	1	17,579	18,106	12	18,106				18,106			100%Section 8
<u>Intake Specialists:</u>												
Records & Procedure Specialist	1	32,000	32,960	12	32,960				32,960			100%Section 8
Wait List Specialist	1	22,191	22,857	12	22,857				22,857			100%Section 8
<u>Housing Specialists</u>												
Housing Specialist	1	25,468	26,232	12	26,232				26,232			100%Section 8
Intake Specialist	1	25,468	26,232	12	26,232	26,232			0			100% LRH
Housing Specialist	1	25,468	26,232	12	26,232				26,232			100%Section 8
Housing Specialist	1	25,468	26,232	12	26,232				26,232			100%Section 8
Housing Specialist	1	24,250	24,978	12	24,978				24,978			100%Section 8
Housing Specialist	1	23,099	23,792	12	23,792				23,792			100%Section 8
Housing Specialist	1	23,099	23,792	12	23,792				23,792			100%Section 8
Housing Specialist	1	22,000	22,660	12	22,660				22,660			100%Section 8
Housing Specialist	5	21,999	113,295	12	113,295				113,295			100%Section 8
<u>Housing Inspectors</u>												
Housing Inspector	1	39,998	41,198	12	41,198				41,198			100% S8
Housing Inspector	1	33,698	34,709	12	34,709				34,709			100% S8
Housing Inspector	1	26,998	27,808	12	27,808				27,808			100% S8
Housing Inspector	1	29,495	30,380	12	30,380				30,380			100% S8
Housing Inspector	2	21,362	44,006	12	44,006				44,006			100% S8
Housing Inspector	1	21,317	21,957	12	21,957				0			100% LRH
Housing Inspector	1	20,800	21,424	12	21,424				21,424			100% S8
<b>TOTALS</b>	26 5	554,757	684,038		684,038	26,232	0	0	635,850			

To the best of my knowledge, all information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

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Executive Director of Des Date

**Operating Budget**  
Schedule of All Positions and Salaries

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

Name of Housing Authority		Locality		Fiscal Year End								
ST LOUIS HOUSING AUTHORITY		ST LOUIS MISSOURI		30-Sep-00		Revision 1						
Position Title By Organizational Unit and Function	Present Salary Rate	Funded Budget Year Allocation of Salaries by Program										
		Estimated Payment										
		As of (date) (10/01/99)	Salary Increase	No. Months	Amount	Management	Development Comp Grant	Other Programs	Other Programs	Other CIAP	Longevity	Method of Allocation
(1)	(1a)	(2)	(3) 3%	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
DEPARTMENT OF REDEVELOPMENT												
DEVELOPMENT and TECHNICAL SERVICES DIVISION												
Director Of Redevelopment	1	80,000	82,400	12	82,400		82,400					100% - CGP
Project Manager	1	57,000	58,710	12	58,710		58,710					100% - CGP
Director of Modernization	1	45,000	46,350	12	46,350		46,350					100% - CGP
Financial Analyst	1	43,000	44,290	12	44,290		44,290					100% - CGP
Manager Of Administration	1	45,000	46,350	12	46,350		46,350					100% - CGP
Development Specialist	1	36,817	37,922	12	37,922		37,922					100% - CGP
Senior Construction Specialist	1	40,000	41,200	12	41,200		41,200					100% - CGP
Senior Construction Specialist	1	35,000	36,050	12	36,050		36,050					100% - CGP
Planning/Development/Relocation	1	34,700	35,741	12	35,741		30,380	5,361				85% CGP 15% Hope VI
Planning/Development/Relocation	1	34,126	35,150	12	35,150		35,150					100% - CGP
Administrative Analyst	1	33,000	33,990	12	33,990		33,990					100% - CGP
Construction Specialist	2	30,000	61,800	12	61,800		61,800					100% - CGP
Development Specialist	1	28,480	29,334	12	29,334		5,867	23,468				20%CGP 80% HopeVI
Admintrative Assistance	1	22,500	23,175	12	23,175		23,175					100% - CGP
	15	564,623	612,462		612,462	0	583,633	28,829	0	0		
To the best of my knowledge, all information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.										Executive Director of Designated Official		Date
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)												

ST LOUIS HOUSING AUTHORITY - FICA ADD-ONS  
"RBY" = REQUESTED BUDGET YEAR FY 2001

**STEP I**

09/30/01

Requested Budget Year FICA rate

7.65%

Request Budget Year Payroll subject to FICA (76,200)  
\$870460 -38,150

832310  
63671.715

**STEP II**

BASE YEAR FICA RATE

5.85%

RBY PAYROLL SUBJECT TO FICA USING  
BASE YEAR FICA BASE(SCHEDULE 1B)

832310  
48690.135

GROSS CUMULATIVE FICA ADD-ON

14981.58

**Calculation of Performance  
Funding System Operating Subsidy**

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

PHA/IHA-Owned Rental Housing

OMB Approval No. 2577-0066 (exp. 2/28/93)

average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and reviewing the collection of information. Send comments regarding this burden estimate or any aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Management, Paperwork Reduction Project (2577-0029), Washington, D.C. 20503. Do not send this completed form to either of these addressees.

Name and Address of Public Housing Agency/Indian Housing Authority (PHA/IHA) <b>St. Louis Housing Authority</b> <b>4100 Lindell Blvd.</b> <b>St. Louis, MO</b>	<input checked="" type="checkbox"/> Budget submission to HUD required
	Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Resubmission No. _____

Units Months Available (UMA) 4024	Subject Fiscal Year 09/30/01	ACC Number KC-5109	PAS/LOCCS Project No. MO00100101S	Submission Date June 30, 2000
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Line No.	Description	Requested by PHA/IHA (PUM)	HUD Modifications (PUM)
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Part A. Allowable Expenses and Additions			
01	Previous allowable expense level (line 07 of form HUD-52723 for previous fiscal year)		262.27
02a	Line 01 multiplied by .005;		1.31
02b	Data from form HUD-52720-B (see instructions)		
03	Requested" year units from latest form HUD-52720-A (see instructions)		
04	Add-ons to allowable expense level from previous fiscal year (see instructions)		0.00
05	Total of lines 01, 02a, 02b and 04		263.58
06	Inflation factor		1.020
07	Revised allowable expense level(AEL) (line 05 times line 06)		268.85
07a	Transition Funding		0.00
07b	Increase to AEL		0.00
08	Allowable utilities expense level form form HUD-52722-A		76.62
09	Actual or <input checked="" type="checkbox"/> Estimated PUM cost of Independent Audit (IA) during subject fiscal year		0.76
10	Costs attributable to deprogrammed units		0.00
11	Total Allowable Expenses and Additions (sum of lines 07 thru 10)		346.23

Part B. Dwelling Rental Income			
12	Total rent roll ( as of 03/01/00	\$	433,309
13	Number of occupied units as of rent roll date		2,939
14	Average monthly dwelling rental charge per unit (line 12 divided by line 13)		147.43
15	Change factor		1.03
16	Projected average monthly dwelling rental charge per unit (line 14 times line 15)		151.86
17	Projected occupancy percentage (see instructions)		0.84
18	Projected average monthly dwelling rental income per unit (line 16 times line 17)		127.56

Part C. Non-dwelling Income			
19	Estimated Investment Income (EII)		0.00
20	Other Income		0.93
21	Total non-dwelling income (line 19 plus line 20)		0.93
22	Total operating receipts (line 18 plus line 21)		128.49
23	PUM deficit or (Income) line 11 minus line 22)		217.74

Part D. Add-ons for costs attributable to changes in federal law or regulation			
24	Deficit or (Income) before add-ons (line 23 times UMAs shown in heading)		10,514,229.12

Part D. Add-ons for costs attributable to changes in federal law or regulation			
25	FICA contributions		14,981.58
26	Unemployment compensation		
27	Flood insurance premiums		
28	Other (specify) TRANSITION FUNDING DEMOLITION UNITS		15921.75
28a	Add on for Family Self Sufficiency Program		
28b	Other Add-ons for Federal Law or regulations		
28c	Unit reconfiguration		
28d	Non-dwelling units		
28e	Other approved, not Federal Law or regulation LT VACANCIES 618 UNITS X 268.85 X 12 X 20 %		398,758.32
29	Total add-ons (sum of lines 25 thru 28)		429,661.65

Previous edition is obsolete for PHA/IHA Fiscal Years beginning 1/1/95 and thereafter

Line No.	Description	Requested by PHA/IHA	HUD Modifications
<b>Part E. Calculation of Operating Subsidy Eligibility Before Year-End Adjustments</b>			
30	Deficit or (income) before Year-End adjustments (total of lines 24 and 29)	10,943,890.77	
31	Actual or Estimated PUM cost of Independent Audit (IA) during subject fiscal year		
32	PFS operating subsidy eligibility before Year-End adjustments (greater of line 30 or line 31) (If less than zero, enter zero (0))	10,943,890.77	
<b>Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)</b>			
33	Prior years net Year-End adjustments (identify individual FY's and amounts under "Remarks")		
34	Additional subject fiscal year operating subsidy eligibility (specify)		
35	Overobligations from prior fiscal years to be recovered in subject fiscal year	( ) ( )	
36	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year		
37	Other (specify)		
38	Other (specify)		
39	Other (specify)		
40	Unfunded portion due to proration 98.5% FUNDING ELIGIBILITY	164,158.36	
41	Operating subsidy approvable for subject fiscal year (total of lines 32 thru 40)	10,779,732.41	
<b>HUD Use Only (Note: Do not revise after the end of the subject FY)</b>			
42	Amount by which projected year-end operating reserve exceeds maximum approvable level		( )
43	Amount of operating subsidy approvable for subject fiscal year not funded		( )
44	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
45	Funds obligated in subject fiscal year (total of lines 41 thru 44) (Must be the same as line 960 of the Operating Budget, form HUD-52564, for the subject fiscal year)	10,779,732.41	
<b>Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules</b>			
46	Total amount due on previous fiscal year (line 49 of form HUD-52723 for previous fiscal year)		
47	Total amount to be collected in subject fiscal year (identify individual amounts under "Remarks")	( 310,679	
48	Total additional amount due HUD (include any amount entered on line 44) (Identify individual amounts under "Remarks")		
49	Total amount due HUD to be collected in future fiscal year(s) (Total of lines 46 thru 48) (Identify individual amounts under "Remarks")	310,679	
<b>Part H. Calculation of Year-End Adjustment for Subject Fiscal Year not Schedules</b>			
<b>This part is to be completed only after the subject fiscal year has ended</b>			
50	Indicate the types of adjustments that have been reflected on this form:  <input type="checkbox"/> Utility Adjustment <input type="checkbox"/> Unit Months Available (UMAs) <input type="checkbox"/> Target Investment Income (TII) Adjustment <input type="checkbox"/> Dwelling Rental Income <input type="checkbox"/> Adjustment of Independent Audit (IA) Cost <input type="checkbox"/> Add-ons <input type="checkbox"/> Other (specify under "Remarks")		
51	Estimated investment Income (EII)		
52	Target Investment Income (TII)		
53	TII Adjustment (line 51 minus line 52)		
54	Utility adjustments (line 22, form HUD-52722-B) (Heating degree day adjustment factor applied?) <input type="checkbox"/> Yes <input type="checkbox"/> No		
55	Combined utility and TII adjustment (total of lines 53 and 54)		0
56	Deficit or (Income) after year-end adjustments (total of lines 30 and 55)		
57	PFS operating subsidy eligibility after year-end adjustments (greater of line 31 or line 56)		
58	Line 32 of latest form HUD-52723 approved during subject FY (Do Not use line 32 of this revision)		
59	Increase or (Decrease) in operating subsidy eligibility (line 57 minus line 58)		
60	Residual receipts for subject fiscal year remitted to HUD (see instructions)		
61	Net year-end adjustment for subject fiscal year (see instruction)		
62	Unfunded portion due to proration		
63	Prorated net year-end adjustment for subject fiscal year		

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

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

Signature of Authorized HA Representative & Date:	Signature of Authorized Field Office Representative & Date
X	X

Remarks

SAMPLE FORM FOR OPTIONAL PPS INCENTIVE ADJUSTMENT		
Note: See instructions to PPS form HUD-5272.		
<b>Use Line 40 only if PPS activity is not a primary business activity.</b>		
A	Line 40 Unfunded Portion of Operating Subsidy due to Proportion	164,128.36
B	Estimate of Other Income in accordance with Current PPS Regulation (Line 20 times LRA):	44,907.84
C	Estimate of Other Income in accordance with this Notice: (Include Excess Utilities, rents billed to dwelling units owned for revolving purposes, and notes and charges to other HUD programs).	108,275.00
D	Potential incentive adjustment for Other Income (B minus C):	-63,867.16
<b>RENTAL INCOME INCENTIVE: Only for HA that certifies that it is making significant efforts to utilize earned income adjustments for existing residents.</b>		
E	Based on June 1, 1993 rent roll: Total rental income from wages and self-employment divided by total number of occupied units at rent roll date.	142.28
F	From actual rent roll (not rent roll adjusted PPS calculation by adding back earned income adjustments) for same month used for PPS calculation: Total rental income from wages and self-employment divided by total number of occupied units. Use 10% (0.1) if rent roll is earlier than April 1.	140.51
G	PSI increase in rent from earned income (F minus E):	-1.76
H	Potential incentive adjustment for earned income (G times PPS look months available):	-84,098.88
I	Total potential incentive adjustment (D plus H):	-148,965.04
J	Final incentive adjustment (Enter smaller of A or I):	-148,965.04
1) Enter this amount on Line 37 of HUD-5272.		







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LOCA

1/14/10 10:00 AM

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**Operating Budget**  
 Schedule of Nonroutine Expenditures

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

OMB Approval No. 2577-0026 (Exp. 10/31/97)

time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and review  
 is for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing a  
 Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. Do not send this completed form to either of the above addressees.

Local Housing Authority: ST. LOUIS HOUSING AUTHORITY  
 Locality: ST. LOUIS, MISSOURI  
 Fiscal Year End: 09/30/01

Expenditures and Additions (Excluding Equipment Additions)					Equipment Requirements					
Work Project Number (1)	Description of Work Project List Extraordinary Maintenance and Betterments and Additions separately (2)	Housing Project Number (3)	Total Estimated Cost (4)	Percent Complete Current Budget Year End (5)	Requested Budget Year		Description Of Equipment Items List Replacements and Additions separately (8)	Requested Budget		
					Estimated Expenditure In Year (6)	Percent Complete Year End (7)		No. of Items (9)	Item Cost (10)	Estimated Expenditure In Year (11)
	<b>Extraordinary Maintenance</b>						<b>ADDITIONS:</b>			
							Refrigerator			50,000
							Ranges (gas)			50,000
							Ranges ( electric)			32,534



|TOTAL | 1,066| | 53,300| |

TOTAL | | 0| 0| 0|

**ST. LOUIS HOUSING AUTHORITY**

**CONTRACT & AGREEMENT LISTINGS**

LOW RENT PUBLIC HOUSING  
BUDGET FY 2001

COMPANY NAME	SERVICE DESCRIPTION	MANAGEMENT ADMIN EXP. ACCT #4190	PROTECTIVE SERVICE EXP. ACCT #4480	ORD MNT CONTRACT ACCT #4430	ADMN-OTHER GENERAL ACCT #4590	TNT -SRV OTHER ACCT # 423002	Legal Service ACCT # 413000	Totals
Blumeyer	Contractors	766,994						766,994
McCormick Baron	Murphy Park Phase I			244,796				244,796
McCormick Baron	Murphy Park Phase II			166,670				166,670
Habitat	Private Management	1,133,549	637,621	1,771,170				3,542,340
Lutheran Senior	Private Management	309,600	174,150	483,750				967,500
Wm. Moorehead	Private Management	266,669	150,001	416,670				833,340
PM One	Private Management	258,413	145,357	403,770				807,540
Pinnacle Realty	Private Management	847,066	476,474	1,323,540				2,647,080
Provident Counseling	Employee Counseling	4,180						4,180
Corporate Claims	Work Comp3rd PartyAdm	12,100						12,100
Smith Kline	Pre Employment Test	11,880						11,880
Barnes Care	Pre Employment Test	9,350						9,350
Friden Alcatel/US POSTAGE	Mail Meter Maint	27,500						27,500
Pagenet	Pager Service	22,084						22,084
Xerox Of Mid-America	Copier Center	104,997						104,997
Data Safe Storage	Tape Backup Storage	1,360						1,360
Creative Computer Solutions	Technical Assistant	13,702						13,702
Output Technologies	Microfische	2,244						2,244
General Automation Inc	Computer Hardware Maint	17,600						17,600
Internet 1st	Internet	2,199						2,199
Miller Elevator	Elevator Parts/Repairs			0				0
Laidlaw Waste Systems	Waste Removal			104,500				104,500
Davinroy Mechanical Supply	Plumbing Repairs			27,390				27,390
Housing Inspectors	Inspectors			110,000				110,000
Three Men & an Old Lady	Landscape			25,850				25,850
Abaco Extinguisher Co	Fire Extinguisher Services			13,750				13,750
Quality	Sprinkler Systems (Repairs)			32,890				32,890
Ameritech	Fire Alarms(INSPECT)Test			16,500				16,500
Open(Electrical)	Emergency Repairs			5,148				5,148
John Beal Roofing	Roofing Repairs			8,250				8,250
Air Masters	HVAC			17,490				17,490
Terminix	Exterminator			7,700				7,700
Orkin	Exterminator			4,510				4,510
Aratex Services	Uniform Purchases			5,500				5,500
ADT Security	Alarm Service			3,850				3,850

**ST. LOUIS HOUSING AUTHORITY**

**CONTRACT & AGREEMENT LISTINGS**

LOW RENT HOUSING  
BUDGET FY 2001

COMPANY NAME	SERVICE DESCRIPTION	MANAGEMENT	PROTECTIVE	ORD MNT	ADMN-OTHER	TNT -SRV	Legal	
		ADMIN EXP. ACCT #4190	SERVICE EXP. ACCT #4480	CONTRACT ACCT #4430	GENERAL ACCT #4590	OTHER ACCT # 423002	Service ACCT # 413000	
John Bauman Safe	Alarm Service		2,508				2,508	
Central District Alarm	Alarm Service		1,496				1,496	
Vince Pavia	Uniform Purchases		15,000				15,000	
Banks/Virginia Automotive	Vehicle Repair			28,490			28,490	
M & M Towing	Vehicle Towing			5,500			5,500	
Site Oil	Fueling(Gasoline Only)			28,050			28,050	
Gunther Realtors	Warehouse Lot Lease				1,030		1,030	
Melrose Properties	Central Office Lot Lease				7,200		7,200	
Credit E.T.C. Corporation	Credit History					16,280	16,280	
SOS Technologies	Oxygen Refills					1,903	1,903	
REJIS	Criminal Reporting					17,072	17,072	
Crotzer & Ford	Legal Services-General						313,000	
W J Smith Moving	Tenant Evictions						12,980	
							0	
<b>GRAND TOTALS</b>	11039291.9	<b>3,811,485</b>	<b>1,602,608</b>	<b>5,255,734</b>	<b>8,230</b>	<b>35,255</b>	<b>325,980</b>	11,039,292







Step 46 If the result on line 81 is 0% or lower or if the result on line 81 is 5% or less, then check the appropriate box.

**A**  None. You have completed the form and do not need to proceed further.

**B**  High Occupancy MH. Occupancy Percentage is 6% or more for the MH after Maintenance Adjustment. Use line 41 as the Proposed Occupancy Percentage on line 17 of Form HUD-92279.

**C**  High Occupancy MH. Use as shown above. Use line 41 as the Proposed Occupancy Percentage on line 17 of Form HUD-92279.

**Other MH Maintenance Adjustment** \_\_\_\_\_ **Percentage on line 17 of Form HUD-92279** \_\_\_\_\_

The total occupancy limit HUD-92279 is 80% or less. **Form HUD-92279-90** and handbook HUD-13 which have been located. **Page 2 of 2**

**Part 6. Vacancy Percentage for MH Adjusted for Both Modernization and Beyond Control Circumstances**

**17. Total Unit Vacancy Percentage for MH (2004-2010)** \_\_\_\_\_ **100%**

**18. Total unit vacancy percentage for long-term vacancies (2004-2010)** \_\_\_\_\_

**19. Total unit vacancy percentage for long-term vacancies (2004-2010)** \_\_\_\_\_

**20. Total unit vacancy percentage for long-term vacancies (2004-2010)** \_\_\_\_\_

**21. Vacancy Percentage for MH (MH) Modernization Adjustment** \_\_\_\_\_ **100%**

**22. Vacancy Percentage for MH (MH) Beyond Control Circumstances Adjustment** \_\_\_\_\_ **100%**

**13. Adjust for Long-Term Vacancies (2004-2010) after Modernization Adjustment** \_\_\_\_\_ **Use line 18 to 21, then to calculate this line.**

**14. If the result on line 13 is 0% or lower or if the result on line 13 is 5% or less, then check the appropriate box.**

**A**  None. You have completed the form and do not need to proceed further.

**B**  High Occupancy MH. Vacancy Percentage is 6% or more for the MH after Maintenance Adjustment. Use line 41 as the Proposed Occupancy Percentage on line 17 of Form HUD-92279.

**C**  High Occupancy MH. Use as shown above. Use line 41 as the Proposed Occupancy Percentage on line 17 of Form HUD-92279.

**Part 7. Adjustments to Long-Term Vacancies** \_\_\_\_\_ **Use the information from all vacant or empty percentage of units on line 13 to 14 and line 14 to calculate this line.**

**23. Long-Term Vacancies (2004-2010) after Modernization and Beyond Control Circumstances Adjustment** \_\_\_\_\_ **Use line 13 to 14 and line 14 to calculate this line.**

**24. Long-Term Vacancies (2004-2010) after Modernization and Beyond Control Circumstances Adjustment** \_\_\_\_\_ **Use line 13 to 14 and line 14 to calculate this line.**

**25. Long-Term Vacancies (2004-2010) after Modernization and Beyond Control Circumstances Adjustment** \_\_\_\_\_ **Use line 13 to 14 and line 14 to calculate this line.**

**15. Total Unit Vacancy Percentage for Occupancy (MH) Adjusted for Long-Term Vacancies** \_\_\_\_\_ **100%**

**16. Occupancy Percentage for MH (MH) Modernization Adjustment** \_\_\_\_\_ **100%**

**17. Occupancy Percentage for MH (MH) Beyond Control Circumstances Adjustment** \_\_\_\_\_ **100%**

**18. Occupancy Percentage for MH (MH) Modernization Adjustment** \_\_\_\_\_ **100%**

**19. Occupancy Percentage for MH (MH) Beyond Control Circumstances Adjustment** \_\_\_\_\_ **100%**

Step 47 If the result on line 82 is 0% or higher or if the result on line 82 is 5% or less or if the result on line 82 is 5% or less, then check the appropriate box below. You have completed the form and do not need to proceed further.

**A**  High Occupancy MH. Occupancy Percentage is 6% or higher for the MH after Long-Term Vacancies Adjustment. Use line 41 as the Proposed Occupancy Percentage on line 17 of Form HUD-92279. Use the LMA result on line 42 to calculate PFA eligibility.

**B**  High Occupancy MH. Use as shown above. Use line 41 as the Proposed Occupancy Percentage on line 17 of Form HUD-92279. Use the LMA result on line 42 to calculate PFA eligibility.

**C**  High Occupancy MH. Vacancy Percentage is 6% or more for the MH after Long-Term Vacancies Adjustment. Use line 41 as the Proposed Occupancy Percentage on line 17 of Form HUD-92279. Use the LMA result on line 42 to calculate PFA eligibility.

**Part 8. Proposed Occupancy Percentage for Long-Term Vacancies** \_\_\_\_\_ **If the MH cannot determine an acceptable Proposed Occupancy Percentage for the MH, check the appropriate box on this line. The MH can use the result of either 0% or that percentage listed on this line as the occupancy percentage for the MH. Other jurisdictions can be adjusted for vacant units when occupancy percentages are determined and occupancy percentages are listed on this line. If the MH can use the proposed occupancy percentage based on the result on this line, then check the appropriate box.**

**26. Proposed Occupancy Percentage for Long-Term Vacancies** \_\_\_\_\_ **Use line 15 to 17 and line 17 to calculate this line.**

**27. Proposed Occupancy Percentage for Long-Term Vacancies** \_\_\_\_\_ **Use line 15 to 17 and line 17 to calculate this line.**

**28. Proposed Occupancy Percentage for Long-Term Vacancies** \_\_\_\_\_ **Use line 15 to 17 and line 17 to calculate this line.**

**29. Proposed Occupancy Percentage for Long-Term Vacancies** \_\_\_\_\_ **Use line 15 to 17 and line 17 to calculate this line.**

**30. Proposed Occupancy Percentage for Long-Term Vacancies** \_\_\_\_\_ **Use line 15 to 17 and line 17 to calculate this line.**

**31. Proposed Occupancy Percentage for Long-Term Vacancies** \_\_\_\_\_ **Use line 15 to 17 and line 17 to calculate this line.**

<p>10. <b>SALES</b> - Report the unit counts and prices by unit for products by ZIP code based on received orders. Includes Total Unit Sales.</p>	10
<p>11. <b>Percentage Adjustment by Metropolitan and Regional Office Areas</b></p>	11
<p>12. <b>Product Occurrence by Month and Category</b> - Report the percentage of total units by month and category.</p>	12
<p>13. <b>Product Occurrence by Month and Category</b> - Report the percentage of total units by month and category.</p>	13
<p>14. <b>Product Occurrence by Month and Category</b> - Report the percentage of total units by month and category.</p>	14

ST. LOUIS HOUSING AUTHORITY  
LOW RENT MATERIALS LISTING  
BUDGET FISCAL YEAR 2001

DESCRIPTION	FYE 2000	FYE 2001
MATERIALS - CUSTODIAL	50,800	5000
MATERIALS - ELECTRICAL	27,900	0
MATERIALS - PLUMBING	24,500	0
MATERIALS - LAWN CARE	5,000	5500
MATERIALS - TOOL & EQUIP	9,500	0
MATERIALS - BOILER	21,500	0
MATERIALS - OTHER	55,100	0
MATERIALS - H V A C	25,800	0
MATERIALS - GAS & OIL	1,500	0
MATERIALS - ISSUED	0	0
MATERIALS - HARDWARE	120,000	20000
MATERIALS-PREVENTIVE MAINT	0	0
TOTAL	<u>341,600</u>	<u>30,500</u>















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**Operating Budget**

Schedule of Administration  
 Other Than Salary

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

HUD No. 2577-0026 (exp. 10/31/97)

Average 1.0 hour per response, including the time for reviewing instructions, searching existing  
 and reviewing the collection of information. Send comments regarding this burden estimate  
 or reducing this burden, to the Reports Management Officer, Office of Information Policies  
 (Room 3045, D.C. 20410-3600) and to the Office of Management and Budget, Paperwork Reduction  
 Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addresses.

Name of Housing Authority:		Locality:		Fiscal Year End:		
ST. LOUIS HOUSING AUTHORITY		ST. LOUIS, MISSOURI		September 30, 2001		
(1) Description	(2) Total	(3) Management	(4) Development	(5) Section 8	(6) Other	
1	Legal Expense (see Special Note in Instructions)	325,980	325,980			
2	Training (list and provide justification)	50,000	50,000			
3	Travel	26,275	26,275			
	Trips To Conventions and Meetings (list and provide justification)					
4	Other Travel:					
	Outside Area of Jurisdiction	35,835	35,835			
5	Within Area of Jurisdiction	1,500	1,500			
6	Total Travel	63,610	63,610			
7	Accounting	0	0			
8	Auditing	36,700	36,700			
	Sundry					
9	Rental of Office Space					
10	Publications	1,500	1,500			
11	Membership Dues and Fees (list organization and amount)	15,235	15,235			
12	Telephone, Fax, Electronic Communications	148,200	148,200			
13	Collection Agent Fees and Court Costs	0	0			
14	Administrative Services Contracts (list and provide justification)	3,811,485	3,811,485			
15	Forms, Stationary and Office Supplies	87,500	87,500			
16	Other Sundry Expense (provide breakdown)	82,500	82,500			
17	Total Sundry	4,146,420	4,146,420			
18	Total Administration Expense Other Than Salaries	4,622,710	4,622,710			

as well as any information provided in the accompaniment herewith, is true and accurate.

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

Signature of authorized representative & Date:



DEPARTMENT	#1963		#1966		#1967		#1968		#1969		#1970		#1971		#1972	
	PRODUCTION															
EXECUTIVE 101		395	380		775	7,579										
CENTRAL OFFICE 400			42			360										
DEPART PROJECT 800																
COMMISSIONERS 102																
EXECUTIVE SUPPORT 103																
LEGAL 104			4,789		7,601	560										
DEV & TECH 105		511			400	236										
FINANCE 300		145	1,422	125	8,738	0										
PURCHASING 300		13,603	581		7,749	0										
WAREHOUSE 304		0			10,526											
CONTRACTS 306		0			0											
HUMAN RESOURCES 308		10,702	119	150	7,762											
RISK MANAGEMENT 309					0											
MS 310				100	6,627	882	18,283	3,270								
PUBLIC SAFETY 302					5,197											
OFFICE SELF-SUFFICIENCY 303			35		3,696											
REC 305																
CENTRAL WARE 316		271	62		11,536											
HOUSING/MSMT 307			592		6,203											
SECTION 4 307 900		344	1,874		28,101											2,538
TOTAL																
OUT 1996 TARIFF SYSTEM	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	AREA 6	AREA 7	AREA 8	AREA 9	AREA 10	AREA 11	AREA 12	AREA 13	AREA 14	AREA 15	AREA 16
	PRODUCTION															
	0	0	88.3%	0	0	0	0	0	0	0	0	0	0	0	0	0













#1902		#2017		#2018		#2019		#2020		#2021		#2022		#2023	
TOTAL THERM STEEP															
PRODUCTION	PRODUCTION														

2,819

155

155

568

155

120

1,000

0

155

85

708

0

0

402

216

155

6,325





0	0
0	0
0	0
0	276
0	0
0	44
0	0
0	540
0	0
0	396
0	0
0	0
0	10
0	0
0	0
0	0
0	0
0	0
144	44,231
1,080	46,152

100	28.017
1.000	61.678
10	7.083
100	9.982
1000	52.005
10000	7.139
100000	3.084
1000000	54.915
10000000	20.803
100000000	8.347
1000000000	23.329
10000000000	6.17
100000000000	42.548
1000000000000	13.715
10000000000000	0
100000000000000	0
1000000000000000	55.191
10000000000000000	52.133

"	3376
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	0
"	24,884
	0
"	2,045
	0
"	2566
	0
"	2,425
	0
"	6,119
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"	2,005
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"	403
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"	14,390
	0
"	1,095
	0
"	2,423
	0
"	0





M0010		M0011		M0012		M0013		M0014		M0015	
INVENTORY											
252		1,014		1,042		374					
	3,138					271					
125		422									
88	18	106		160							
342	345	2,174				5,037					
		0									
350		418									
26		219									
2,487		4,074			874	42					
452		930			168						
3,632	2,283	11,243		748	969						
676	3,622	1,288		1,500							
0				187							













48102		48101		48100		48102		48100		48102	
2007 001 000 0000		2007 001 000 0000		2007 001 000 0000		2007 001 000 0000		2007 001 000 0000		2007 001 000 0000	
PRODUCTION	PRODUCTION										

2,063

1,964

1,920

697



























Page 1  
Date: 10/10/2023

38.038  
24.462  
51.210  
0  
518  
139.736  
5.123  
84.583  
46.698  
3.295 38.045  
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6.843  
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112.312  
109.022













SAINT LOUIS HOUSING AUTHORITY  
RENT ROLL June, 2000

G/L	DEVELOPMENT	ACC UNITS	RENT ROLL	AVG RENT/MO	NUMBER OCCUPIED	NUMBER VACANT	OCC. RATE
010	CARR SQUARE	0	0	0	0	0	0.0%
020	CLINTON PEABODY	542	42,381	101	420	122	77.5%
440	MURPHY PARK I	93	17,082	184	93	0	100.0%
450	MURPHY PARK II	64	4,268	285	15		
061	VAUGHN TOWERS	112	15,028	188	80	32	71.4%
062	VAUGHN ELDERLY	112	10,621	163	65	47	58.0%
070	DARST	0	0	0	0	0	0.0%
071	WEBBE	0	0	0	0	0	0
072	WEBBE ELDERLY	0	0	0	0	0	0.0%
073	PAUL SIMON ELDERLY	130	14,166	167	85	45	65.4%
090	BLUMEYER FAMILY	574	22,996	116	198	376	34.5%
091	BLUMEYER ELDERLY	294	18,755	172	109	185	37.1%
092	BLUMEYER ELDERLY	294	27,652	203	136	158	46.3%
100	JAMES HOUSE	155	14,468	170	85	70	54.8%
110	REHABILITATED HOUSING	0	0	0	0	0	0.0%
132	EUCLID PLAZA	108	14,592	174	84	24	77.8%
150	TOWNE XV	36	3,124	120	26	10	72.2%
160	MCMILLIAN MANOR	34	3,120	111	28	6	82.4%
170	WEST PINE APTS	128	16,710	178	94	34	73.4%
180	KINGSBURY TERRACE	147	17,068	182	94	53	63.9%
190	PARKVIEW APARTMENTS	397	50,458	159	318	79	80.1%
200	U HOUSE - DEPROGRAMED	0	0	0	0	0	0.0%
210	MARK TWAIN APTS	18	1,336	89	15	3	83.3%
220	LAFAYETTE APTS	32	5,173	192	27	5	84.4%
230	CALIFORNIA GARDENS	28	3,507	152	23	5	82.1%
240	WARWOOD FAMILY	29	3,079	110	28	1	96.6%
241	WARWOOD ELDERLY	95	13,310	175	76	19	80.0%
260	PAGE MANOR	10	888	127	7	3	70.0%
280	BADENHAUS	100	15,858	180	88	12	88.0%
290	CABANNE COURTS	0	0	0	0	0	0.0%
340	LASALLE PARK	148	25,055	175	143	5	96.6%
350	ARMAND & OHIO	7	0	0	0	7	0.0%
370	COCHRAN PLAZA	0	0	0	0	0	0.0%
380	FOLSOM APTS	6	1,298	260	5	1	83.3%
381	SAMUEL SHEPHARD APTS	16	2,407	172	14	2	87.5%
382	MARIE FANGER APTS	6	589	147	4	2	66.7%
383	CUPPLES APTS	4	1,081	270	4	0	100.0%
384	HODIAMONT APTS	22	993	66	15	7	68.2%
385	HIGHLAND APTS	8	465	78	6	2	75.0%
390	BADENFEST	21	1,975	110	18	3	85.7%
391	VISITATION	12	0	0	1	11	8.3%
410	SOUTH BROADWAY	10	1,228	136	9	1	90.0%
411	WALNUT PARK	13	1,009	101	10	3	76.9%
412	LOOKAWAY APTS	17	3,632	214	17	0	100.0%
420	LAFAYETTE TOWNHOUSE	38	3,010	97	31	7	81.6%
421	TIFFANY	25	1,977	90	22	3	88.0%
	COCHRAN	757	52950	264	446		
	<b>TOTAL:</b>	<b>4,642</b>	<b>433309</b>	<b>122.0528049</b>	<b>2939</b>	<b>1703</b>	<b>63.3%</b>
	<b>GRAND TOTAL</b>	<b>4642</b>	<b>433309</b>	<b>122.0528049</b>	<b>2,939</b>	<b>1,703</b>	<b>61.9%</b>

MONTHLY DWELLING RENT CHARGE PER UNIT  

$$\frac{433309}{5,199,708} = 147.43$$







**SAINT LOUIS HOUSING AUTHORITY  
EMPLOYER PAID FRINGE BENEFITS  
FYE 9-30-2001**

FICA-REGULAR		LESS EXCESS FICA	*(76200)*
BASED ON 6.2%PERCENT OF SALARIES OF \$	870,460	<u>38,150</u>	51,603
MEDICARE BENEFITS IS 1.45% OF SALARIES \$	870,460		12,622
MEDICAL BENEFITS			75,550
RETIREMENT			119,688
BASED ON 13.75% OF SALARIES OF \$			
LONG TERM DISABILITY			33,077
BASED ON .38% OF SALARIES OF \$			
FEDERAL/STATE UNEMPLOYMENT			8,000
BASED ON .02500% OF THE FIRST \$8,000 OF SALARY			
<b>TOTAL LRH EMPLOYEES</b>	<b>40</b>		<b>8,000</b>
TOTAL LRH FRINGE BENEFITS			300,541
TOTAL			<u>300,541</u>

St. Louis Housing Authority  
Budgeted Collection Loss  
FYE 9-30-2001

<b>Development</b>	<b>Write off Amount</b>
010 Carr Square	11,230.00
020 Clinton Peabody	15,000.00
030 Cochran Gardens	20,000.00
031 Cochran Towers	1,000.00
061 Vaughn Towers	1,000.00
062 Vaughn Elderly	2,000.00
070 Darst Family	0.00
071 Webbe Family	0.00
072 Webbe Elderly	0.00
073 Paul Simon	0.00
090 Blumeyer Family	3,000.00
091 Blumeyer Elderly	1,000.00
092 Blumeyer Elderly	1,000.00
100 James House	1,000.00
110 Rehabilitation Housing	0.00
131 Euclid Elderly	0.00
132 Euclid Plaza Elderly	1,200.00
150 Towne IV	1,200.00
160 McMillian Manor	1,200.00
170 West Pine	3,500.00
180 Kingsbury	1,800.00
190 Parkview	3,000.00
210 Mark Twain	0.00
220 Lafayette	0.00
230 California Gardens	0.00
240 Warwood Family	0.00
241 Warwood Elderly	500.00
260 Page Manor	0.00
280 Badenhaus	500.00
290 Cabanne Courts	0.00
340 LaSalle Park	3,500.00
350 Armand & Ohio	500.00
370 Cochran Plaza	6,500.00
380 Folsom	0.00
381 Samuel Shepard	0.00
382 Marie K. Fanger	0.00
383 Cupples	0.00
384 Hodiament	500.00
385 Highland	0.00
390 Badenfest	0.00
391 Visitation	600.00
410 South Broadway	0.00
411 Walnut Park	0.00
412 Lookaway	4,000.00
420 Lafayette Town	0.00
421 Lafayette Town	0.00
440 MURPHY PARK	500.00
Total Collection Loss	<b>85,230.00</b>

**St. Louis Housing Authority  
Operating Subsidy Allocation  
Fiscal Year Ending Sept. 30, 2000**

PROJECT NUMBER	DEVELOPEMENT	Subsidy Units	PUMS	SUBSIDY	ALLOC%
020	CLINTON PEABODY	463	5,556	1,240,312	11.5%
440	MURPHY PARK	157	1,884	420,581	3.9%
061	VAUGHN TOWERS	103	1,236	275,923	2.6%
062	VAUGHN ELDERLY	82	984	219,667	2.0%
070	DARST	0	0	0	0.0%
071	WEBBE	0	0	0	0.0%
072	WEBBE ELDERLY	0	0	0	0.0%
073	PAUL SIMON ELDERLY	113	1,356	302,711	2.8%
090	BLUMEYER FAMILY	552	6,624	1,478,731	13.7%
091	BLUMEYER ELDERLY	128	1,536	342,894	3.2%
092	BLUMEYER ELDERLY	204	2,448	546,487	5.1%
100	JAMES HOUSE	153	1,836	409,866	3.8%
110	REHABILITATED HOUSING	0	0	0	0.0%
132	EUCLID PLAZA	102	1,224	273,244	2.5%
150	TOWNE XV	36	432	96,439	0.9%
160	MCMILLIAN MANOR	34	408	91,081	0.8%
170	WEST PINE APTS	127	1,524	340,215	3.2%
180	KINGSBURY TERRACE	125	1,500	334,857	3.1%
190	PARKVIEW APARTMENTS	397	4,764	1,063,507	9.9%
210	MARK TWAIN APTS	18	216	48,219	0.4%
220	LAFAYETTE APTS	32	384	85,724	0.8%
230	CALIFORNIA GARDENS	28	336	75,008	0.7%
240	WARWOOD FAMILY	29	348	77,687	0.7%
241	WARWOOD ELDERLY	90	1,080	241,097	2.2%
260	PAGE MANOR	10	120	26,789	0.2%
280	BADENHAUS	99	1,188	265,207	2.5%
290	CABANNE COURTS	0	0	0	0.0%
340	LASALLE PARK	148	1,776	396,471	3.7%
350	ARMAND & OHIO	7	84	18,752	0.2%
380	FOLSOM APTS	6	72	16,073	0.1%
381	SAMUEL SHEPHARD APTS	16	192	42,862	0.4%
382	MARIE FANGER APTS	6	72	16,073	0.1%
383	CUPPLES APTS	4	48	10,715	0.1%
384	HODIAMONT APTS	22	264	58,935	0.5%
385	HIGHLAND APTS	8	96	21,431	0.2%
390	BADENFEST	21	252	56,256	0.5%
391	VISITATION	12	144	32,146	0.3%
410	SOUTH BROADWAY	9	108	24,110	0.2%
411	WALNUT PARK	13	156	34,825	0.3%
412	LOOKAWAY APTS	17	204	45,541	0.4%
420	LAFAYETTE TOWNHOUSE	38	456	101,797	0.9%
421	TIFFANY	25	300	66,971	0.6%
030	COCHRAN	590	7,080	1,580,527	14.7%
		4024	48,288	#####	100%

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SAINT LOUIS HOUSING AUTHORITY  
ESTIMATED INVESTMENT INCOME  
BASED ON ENDING MONTH BALANCES  
PFS 2000

ACCT #	ACCT TITLE	APRIL 1998	MAY 1998	JUNE 1998	JULY 1998	AUGUST 1998	SEPT 1998	OCT 1998	NOV 1998	DEC 1998	JAN 1999	FEB 1999	MAR 1999	TOTAL
1111.1	CASH-GENERAL FUND NATIONS BANK	253064.37	246002.14	2151463.58	1934704.17	2316776.62	4030338.34	1978308.57	1858099.77	2424738.11	3678215.37	3799760.24	2042535.28	26714006.56
1117.0	PETTY CASH FUND	750	750	750	750	750	750	750	750	750	750	750	750	9000
1162	INVESTMENTS													
	TOTAL:	253814.37	246752.14	2152213.58	1935454.17	2317526.62	4031088.34	1979058.57	1858849.77	2425488.11	3678965.37	3800510.24	2043285.28	26723006.56
									1	SUM OF LAST DAY OF MONTH CASH BALANCE FOR EACH MONTH:				26723006.56
									2	AVG MONTHLY CASH BALANCE:				
										(LINE 1 DIVIDED BY 12)				2226917.213
									3	LESS: \$10 TIMES TOTAL NUMBER OF UNITS:				
										4332 UNITS X \$10 =				-43320
									4	EST. CASH AVAILABLE FOR INVESTMENT:				2183597.213
									5	FYE 99 AVG 90 DAY T-BILL RATE:				4.33%
									6	ESTIMATED INVESTMENT INCOME:				94549.75934
									7	PUM INTEREST ON GENERAL FUND INVESTMENTS:				
										(LINE 6 DIVIDED BY UMA, LINE 16 FORM HUD 52721A)				1.82

SAINT LOUIS HOUSING AUTHORITY  
ESTIMATED INVESTMENT INCOME

PFS 2000

AVERAGE BALANCE OF ACCOUNTS  
(APRIL 1, 1998 THROUGH MARCH 31, 1999)

1111.1	GENERAL DISBURSING FUND (12 MONTH AVERAGE BASED ON ENDING MONTH BALANCE)		2226167.213
1111.3	MODERNIZATION & FUNDS		0
1117.1	PETTY CASH FUND		750
1162.	GENERAL INVESTMENT FUND	+	0
TOTAL FUNDS AVAILABLE:			2226917.213
LESS: \$10 TIMES NUMBER OF UNITS (4332 UNITS X \$10)		-	43320
EST. CASH AVAILABLE FOR INVESTMENT:			2183597.213
ESTIMATED AVERAGE T-BILL RATE:		X	4.33%
2000 PFS ESTIMATED INVESTMENT INCOME:			94549.75934
		/UMA	51,984
PUM INTEREST ON GENERAL FUND INVESTMENTS:			<u>1.82</u>
(FORWARD TO HUD 52723, LINE 19)			

**LOUIS HOUSING AUTHORITY**  
**ESTIMATED OTHER INCOME COMPUTATION**  
**PFS 2001**

	1998	1999	2000
LATE FEES	\$24,270	\$49,800	\$59,970

3 YEAR AVG:	\$44,680
	/
UMAs:	48,288
EST. PUM OTHER INCOME:	<b>0.925281643</b>

Overhead Expense contributions for Section 8 Programs	128020
UMAs:	48,288
EST.,PUM OTHER INCOME	<b>2.65</b>

Public reporting burden for this collection of information is estimated to average 45 minutes 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. This agency may not conduct

SAINT LOUIS HOUSING AUTHORITY  
SECTION 8 OVERHEAD ALLOCATION  
FY FYE 9-30-00

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DESCRIPTION	PROJECTED COST
<b>SALARIES &amp; BENEFITS</b>	
TOTAL SECTION 8 SALARIES (SEE SALARY SCHEDULE BY INDIVIDUAL EMPLOYEE)	684038
TOTAL FRINGE BENEFITS ((SEE NOTE 1) X TOTAL SEC 8 SALARIES)	\$188,110
TOTAL ESTIMATED DIRECT SALARY EXPENSE	872148.45
<b>MISC. EXPENSE</b>	
TRAINING AND TRAVEL	2500
OFFICE SUPPLIES	3800
PREEMPLOYMENT SCREENING	1500
INSURANCE	62955
ALARM MONITORING SYSTEM	\$1,000
COMPUTER HARDWARE MAINTENANCE	\$7,000
COMPUTER PRINTER MAINTENANCE	\$500
OFFICE EQUIPMENT RENTAL	\$2,040
EMPLOYEE COUNSELING	\$600
PROFESSIONAL TECH SERVICES	\$2,000
TELEPHONE EXPENSE	\$8,125
MAINTENANCE EXPENSE	\$30,000
PARKING LOT LEASE	\$3,600
POSTAGE	\$2,400
<b>TOTAL SECTION 8 COST:</b>	<b>1000168.45</b>
<b>SECTION 8 OVERHEAD (OTHER INCOME TO LRH)</b>	<b>\$128,020</b>
total overhead equals total cost less salary expenses	
<b>CHARGE PER MONTH</b>	<b>\$10,668</b>

**OTHER INCOME  
FYE 9-30-01**

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<b>COMP GRANT 708</b>	<b>STAFF TRAINING</b>	<b>\$76,275</b>
<b>COMP GRANT 708</b>	<b>HOUSING INSPECTIONS</b>	<b>\$110,000</b>
<b>COMP GRANT 708</b>	<b>PROTECTIVE SERVICES</b>	
	<b>CONTRACT SECURITY</b>	<b>\$1,602,608</b>
<b>TOTAL OTHER INCOME</b>		<b>\$1,788,883</b>

COMP GRANT SALARIES OUTSIDE OF THE LOW RENT OPERATING BUDGET : \$2,033,015  
(\$690,084 OF WHICH ARE SECURITY SALARIES)

**GRAND TOTAL** **3,821,898**

ST. LOUIS HOUSING AUTHORITY  
Schedule Of Insurance Expense  
**BUDGET 2001**

Liability Insurance	\$185,000
Liability Claims Expense	\$25,000
Automobile Insurance	\$70,000
Property Insurance	\$226,000
Self-Insured Workers' Comp Claims	\$350,000
Boiler & Machinery	\$45,000
Blanket Position Bond	\$2,500
Uninsured Losses	\$50,000
PUBLIC SAFETY INSURANCE	\$20,000

**TOTAL**      **\$973,500**

Forward to Line 51  
HUD Form #52564

LOW RENT HOUSING PROGRAM		Approved	Proposed	DIFFERENCE	
Comparative Analysis Approved versus Proposed					
Budget for fiscal year ending Sept. 30, 2000		Operating Budget	Operating Budget		
HOMEBUYERS MONTHLY PAYMENTS FOR:		FYE 9-30-00	FYE 9-30-01		
OPERATING RECEIPTS					
<b>Operating Receipts</b>					
070	3110	Dwelling Rentals	5,315,200	5,199,708	-115,492
080	3120	Excess Utilities	0	0	0
090	3190	Non dwelling Rentals	7,350	0	-7,350
100	Total	Rental Income (sum of lines 070, 080, and 090)	5,322,550	5,199,708	-122,842
110	3610	Interest on General Fund Investments	94,550	43,386	-51,164
120	3690	Other Income	2,336,371	1,961,583	-374,788
130	Total	Operating Income (sum of lines 100,110, and 120)	7,753,467	7,204,677	-548,790
<b>Operating Expenditures - Administration:</b>					
140	4110	Administrative Salaries	1,019,911	744,287	-275,624
150	4130	Legal Expense	201,390	325,980	124,590
160	4140	Staff Training	62,805	50,000	-12,805
170	4150	Travel	34,977	63,610	28,633
180	4170	Accounting Fees	38,166	0	-38,166
190	4171	Auditing Fees	0	36,700	36,700
200	4190	Other Administrative Expenses	2,516,016	4,146,420	1,630,404
210	Total	Administrative Expense (sum of lines 140 thru 200)	3,873,265	5,366,997	1,493,732
<b>Tenant Services:</b>					
220	4210	Salaries	8,840	0	8,840
230	4220	Recreation, Publications and Other Services	0	1,850	1,850
240	4230	Contract Costs, Training and Other	32,050	35,255	3,205
250	Total	Tenant Services Expenses (sum of lines 220, 230, and 240)	40,890	37,105	-3,785
<b>Utilities:</b>					
260	4310	Water	273,960	256,482	-17,478
270	4320	Electricity	1,449,710	1,944,103	494,393
280	4330	Gas	1,493,560	1,238,390	-255,170
290	4340	Fuel	0	0	0
300	4350	Labor	0	0	0
310	4390	Other utilities expense	281,720	260,714	21,006
320	Total	Utilities Expenses (sum of lines 260 thru line 310)	3,498,950	3,699,689	200,739
<b>Ordinary Maintenance and Operation:</b>					
330	4410	Labor	1,120,806	126,173	-994,633
340	4420	Materials	341,600	30,500	-311,100
350	4430	Contract Costs	5,630,047	5,255,734	-374,313
360	Total	Ordinary Maintenance & Operation Expense (line 330 plus lines 340 and 350)	7,092,453	5,412,407	-1,680,046
<b>Protective Services:</b>					
370	4460	Labor	0	0	0
380	4470	Materials	4,110	22,750	18,640
390	4480	Contract Costs	1,604,564	1,602,608	-1,956
400	Total	Protective Services Expense (sum of lines 370, 380, and 390)	1,608,674	1,625,358	16,684
<b>General Expense:</b>					
410	4510	Insurance	972,500	973,500	1,000
420	4520	Payments in Lieu of Taxes	0	0	0
430	4530	Terminal Leave Payments	370,195	0	-370,195
440	4540	Employee Benefits Contributions	693,338	300,541	-392,797
450	4570	Collection Losses	151,109	85,230	-65,879
460	4590	Other General Expense	8,230	8,230	0
470	Total	General Expense (sum of lines 410 to 460)	2,195,372	1,367,501	-827,871
480	Total	Routine Expense (sum of lines 210,250,320,360,400,470,480,490,500,510,520,530,540,550,560,570,580,590,600,610,620,630,640,650,660,670,680,690,700)	18,309,604	17,509,057	-800,547
<b>Rent for Leased Dwellings:</b>					
490	4710	Rents to Owners of Leased Dwellings	0	0	0
500	Total	Operating Expenses (sum of lines 480 and 490)	18,309,604	17,509,057	-800,547
<b>Nonroutine Expenditures:</b>					
510	4610	Extraordinary Maintenance	0	132,534	132,534
520	7520	Replacement of Nonexpendable Equipment	0	0	0
530	7540	Property Betterments and Additions	0	0	0
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	0	132,534	132,534
550	Total	Operating Expenditures (sum of lines 500 & 540)	18,309,604	17,641,591	-668,013
<b>Prior Year Adjustments:</b>					
560	6010	Prior Year Adjustments Affecting Residual Receipts	-721,209	0	-721,209
<b>Other Expenditures:</b>					
570		Deficiency in Residual Receipts at End of Preceding Year	0	0	0
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 and 570)	17,588,395	17,641,591	53,196
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 130)	-9,834,928	-10,436,914	-601,986
<b>Prior Year Adjustments:</b>					
600	8010	Basic Annual Contribution Earned-Leased Project	0	0	0
610	8011	Prior Year Adjustments - (Debit) Credit	0	0	0
620	Total	Basic Annual Contribution (line 600 plus or minus line 610)	0	0	0
630	8020	Contributions Earned - Op. Sub.-Cur. Yr. (before HUD Contributions)	10,145,607	10,779,732	634,125
640		Mandatory PFS Adjustments (net):	0	0	0
650		Other (specify):	-310,679	-310,679	0
660		Other (specify):	0	0	0
670		Total Year-end Adjustments/Other (plus or minus lines 640, 650, 660, and 670)	0	0	0
680	8020	Total Operating Subsidy-current year (line 630 plus or minus line 670)	9,834,928	10,469,053	634,125
690	Total	HUD Contributions (sum of lines 620 and 680)	9,834,928	10,469,053	634,125
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690)			

Enter here and on line 810

0

32,139

32,139

Public Reporting Burden for this collection of information is estimated to average 1 hour per inspection, including the time for reviewing instructions, searching existing data sources, gathering and reviewing the data needed, and completing and reviewing this collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing the burden, to the Paperwork Reduction Project, Office of Information Policy and Services, U.S. Department of Housing and Urban Development, Washington, D.C. 20512-9801 and to the Office of Management and Budget, Paperwork Reduction Project (3077-0008), Washington, D.C. 20503-9048. Do not send this completed form to either of these addresses.

1. Name and Address of Public Housing Agency (Public Housing Authority)

2. AC Contract No. \_\_\_\_\_ Page: \_\_\_\_\_ of \_\_\_\_\_

3. Substation \_\_\_\_\_

**Part 1. Resident Categories and Unit Months Available**

Existing Units of	Number of Dwelling Units by Bedroom Size							Total	Total Unit Months Available
	0	1	2	3	4	5	6		
Public Housing Fiscal Year	3,800	1,800	2,800	3,800	6,800	3,800	6,800		
Other Units	200	1,000	900	800	800	800	800	8,000	81,400

**Part 2. CATEGORIES OF PUBLIC HOUSING UNITS TO BE REVIEWED**

01 - Number of units of each bedroom unit (Total of columns 4 - 8, Part 1)	17,000
02 - Number of 0 bed units	17,000
03 - Number of 1 bed or more bedroom units (Total of columns 4 - 8, Part 1)	64,400
04 - Total dwelling units (Column 9, Part 1)	89,400
05 - Total of units to be reviewed (Total of columns 01-03)	81,400

**Part 3. To be completed only if PHABRA has high-rise family program**

ACS Project Number	Number of Units	Total Number of Buildings	Number of Units in the Project	Average Bedroom Size Multiplier - 1.8	Units Included in this Table
01					
02					
03					
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Public Reporting Burden for this collection of information is estimated to average 7 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Office, Office of Information Policies and Standards, U.S. Department of Housing and Urban Development, Washington, DC 20472-4302, and to the Office of Management and Budget, Paperwork Project Management (0377-0270), Washington, DC 20503. Do not send this collection to your local or state government.

Public Reporting Agency (Include hearing authority)	OSM Control ID#	Submission	Revision No. ( )
		Original	

Requested Fiscal Year Ending Date

**Part 1. Number of pre-1980 rental units occupied by poor households as a percentage of the population of the community.**

1.	2.	3.	4.	5.
Percentage		Metropolitan	Current Year	Required Year
Current and Required	+			

**Part 2. Local Government Wage Rate Index.**

Wage Rate Index	Metropolitan	Current Year	Required Year
Current and Required	+		

**Part 3. Number of new or near bed-room units in 15,000 multifamily in base.**

15,000 multifamily in base	Metropolitan	Current Year	Required Year
Current and Required	+		

**Part 4. Rate of new or near bed-room units in total dwelling units.**

Rate	Metropolitan	Current Year	Required Year
Current and Required	+		

**Part 5. Rate of new or near bed-room units in high-rise family projects to total dwelling units.**

High-rise family projects	Metropolitan	Current Year	Required Year
Current and Required	+		

**Part 6. Rate of new or near bed-room units in high-rise family projects to total dwelling units.**

High-rise family projects	Metropolitan	Current Year	Required Year
Current and Required	+		

**Part 7. Calculation of Formula Expense Level and Date.**

Formula Expense Level	Current Year	Required Year
Current and Required	+	

**Part 8. Calculation of Formula Expense Level and Date.**

Formula Expense Level	Current Year	Required Year
Current and Required	+	

**Part 9. Calculation of Formula Expense Level and Date.**

Formula Expense Level	Current Year	Required Year
Current and Required	+	

**Part 10. Calculation of Formula Expense Level and Date.**

Formula Expense Level	Current Year	Required Year
Current and Required	+	

**Part 11. Calculation of Formula Expense Level and Date.**

Formula Expense Level	Current Year	Required Year
Current and Required	+	

7. Combine rows 1 and rows 2

---

8. Find the Equilibrium Level Using PPL Income Worksheet

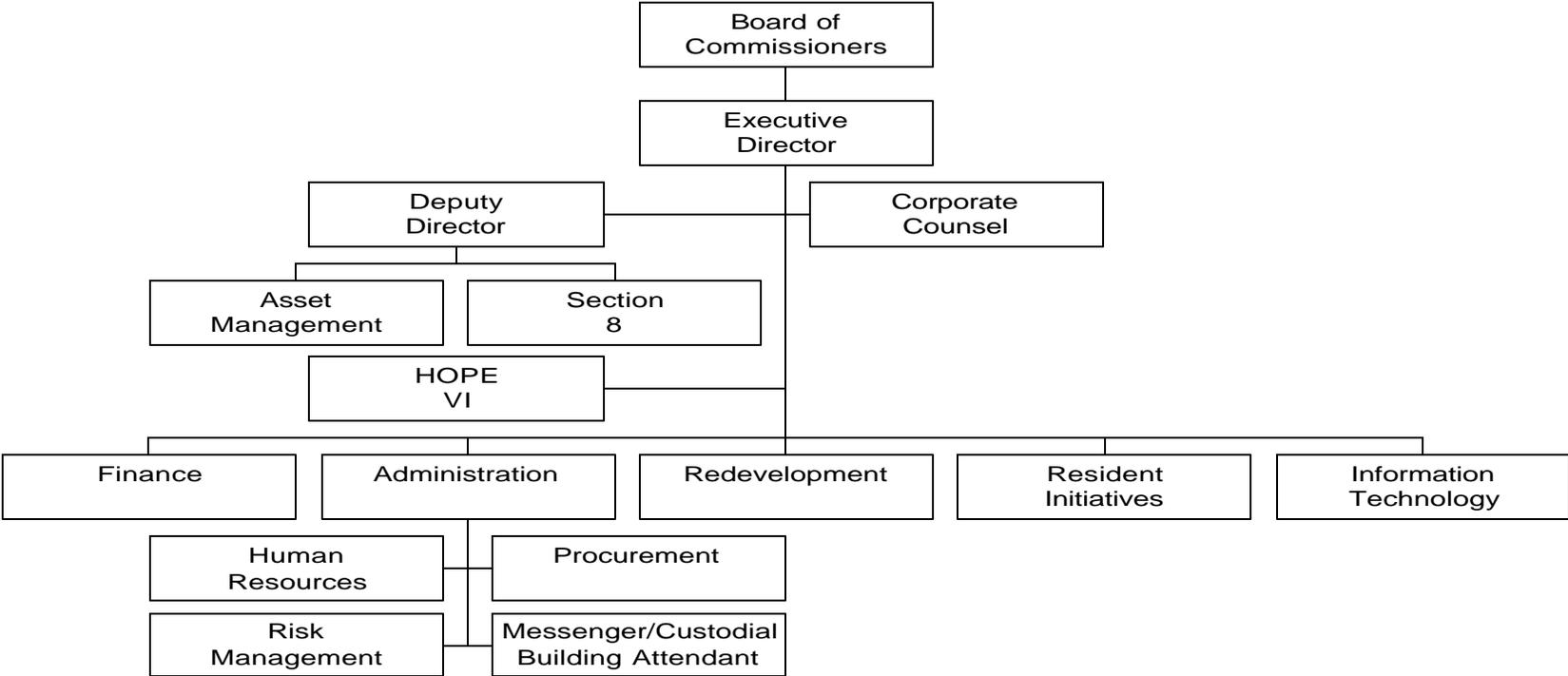
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9. Write Equation for 4, column 4, from row 8, column 11

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# Attachment C

## St. Louis Housing Authority Table of Organization July, 2000



**Five-Year Action Plan**  
**Part I: Summary**  
**Capital Fund Program (CFP)**

U.S. Department of Housing  
and Urban Development

Approval No. 2577-0157 (Exp. 7/31/98)

Office of Public and Indian Housing

HA Name: <b>St. Louis Housing Authority</b>		Locality: (City/County & State) <b>St. Louis, MO</b>			<input checked="" type="checkbox"/> Original		<input type="checkbox"/> Revision No:	
A. Development Number/Name	Work Stmt. for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001	Work Statement for Year 3 FFY: 2002	Work Statement for Year 4 FFY: 2003	Work Statement for Year 5 FFY: 2004			
MO1-01 Carr Square	<b>See Annual Statement</b>		\$1,274,947	#	#			
MO1-02 Clinton Peabody		\$1,200,000	\$1,485,000	#				
MO1-03 Cochran Gardens		\$1,132,347	\$471,053					
MO1-03E Cochran Towers		\$970,875	\$3,695,000	#	#			
MO1-06A Central Office		\$4,870,000						
MO1-09F Blumeyer Family								
MO1-16 McMillan Manor								
MO1-17 West Pine								
MO1-18 Kingsbury Terrace								
MO1-21 Mark Twain (Demo)								
B. Physical Improvements Subtotal		\$10,722,222	\$10,131,000	#	#			
C. Management Improvements		\$2,600,000	\$2,600,000	#	#			
D. HA-Wide Nondwelling Structures and Equipment		\$90,000	\$90,000	#	#			
E. Administration		\$1,850,000	\$1,850,000	#	#			
F. Other		\$2,839,066	\$1,576,288	#	#			
G. Operations		\$0	\$0	#	#			
H. Demolition		\$765,000	\$2,619,000	#	#			
I. Replacement Reserve		\$0	\$0	#	#			
J. Mod Used for Development		\$0	\$0	#	#			
K. Total CGP Funds		\$18,866,288	\$18,866,288	#	#			
L. Total Non-CGP Funds		\$0	\$0	#	#			
M. Grand Total		\$18,866,288	\$18,866,288	#	#			
Signature of Executive Director and Date:				Signature of Public Housing Director/Office of Native American Programs Administrator and Date:				
X				X				



**Five-Year Action Plan**  
**Part I: Summary (Continuation)**  
**Capital Fund Program (CFP)**

U.S. Department of Housing  
and Urban Development

Approval No. 2577-0157 (Exp. 7/31/98)

Office of Public and Indian Housing

A. Development Number/Name	Work Stmt. for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001	Work Statement for Year 3 FFY: 2002	Work Statement for Year 4 FFY: 2003	Work Statement for Year 5 FFY: 2004
MO1-24E Warwood Elderly (Demo)					
MO1-24F Warwood Family			\$2,200,000		
MO1-26 Page Manor					
MO1-28 Badenhaus Elderly	<b>See</b>	\$2,387,000			
MO1-34 LaSalle Park			\$1,005,000		
MO1-37 Cochran Plaza	<b>Annual</b>				
MO1-41A South Broadway		\$162,000			
	<b>Statement</b>				
MEMO: Line F. Other					
Fees & Costs		\$1,366,288	\$1,366,288	#	#
Relocation Cost		\$210,000	\$210,000	#	#
Contingency		\$1,262,778	\$0	#	#



**Five Year Action Plan**  
**Part II: Supporting Pages**  
Physical Needs Work Statement(s)  
Capital Fund Program (CFP)

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

OMB Approval

Work Statement for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001			Work Statement for Year 3 FFY: 2002		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	
See Annual Statement	<b>MO1-03 Cochran Gardens</b> Capital Improvements <b>TOTAL</b>	531 Units	\$1,200,000 <b>\$1,200,000</b>	<b>MO1-02 Clinton Peabody</b> Site Reconfiguration <b>TOTAL</b>	1 Site	
	<b>MO1-03E Cochran Towers</b> Capital Improvements <b>TOTAL</b>	132 Units	\$1,132,347 <b>\$1,132,347</b>	<b>MO1-03 Cochran Gardens</b> Site Reconfiguration Capital Improvements <b>TOTAL</b>	1 Site 531 Units	
	<b>MO1-09F Blumeyer Family</b> Capital Improvements <b>TOTAL</b>	257 Units	\$970,875 <b>\$970,875</b>	<b>MO1-03E Cochran Towers</b> Capital Improvements <b>TOTAL</b>	132 Units	
	<b>MO1-17 West Pine</b> Site Improvements Building Envelope Dwelling Units Public Areas Mechanical/Electrical <b>TOTAL</b>	1 Bldg. 1 Bldg. 97 Units 10 Flrs. 97 Units	\$107,600 \$234,900 \$2,345,400 \$523,500 \$1,658,600 <b>\$4,870,000</b>	<b>MO1-09F Blumeyer Family</b> Site Development New Construction <b>TOTAL</b>	1 Site 150 Units	
	<b>MO1-28 Badenhaus Elderly</b> Site Improvements Building Envelope Dwelling Units Public Areas Mechanical/Electrical <b>TOTAL</b>	1 Site 9 Bldgs. 100 Units 3 Floors 2 Elev.	\$582,966 \$1,021,367 \$591,707 \$123,721 \$67,239 <b>\$2,387,000</b>	<b>MO1-24F Warwood Family</b> Site Improvements Dwelling Units <b>TOTAL</b>	1 Site 28 Units	
	<b>MO1-41A South Broadway</b> Site Improvements Building Envelope Dwelling Units <b>TOTAL</b>	3 Bldgs. 3 Bldgs. 10 Units	\$96,000 \$28,500 \$37,500 <b>\$162,000</b>	<b>MO1-34 LaSalle Park</b> Site Improvements <b>TOTAL</b>	1 Site	
	<b>PHA Wide</b> Computer/Office Equipment <b>TOTAL</b>		\$90,000 <b>\$90,000</b>	<b>PHA Wide</b> Computer/Office Equipment <b>TOTAL</b>		
	Subtotal of Estimated Cost			<b>\$10,812,222</b>	Subtotal of Estimated Cost	

**Five Year Action Plan**  
**Part II: Supporting Pages**  
Physical Needs Work Statement(s)  
Capital Fund Program (CFP)

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

0157 (7/31/98)

Work Statement for Year 1 FFY: 2000	Work Statement for Year 4 FFY: 2003			Work Statement for Year 5 FFY: 2004	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	<b>MO1-02 Clinton Peabody</b> Site Reconfiguration Capital Improvements New Construction <b>TOTAL</b>	1 Site 542 Units 12 Units	\$1,216,653 \$2,668,858 \$1,488,000 <b>\$5,373,511</b>	<b>MO1-02 Clinton Peabody</b> Site Reconfiguration <b>TOTAL</b>	1 Site
	<b>MO1-03 Cochran Gardens</b> Capital Improvements <b>TOTAL</b>	531 Units	\$600,000 <b>\$600,000</b>	<b>MO1-09F Blumeyer Family</b> New Construction <b>TOTAL</b>	150 Units
	<b>MO1-09F Blumeyer Family</b> New Construction <b>TOTAL</b>	150 Units	\$6,776,489 <b>\$6,776,489</b>	<b>MO1-18 Kingsbury Terrace</b> Site Improvements Building Envelope Dwelling Units Public Areas Mechanical/Electrical <b>TOTAL</b>	1 Bldg. 1 Bldg. 108 Units 11 Flrs. 108 Units
	<b>PHA Wide</b> Computer/Office Equipment <b>TOTAL</b>		\$90,000 <b>\$90,000</b>	<b>PHA Wide</b> Computer/Office Equipment <b>TOTAL</b>	
	Subtotal of Estimated Cost			<b>\$12,840,000</b>	Subtotal of Estimated Cost

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Estimated Cost
<u>\$1,274,947</u>
<b>\$1,274,947</b>
\$885,000
\$600,000
<u>\$1,485,000</u>
\$471,053
<u>\$471,053</u>
\$1,125,000
\$2,570,000
<u>\$3,695,000</u>
\$100,000
\$2,100,000
<u>\$2,200,000</u>
\$1,005,000
<u>\$1,005,000</u>
\$90,000
<u>\$90,000</u>
<b>\$10,221,000</b>

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Estimated Cost
\$1,470,000
<b>\$1,470,000</b>
\$7,153,511
<b>\$7,153,511</b>
\$131,181
\$266,180
\$1,535,691
\$451,525
\$641,912
<b>\$3,026,489</b>
\$90,000
<b>\$90,000</b>
<b>\$11,740,000</b>

**Five Year Action Plan**  
**Part III: Supporting Pages**  
Management Needs Work Statement(s)  
Capital Fund Program (CFP)

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

0157 (7/31/98)

Work Statement for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001			Work Statement for Year 3 FFY: 2002	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	<b>Management, Financial, &amp; Accounting Control Systems:</b>			<b>Management, Financial, &amp; Accounting Control Systems:</b>	
	Computer Software Costs		\$20,000	Computer Software Costs	
	Grant Planning and Applications		\$150,000	Grant Planning and Applications	
	<b>TOTAL</b>		<b>\$170,000</b>	<b>TOTAL</b>	
	<b>Adequacy &amp; Qualifications of Personnel:</b>			<b>Adequacy &amp; Qualifications of Personnel:</b>	
	Training for PHMAP, Comprehensive Grant, & Job Proficiency		\$50,000	Training for PHMAP, Comprehensive Grant, & Job Proficiency	
	<b>TOTAL</b>		<b>\$50,000</b>	<b>TOTAL</b>	
	<b>Adequacy &amp; Efficacy of Resident &amp; Development Security:</b>			<b>Adequacy &amp; Efficacy of Resident &amp; Development Security:</b>	
	Contract Security		\$1,500,000	Contract Security	
	<b>TOTAL</b>		<b>\$1,500,000</b>	<b>TOTAL</b>	
<b>Adequacy &amp; Efficacy of Occupancy:</b>			<b>Adequacy &amp; Efficacy of Occupancy:</b>		
Vacant Unit Turnaround Crew & Costs		\$100,000	Vacant Unit Turnaround Crew & Costs		
<b>TOTAL</b>		<b>\$100,000</b>	<b>TOTAL</b>		
<b>Adequacy &amp; Efficacy of Maintenance:</b>			<b>Adequacy &amp; Efficacy of Maintenance:</b>		
HQS Inspections		\$110,000	HQS Inspections		
<b>TOTAL</b>		<b>\$110,000</b>	<b>TOTAL</b>		
<b>Adequacy &amp; Efficacy of Resident Opportunities:</b>			<b>Adequacy &amp; Efficacy of Resident Opportunities:</b>		
Resident Initiative Costs		\$450,000	Resident Initiative Costs		
Self-Sufficiency Program (MO1-01 Carr Square)		\$25,000	Self-Sufficiency Program (MO1-01 Carr Square)		
Mobility Counselling/Consulting		\$195,000	Mobility Counselling/Consulting		
<b>TOTAL</b>		<b>\$670,000</b>	<b>TOTAL</b>		
	Subtotal of Estimated Cost		<b>\$2,600,000</b>	Subtotal of Estimated Cost	

**Five Year Action Plan**  
**Part III: Supporting Pages**

Management Needs Work Statement(s)  
 Capital Fund Program (CFP)

U. S. Department of Housing  
 and Urban Development

0157 (7/31/98)

Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year 4 FFY: 2003			Work Statement for Year 5 FFY: 2004	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	<b>Management, Financial, &amp; Accounting Control Systems:</b>			<b>Management, Financial, &amp; Accounting Control Systems:</b>	
	Computer Software Costs		\$20,000	Computer Software Costs	
	Grant Planning and Applications		\$150,000	Grant Planning and Applications	
	<b>TOTAL</b>		<b>\$170,000</b>	<b>TOTAL</b>	
	<b>Adequacy &amp; Qualifications of Personnel:</b>			<b>Adequacy &amp; Qualifications of Personnel:</b>	
	Training for PHMAP, Comprehensive Grant, & Job Proficiency		\$50,000	Training for PHMAP, Comprehensive Grant, & Job Proficiency	
	<b>TOTAL</b>		<b>\$50,000</b>	<b>TOTAL</b>	
	<b>Adequacy &amp; Efficacy of Resident &amp; Development Security:</b>			<b>Adequacy &amp; Efficacy of Resident &amp; Development Security:</b>	
	Contract Security		\$1,500,000	Contract Security	
	<b>TOTAL</b>		<b>\$1,500,000</b>	<b>TOTAL</b>	
<b>Adequacy &amp; Efficacy of Occupancy:</b>			<b>Adequacy &amp; Efficacy of Occupancy:</b>		
Vacant Unit Turnaround Crew & Costs		\$100,000	Vacant Unit Turnaround Crew & Costs		
<b>TOTAL</b>		<b>\$100,000</b>	<b>TOTAL</b>		
<b>Adequacy &amp; Efficacy of Maintenance:</b>			<b>Adequacy &amp; Efficacy of Maintenance:</b>		
HQS Inspections		\$110,000	HQS Inspections		
<b>TOTAL</b>		<b>\$110,000</b>	<b>TOTAL</b>		
<b>Adequacy &amp; Efficacy of Resident Opportunities:</b>			<b>Adequacy &amp; Efficacy of Resident Opportunities:</b>		
Resident Initiative Costs		\$450,000	Resident Initiative Costs		
Self-Sufficiency Program (MO1-01 Carr Square)		\$25,000	Self-Sufficiency Program (MO1-01 Carr Square)		
Mobility Counselling/Consulting		\$195,000	Mobility Counselling/Consulting		
<b>TOTAL</b>		<b>\$670,000</b>	<b>TOTAL</b>		
	Subtotal of Estimated Cost		<b>\$2,600,000</b>	Subtotal of Estimated Cost	

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Estimated Cost
\$20,000
\$150,000
<b>\$170,000</b>
\$50,000
<b>\$50,000</b>
\$1,500,000
<b>\$1,500,000</b>
\$100,000
<b>\$100,000</b>
\$110,000
<b>\$110,000</b>
\$450,000
\$25,000
\$195,000
<b>\$670,000</b>
<b>\$2,600,000</b>

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Estimated Cost
\$20,000
\$150,000
<b>\$170,000</b>
\$50,000
<b>\$50,000</b>
\$1,500,000
<b>\$1,500,000</b>
\$100,000
<b>\$100,000</b>
\$110,000
<b>\$110,000</b>
\$450,000
\$25,000
\$195,000
<b>\$670,000</b>
<b>\$2,600,000</b>

# Public Housing Drug Elimination Program Plan

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

**Annual PHDEP Plan Table of Contents:**

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

**Section 1: General Information/History**

**A. Amount of PHDEP Grant \$1,148,637**

**B. Eligibility type (Indicate with an "x")** N1 \_\_\_\_\_ N2 \_\_\_\_\_ R   X  

**C. FFY in which funding is requested 2000-2001**

**D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

This plan will target drug activity in the developments of the St. Louis Housing Authority through increased security. Additionally, preventative measures such as training and positive youth activities will be offered to residents. Finally, drug intervention will be available to assist those residents who have substance abuse problems.

**E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
All developments	5011	

**F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

**6 Months** \_\_\_\_\_ **12 Months** \_\_\_\_\_ **18 Months** \_\_\_\_\_ **24 Months**   X   **Other** \_\_\_\_\_

## G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	1,544,750	MO36DEP0010195	0	None	Completed
FY 1996	1,536,750	MO36DEP0010196	0	None	Completed
FY 1997	1,601,340	MO36DEP0010197	0	None	Completed
FY 1998	1,583,140	MO36DEP0010198	1,295,861	None	11/30/00
FY 1999	1,102,121	MO36DEP0010199	1,102,121	None	12/31/02
Fy 2000	1,148,637	MO36DEP0010100	1,148,637	None	12/31/03

## Section 2: PHDEP Plan Goals and Budget

### A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

**This grant will be used to cover the costs of security assigned to Housing Developments for the purpose of preventing crime and reducing drug activity. PHDEP funding will also be used to cover the cost of programs designed to reduce and/or eliminate drug abuse. Examples of programs are training, leadership development activities for youth, drug intervention and treatment programs. Programs are monitored on a monthly basis. Contracts for programs contain outcome based objectives and these objectives are measured monthly to determine if the stated objectives are being achieved. The broad goals and objectives of the program included reducing drug activity, and the provision of training and incentives for residents to become self-sufficient.**

### B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY _____ PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	0
9120 - Security Personnel	409,698
9130 - Employment of Investigators	0
9140 - Voluntary Tenant Patrol	0
9150 - Physical Improvements	0
9160 - Drug Prevention	246,516
9170 - Drug Intervention	200,000
9180 - Drug Treatment	0
9190 - Other Program Costs	292,423

<b>TOTAL PHDEP FUNDING</b>	1,148,637

### C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

<b>9110 - Reimbursement of Law Enforcement</b>					<b>Total PHDEP Funding: \$ 409,698</b>		
Goal(s)	Through a combination of professional security officers and tenant lobby monitors and hall monitors, the level of safety for residents will be improved.						
Objectives	Employ security guards and lobby and hall monitors who will work actively to deter and monitor illegal activity.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.Hire Security Officers			6/01	12/02	70,398	Comp Grant	Illegal drug activities will be monitored and targeted for reduction
2.Hire lobby monitors			6/01	12/02	339,300	None	Residents will become actively involved in the effort to deter and reduce crime in their developments.

<b>9160 - Drug Prevention</b>					<b>Total PHDEP Funding: \$ 246,516</b>		
Goal(s)	Offer programs to residents that will provide opportunities for self-sufficiency and positive youth activities.						
Objectives	Provide training for residents which will result in employment. Expose youth to leadership and conflict resolution activities.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.Youth Activities	200	Youth in all Developments	6/01	12/02	130,000	None	Youth will attend meetings on a regular basis and develop leadership skills and become contributors to their communities.
2.Adult Training Programs	200	All adults	6/01	12/02	116,516	None	Adults will acquire skills necessary to compete in the employment market.

<b>9170 - Drug Intervention</b>					<b>Total PHDEP Funding: \$ 200,000</b>		
Goal(s)	To reduce drug abuse among the residents in St. Louis Housing Authority Developments						
Objectives	To provide education about drug abuse and the available resources for employees who work directory with residents. To provide drug abuse education for the residents in the Housing Authority community. Provide counseling and intervention for residents who have a drug problem.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Contract with organizations that provide intervention and counseling.	200	Residents	6/01	12/02	200,000	None	Service organizations will serve the targeted number of residents as specified in their contract.

<b>9190 - Other Program Costs</b>					<b>Total PHDEP Funds: \$ 292,423</b>		
Goal(s)	Employ qualified staff who have the ability to implement and monitor quality programs for Housing Authority residents.						
Objectives	Implement programs that educate residents about drug abuse to reduce drug abuse in the developments.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Employ staff			6/01	12/01	292,423	None	Effective programs will be implemented and monitored by staff.

**Section 3: Expenditure/Obligation Milestones**

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

<b>Budget Line Item #</b>	<b>25% Expenditure of Total Grant Funds By Activity #</b>	<b>Total PHDEP Funding Expended (sum of the activities)</b>	<b>50% Obligation of Total Grant Funds by Activity #</b>	<b>Total PHDEP Funding Obligated (sum of the activities)</b>
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120	17560	17560	169650	187210
9130				
9140				
9150				
9160	32500	32500	58258	90758
9170	50000	50000	0	0
9180				
9190	73105.75	73105.75	146211.50	219317.25
<b>TOTAL</b>	173165.75	173165.75	374119.50	497285.25

**Section 4: Certifications**

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

**St. Louis Housing Authority  
Agency Plan for Fiscal Year 2001**

**Public Hearing  
Summary of Comments and Responses**

The St. Louis Housing Authority issued the proposed Agency Plan for comment on May 10, 2000 for a 45-day comment period. Twenty-one (21) speakers made comments that were formally recorded at the public hearing held on June 29, 2000. A summary of the comments and the Agency's responses to the comments are listed below:

Ten (10) comments were received that did not relate to the Agency Plan. The comments related to the maintenance and management issues of ongoing work of elevators, HVAC, and accessibility of units. Recommendations to improve communication of information with residents and suggestions to increase the social and training programs that are provided.

Two (2) speakers opposed the Agency Plan without stating the nature of their oppositions.

Two (2) speakers wanted to know what happened to the \$85,000 dollars given to the Authority by the insurance company for Cabanne Way issued six to eight years ago, since this development is being demolished.

These issues and statements listed above do not pertain to the Agency Plan, therefore, a response is not being provided in this Public Hearing Summary. Responses to these issues will be addressed on an individual basis.

**Comments relevant to the Agency Plan**

**Comment:**

One (1) comment suggested that Home Ownership program for the Lookaway Development should be included in the Agency Plan. A petition signed by residents of the seventeen homes at Lookaway, was previously submitted asking for Home Ownership.

**Response:**

The Agency Plan, Section 11A, will be changed to indicate “Yes” to address the Home Ownership program.

**Comment:**

Four (4) speakers suggested that the Housing Authority should apply for Home Ownership Vouchers like other cities. The SLHA should obtain Home Owner Vouchers and set up a Home Ownership Program so that the residents can rehab, own, or run units themselves. SLHA should stop wasting tax dollars. Residents need management that does preventative maintenance and take care of the resident’s needs.

**Response:**

The Home Ownership Voucher Program is in the proposed stages. HUD has not issued the final rule for the proposed program. When the new rule is enacted, the SLHA will certainly be interested in looking into the program.

SLHA will change the Agency Plan, Section 11B, to indicate “Yes, and will provide the program description subject to the final rule when it is issued”.

**Comment:**

Two (2) speakers questioned why the St. Louis Housing Authority is spending funds to renovate Vaughn Towers while Vaughn Elderly was in greater need of repairs?

**Response:**

The two (2) Vaughn Buildings both failed the Section 202 viability assessment and are subject for removal from housing stock within 5-years. According to the conversion plans for the Vaughn Tower and Elderly buildings, Vaughn Elderly is scheduled to be demolished first, then Vaughn Towers will be demolished approximately two years later. The SLHA will use the Vaughn Tower building to relocate the residents from Vaughn Elderly while the building is demolished and the site restored. The Vaughn Elderly building was selected as the first building to be demolished because of its failing mechanical systems that are worst than the Vaughn Tower building. The proposed budget focuses funding on maintaining the Vaughn Tower Building in working order for the next several years or until the SLHA is prepared to demolish Vaughn Tower.

**Comment:**

Three (3) speakers questioned why the Agency Plan is inconsistent with the City’s Consolidated Plan? The Consolidated Plan indicates that 20,000 people need

affordable housing, and the SLHA plans to voucher 2500 units. How does the plan achieve the need? We need to fix the existing units and not demolish them.

**Response:**

Most of the units identified in the Agency Plan for demolition are the result of a federally mandated assessment of public housing under section 202 of the Omnibus Consolidated Rescissions and Appropriations Act of 1996. As a result of the assessment, 1800 units at four (4) developments failed and subsequently under the requirements, the SLHA is mandated to remove these units from the housing stock within a period of 5-years. The remaining units identified are consistent and relevant with the Capital Strategic Plan. The Agency Plan is consistent with the Consolidated Plan for the City with respect to the demolition planned. Reference the attached pages from the Consolidated Plan that indicates the demolition plans are consistent (Exhibit I).

**Comment:**

One (1) comment questions the voting eligibility for the Resident Board Commissioner by stating that the statement that "all adults are eligible to vote" is contradictory because some residents are disqualified if rent is not current or if they have violated their lease or have criminal convictions.

**Response:**

The election process identifies "eligible candidates and voters" with the state law requirements for good standing and residency. Eligible voters must be 18 years old and be residents in good standing. The Agency Plan will be adjusted to indicate eligibility requirements for both candidates and voters.

**Comment:**

Two (2) comments stated that SLHA's plan discriminates against the homeless, displaced and victims of domestic violence because it does not use the old Federal preferences to satisfy the extreme housing need. The statement further questions how infusion of higher income people into public housing is beneficial and how will lower income people be moved in to mixed income areas.

**Response:**

One objective of the Quality Housing and Work Responsibility Act of 1998 is to deconcentrate areas of poverty. By changing the preferences in the Section 8 program (reference page 22 of the Agency Plan), to target involuntary displacement, victims of domestic violence and homelessness, this goal can be better accomplished. The preferences established for the Admissions and Occupancy

Policies for Public Housing enable deconcentration of poverty areas by affording opportunities more mixed income families to utilize public housing. At the same time, by changing the preference under the Section 8 policies, more low-income families will have the opportunity to blend in mixed income developments. Subsequently, deconcentrating and diversifying many distressed low-income areas.

The SLHA Public Housing and Section 8 waiting list identifies that over 80% of the people are in the extremely low income range with less than 30% of the average median income. Subsequently, the SLHA is serving the poorest families in our community.

**Comment:**

One (1) comment received suggested that the use of site-based waiting list cause residential segregation.

**Response:**

Since the public housing population is currently 97% African American, and the average income levels are below 30 % of the average median income, the site base waiting lists will not contribute to residential segregation. By using the site-based waiting lists, residents are afforded the opportunity to reside at the developments of choice, much as they are in the private sector. Site-based waiting list will contribute to deconcentrating and diversifying distressed low-income areas as stated in the previous response, by providing alternate housing choices.

**Comment:**

One (1) comment questioned if the SLHA initiated procedures to make it clear to residents that SLHA has set market-base flat rents.

**Response:**

Yes, SLHA has established the flat rents policy in the Admissions and Occupancy Policy.

**Comment:**

Three (3) speakers opposed the plan by stating that SLHA did not appropriately involve residents in the planning process. The SLHA did not provide funding to Tenant Affairs Boards to ensure meaningful participation, did not provide technical assistance, did not provide sufficient notice of meetings, and did not consider a mixed income/homeownership plan in lieu of demolition of conversion plans.

**Response:**

The SLHA implemented a strategic planning process for the development of the Agency Plan. Several meetings were conducted to obtain input from not only the residents, but from other interested parties as well. The SLHA worked closely with the City Wide TAB to inform all resident leaders. Technical assistance was provided by a consultant company, which was hired to assist in the development of the Agency Plan. Notices of the public hearing were posted at all the developments and advertised in the local newspapers for a period of 45 days prior to the public hearing. Attached is a summary of Resident Participation efforts between December 16, 1999 through June 29, 2000 (Exhibit II).

With regards to the conversion plans, several meetings were held with the residents and the City Wide Tab to inform the residents of the affected areas of the Section 202 viability assessment. The meetings provided information regarding the assessment results, and the preparation of the mandatory conversion plan that describes how the SLHA will remove the buildings from the housing stock. The replacement plan will not include building high rise structures, therefore, in many cases the number of existing units will not be replaced. The SLHA will also seek additional funding through programs such as HOPE VI to fund portions of the redevelopment and revitalization efforts.

**Comments:**

One (1) comment questioned why the SLHA is not considering the mixed-income/Homeownership Plan presented by the Resident Advisory Board for Cochran Tenant Management.

**Response:**

The SLHA received the plan on July 7, 2000, and the board has not had a chance to review this plan. Once the proposed Homeownership program rule is finalized, the Agency will be in a better position to reasonably consider homeownership plans.

**Comments:**

Two (2) comments questioned why the SLHA is not considering the mixed-income/Homeownership Plan presented by the Resident Advisory Board for Vaughn Elderly.

**Response:**

The SLHA has not received a mixed-income/homeownership plan for Vaughn Elderly, but the response is the same as the previously mentioned comment, when the proposed homeownership rule is finalized, the Agency will be in a better position to reasonably consider homeownership plans.

**Comment:**

Three (3) speakers questioned the Agency's Plan for designated elderly housing for elderly and how the plan will affect people with disabilities.

**Response:**

The SLHA has issued a request for proposals to hire a consultant to conduct a study of the SLHA housing stock to determine if any developments would be suitable candidates for designated housing. Subsequently, if a development is identified as a candidate for designated housing, residents living at the identified developments that do not fall under the designation will not be forced from their units. There are specific regulations that protect their rights. With the large number of vacancies that the Agency has there are many alternate development choices that can be selected by residents.

**Comment:**

One (1) comment received identifies work items included in the Capital Strategic Plan that were not included in the Five-year Plan.

**Response:**

The Five-year Plan has been adjusted to include work items identified in the Capital Strategic Plan.

# Annual Statement /Performance and Evaluation

U. S. Department of Housing  
and Urban Development

OMB Approval No. 2577-011

## Capital Fund Program (CFP) Part I: Summary

Office of Public and Indian Housing **Placement Housing F**

HA Name <b>St. Louis Housing Authority</b>	Comprehensive Grant Number <b>MO36-R001-50100</b>	FFY of Grant Approval <b>2000</b>
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- Original Annual Statement  Reserve for Disaster/Emergency  Revised Annual Statement/Revision Performance and Evaluation Report for Program
- Final Performance and Evaluation Report

Line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (may not exceed	0	0	0	0
3	1408 Management Improvement	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment-Nonex	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1495.1 Relocation Cost	0	0	0	0
16	1490 Replacement Reserve	0	0	0	0
17	1498 Mod Used for Development	1,188,585	0	0	0
18	1502 Contingency (may not exceed	0	0	0	0
19	<b>Amount of Annual Grant (Sum of li</b>	<b>1,188,585</b>	<b>0</b>	<b>0</b>	<b>0</b>
20	Amount of line 19 Related to LBP Ac	0	0	0	0
21	Amount of line 19 Related to Section	0	0	0	0
22	Amount of line 19 Related to Security	0	0	0	0
23	Amount of line 19 Related to Energy	0	0	0	0

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator & Date:

X

X

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







**Annual Statement /Performance and Evaluation Report**

**Capital Fund Program (CFP)**

**Part II: Supporting Pages**

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

OMB Approval No. 2577-0157 (7/31/98)

**Replacement Housing Fi**

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>MO1-16 McMillan Manor</b>	<b>Fees &amp; Costs</b>	<b>1430</b>		0	0	0	0	
	"	"		0	0	0	0	
	"	"		0	0	0	0	
	<b>Total</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>Site Improvement</b>	<b>1450</b>		0	0	0	0	
	"	"		0	0	0	0	
	"	"		0	0	0	0	
	<b>Total</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>Dwelling Structures</b>	<b>1460</b>		0	0	0	0	
	"	"		0	0	0	0	
	"	"		0	0	0	0	
	"	"		0	0	0	0	
	"	"		0	0	0	0	
	"	"		0	0	0	0	
	"	"		0	0	0	0	
	<b>Total</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>Dwelling Equipment - Non-Exper</b>	<b>1465</b>		0	0	0	0	
	"	"		0	0	0	0	
	"	"		0	0	0	0	
	<b>Total</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>Non-Dwelling Structures</b>	<b>1470</b>		0	0	0	0	
	"	"		0	0	0	0	
	"	"		0	0	0	0	
	<b>Total</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Non-Dwelling Equipment</b>	<b>1475</b>		0	0	0	0		
"	"		0	0	0	0		
"	"		0	0	0	0		
<b>Total</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Mod Used for Development</b>	<b>1498</b>		1,188,585	0	0	0		
"	"		0	0	0	0		
"	"		0	0	0	0		
<b>Total</b>			<b>1,188,585</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>McMillan Manor</b>			<b>Project Total</b>	<b>1,188,585</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and

**X**

**X**

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

Annual Statement /Performance and Evaluation Rep U. S. Department of Housing  
 Capital Fund Program (Part III: Implementation Schedule and Urban Development

OMB Approval No. 2577-0157 (7/31/98)

Office of Public and Indian Housing Replacement Housing Fu

Development Number/Name HA-Wide Activities	Total Estimated Cost			Total Estimated Cost			Reasons for Revised Target Dates (2)
	Funds Obligated (Quarter Ending Da			Funds Expended (Quarter Ending Da			
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
MO1-16 McMillan Manor	#####			#####			

Signature of Executive Director and Date  
  
X

Signature of Public Housing Director or Office of Native American Programs Administrator and Date  
  
X

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