

St. Louis Housing Authority PHA Plans

5 Year Plan for Fiscal Years 2004 - 2008
Annual Plan for Fiscal Year 2004

Revised 9/17/03 (rev. # 1)

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

**PHA Plan
Agency Identification**

PHA Name: St. Louis Housing Authority

PHA Number: MO-001

PHA Fiscal Year Beginning: October 1, 2003 (FY 2004)

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

- 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:

- 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

PHA Plan Supporting Documents are available for inspection at:

- Main business office of the PHA
- PHA development management offices
- Other

5-YEAR PLAN
PHA FISCAL YEARS 2004 - 2008
[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.

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:

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 if available
- Reduce public housing vacancies: **aggressively market new and modernized units to reduce actual vacancy rates**
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments
- Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: **SLHA maintained a standard performer status with a PHAS score of 85. SLHA will strive to become a “High Performer”, attaining a 90 or better score on the next PHAS assessment.**
 - Improve voucher management: **Maintain a 95% utilization rate.**
 - Increase customer satisfaction: **Continue efficient and timely response rate and follow-up via surveys.**
 - Concentrate on efforts to improve specific management functions: **Section 8 Inspections**
 - Renovate or modernize public housing units
 - Demolish or dispose of obsolete public housing.
 - Provide replacement public housing: **As funding becomes available.**
 - Provide replacement vouchers.
 - Other: (list below)

- PHA Goal: Increase assisted housing choices.
Objectives:
 - Seeking funding from HUD for the implementation of providing voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords: **Continue to discover new strategies to recruit landlords that will participate in the Section 8 Program.**
 - Increase voucher payment standards.
 - Implement voucher homeownership program: **DONE March, 2003**
 - Implement public housing or other homeownership programs: **SLHA has received approval of the 5(h) Homeownership application submitted for the Lookaway Development. The program is in the implementation stage.**
 - Implement public housing site-based waiting lists: **SLHA has implemented site based waiting lists for greater resident choice of living area.**
 - 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: **Through mixed-finance and HOPE VI revitalization efforts. Ongoing.**

- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: **Through the HOPE VI revitalization SLHA has been able to better promote income mixing through mixed-income developments. Ongoing.**
- Implement public housing security improvements: **SLHA has implemented a new security contract with the City Police Department. Ongoing.**
- Designate developments or buildings for particular resident groups: **SLHA has designated housing applications planned for several elderly developments.**
- 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: **SLHA has improved staffing to manage ongoing programs.**
- Continue to provide or attract supportive services to improve assistance recipients' employability: **Through ongoing programs, i.e. GED and the Walgreens Training Program.**
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. **Ongoing.**
- 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:

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.

- ⌚ Continue to 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.
- ⌚ Continue to address the modernization needs of existing units as identified in the Capital Strategic plan dated December 29, 1999.
- ⌚ Continue to develop new units as outlined in SHLA's Capital Strategic plan.
- ⌚ Continue to 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.

- ⌚ Continue to improve image both internally and externally.
- Continue to 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.
- ⌚ Promote homeownership to residents in FSS programs and interested in becoming a homeowner.

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

- ⌚ Accomplish the necessary actions to become designated as a PHAS "high performer" PHA.
- ⌚ Ensure highest 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.

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

Annual PHA Plan
PHA Fiscal Year 2004
[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 2004 include:

- ④ 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.
- ④ Continue to improve Section 8 Program to maximize funding availability for financial stability of the Agency.
- ④ Continue to implement both Section 8 and Public Housing Homeownership programs.
- ④ Preserve and improve the public housing stock through the Capital Funds activities, including modernization of existing units and development of new units;
- ④ Attain and maintain financial stability in light of ever decreasing funding levels and changing requirements;
- ④ Continue to revitalize the Blumeyer Community through the HOPE VI program;
- ④ Identify, develop and leverage services to enable low-income families to become self-sufficient;
- ④ Revitalize the Cochran Community through the HOPE VI Revitalization program.

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 903.7 9 (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:

- A** Admissions Policy for Deconcentration, (mo001a02)
- B & C** FFY 2003 Capital Fund Program Annual Statement (mo001b02 and mo001c02)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- D** PHA Management Organizational Chart (mo001d02)
- E** FFY 2003 Capital Fund Program 5 Year Action Plan (mo001e02)
- Public Housing Drug Elimination Program (PHDEP) Plan

- F** Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (mo00f02)
- Other** (List below, providing each attachment name)
 - G** Certification from the City of St. Louis (mo001g02)
 - H** Certification of Compliance-Board Resolution-HUD form (mo001h02)
 - I** Certification for submission of Agency Plan-Board Resolution (mo001i02)
 - J** Certification of Payments to Influence Federal Transactions (mo001j02)
 - K** Certification for Drug-Free Workplace (mo001k02)
 - L** Disclosure of Lobbying Activities (mo001l02)
 - M** Annual Statement/Performance and Evaluation Report for CFP 501 (mo001m02)
 - N** Annual Statement/Performance and Evaluation Report for CFPRHF 501 (mo001n02)
 - O** Annual Statement/Performance and Evaluation Report for CFP 50101 (mo001o02)
 - P** Annual Statement/Performance and Evaluation Report for CFPRHF 50101 (mo001p02)
 - Q** Annual Statement/Performance and Evaluation Report for CFP 50102 (mo001q02)
 - R** Annual Statement/Performance and Evaluation Report for CFPRHF 50102 (mo001r02)
 - S** Section 8 Project-Based Vouchers Statement (mo001s02)
 - T** SLHA Pet Policy (mo001t02)
 - U** Resident Membership of the PHA Governing Board (mo001u02)
 - W** Membership of the Resident Advisory Board or Boards (RAB) (mo001w02)
 - X** Community Service and Optional Programs for SLHA Tenants (mo001x02)

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.

List of Supporting Documents Available for Review		
Display Volume	Supporting Document	Applicable Plan Component
Volume 1	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
Volume 1	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
Volume 1	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	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Display Volume	Supporting Document	Applicable Plan Component
	to affirmatively further fair housing that require the PHA's involvement.	
Volume 1	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
Volume 1	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
Volume 1	SLHA Strategic Plan for Capital Funds, December 29, 1999	5 Year and Annuals Plans
Volume 2	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
Volume 2	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
Volume 2	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
	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 (ACOP), Volume 2	Annual Plan: Rent Determination
	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 (ACOP), Volume 2	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan, Volume 2	Annual Plan: Rent Determination
Volume 2(a)	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Management Plans
	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy (ACOP), Volume 2	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan, Volume 2	Annual Plan: Grievance Procedures
Volume 1	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Display Volume	Supporting Document	Applicable Plan Component
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	
Volume 1	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
Volume 3	Approved HOPE VI applications or, if more recent, approved HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
Volume 4	Approved applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
Volume 6	Approved applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
Volume 5	Approved conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
Volume 5	Conversion Applications/Approvals for Parkview Elderly, Conversion Plan submitted for West Pine Elderly	Annual Plan: Conversion of Public Housing Units
Volume 5	Conversion Application for Cochran Plaza and Conversion Application for Kingsbury Terrace	Annual Plan: Conversion of Public Housing Units
Volume 5	Development Proposal for McMillan Manor and Development Proposal for Shenandoah Triplex	Development of new Public Housing Units
Volume 6	Approved public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan, Volume 2	Annual Plan: Homeownership
Volume 7	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
Volume 7	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
Volume 7	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
Volume 7	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
Volume 8	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

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.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	26,567	5	5	5	5	5	5
Income >30% but <=50% of AMI	6,443	4	5	4	4	4	3
Income >50% but <80% of AMI	3,195	3	3	3	4	3	3
Elderly	13,766	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: <input type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction: Carr Square			
	# of families	% of total families	Annual Turnover
Waiting list total	32		77
Extremely low income <=30% AMI	29	90.63	
Very low income (>30% but <=50% AMI)	2	6.25	
Low income (>50% but <80% AMI)	1	3.13	
Families with children	31	96.88	
Elderly families	1	3.13	
Families with Disabilities	5	15.63	
Caucasian	0	0	
African American	32	100	
American Indian/ Alaskan	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0	
1BR	0	0	
2 BR	25	78.13	
3 BR	6	18.75	
4 BR	0	0	
5 BR	1	3.13	
5+ BR	0	0	
Is the waiting list closed ? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes How long has it been closed (# of months)? 21 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 type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type:

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction: **Clinton Peabody**

	# of families	% of total families	Annual Turnover
Waiting list total	307		475
Extremely low income <=30% AMI	291	94.79	
Very low income (>30% but <=50% AMI)	14	4.56	
Low income (>50% but <80% AMI)	2	.65	
Families with children	221	71.99	
Elderly families	2	.65	
Families with Disabilities	40	13.03	
Caucasian	6	1.63	
African American	302	98.37	
American Indian/Alaskan	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0	
1BR	84	27.36	
2 BR	157	51.14	
3 BR	46	14.98	
4 BR	19	6.19	
5 BR	1	.33	
5+ BR	0	0	

Is the waiting list closed? No Yes

How long has it been closed (# of months)? 9

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type:

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: Cochran

	# of families	% of total families	Annual Turnover
Waiting list total	133		253
Extremely low income <=30% AMI	131	98.5	
Very low income (>30% but <=50% AMI)	1	.75	
Low income (>50% but <80% AMI)	1	.75	
Families with children	109	81.95	
Elderly families	4	3.01	
Families with Disabilities	33	24.81	
Caucasian	2	1.5	
African American	131	98.5	
American Indian/Alaskan	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0	
1BR	22	16.54	
2 BR	49	36.84	
3 BR	45	33.83	
4 BR	12	9.02	
5 BR	5	3.76	
5+ BR	0	0	

Is the waiting list closed ? No Yes

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

*****Development is subject to 202 Viability Study**

Housing Needs of Families on the Waiting List

Waiting list type:

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **Vaughn Towers**

	# of families	% of total families	Annual Turnover
Waiting list total	17		41
Extremely low income <=30% AMI	17	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	2	11.76	
Families with Disabilities	14	82.35	
Caucasian	0	0	
African American	17	100	
American Indian/Alaskan	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	1	4.76	
1BR	20	95.24	
2 BR	0	0	
3 BR	0	0	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	

Is the waiting list closed ? No Yes

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

*****Development is subject to 202 Viability Study**

Housing Needs of Families on the Waiting List

Waiting list type:

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **Blumeyer Family**

	# of families	% of total families	Annual Turnover
Waiting list total	65		268
Extremely low income <=30% AMI	60	92.31	
Very low income (>30% but <=50% AMI)	5	7.69	
Low income (>50% but <80% AMI)	0	0	
Families with children	49	75.38	
Elderly families	1	1.54	
Families with Disabilities	10	15.38	
Caucasian	2	3.08	
African American	63	96.92	
American Indian/Alaskan	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0	
1BR	15	23.08	
2 BR	29	44.62	
3 BR	18	27.69	
4 BR	2	3.08	
5 BR	1	1.54	
5+ BR	0	0	

Is the waiting list closed? No Yes

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

*****Development is subject to 202 Viability Study**

Housing Needs of Families on the Waiting List

Waiting list type:

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **Blumeyer Elderly I & II**

	# of families	% of total families	Annual Turnover
Waiting list total	120		125
Extremely low income <=30% AMI	120	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	15	12.5	
Families with Disabilities	84	70	
Caucasian	3	2.5	
African American	117	97.5	
American Indian/Alaskan	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0	
1BR	118	98.33	
2 BR	2	1.67	
3 BR	0	0	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	

Is the waiting list closed ? No Yes

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

*****Development is subject to 202 Viability Study**

Housing Needs of Families on the Waiting List

Waiting list type:

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **James House**

	# of families	% of total families	Annual Turnover
Waiting list total	59		143
Extremely low income <=30% AMI	58	98.31	
Very low income (>30% but <=50% AMI)	1	1.69	
Low income (>50% but <80% AMI)	0	0	
Families with children	1	1.69	
Elderly families	16	27.12	
Families with Disabilities	47	79.66	
Caucasian	3	5.08	
African American	55	93.22	
American Indian/Alaskan	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	4	6.78	
1BR	53	89.83	
2 BR	2	3.39	
3 BR	0	0	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	

Is the waiting list closed ? No Yes

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type:

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **Euclid Plaza Elderly**

	# of families	% of total families	Annual Turnover
Waiting list total	64		35
Extremely low income <=30% AMI	64	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	1	1.56	
Elderly families	12	18.75	
Families with Disabilities	57	89.06	
Caucasian	2	3.13	
African American	61	95.31	
American Indian/Alaskan	0	0	
Asian	1	1.56	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	3	4.69	
1BR	56	87.5	
2 BR	5	7.81	
3 BR	0	0	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	

Is the waiting list closed? No Yes

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type:

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: West Pine

	# of families	% of total families	Annual Turnover
Waiting list total	23		3**
Extremely low income <=30% AMI	23	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	5	21.74	
Families with Disabilities	21	91.30	
Caucasian	3	13.04	
African American	20	86.96	
American Indian/Alaskan	0	0	
Asian	1	4.35	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	5	21.74	
1BR	18	78.26	
2 BR	0	0	
3 BR	0	0	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	

Is the waiting list closed ? No Yes

How long has it been closed (# of months)? 21

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

****Under modernization, will be available for occupancy by Summer 2004.**

Housing Needs of Families on the Waiting List

Waiting list type:

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **Kingsbury**

	# of families	% of total families	Annual Turnover
Waiting list total	37		52
Extremely low income <=30% AMI	37	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	8	21.62	
Families with Disabilities	32	86.49	
Caucasian	0	0	
African American	37	100	
American Indian/Alaskan	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	8	21.62	
1BR	29	78.38	
2 BR	0	0	
3 BR	0	0	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	

Is the waiting list closed ? No Yes (**Open for 0 and 1 BR only.**)

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type:

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **Parkview**

	# of families	% of total families	Annual Turnover
Waiting list total	23		146**
Extremely low income <=30% AMI	23	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	5	21.74	
Families with Disabilities	19	82.61	
Caucasian	4	17.39	
African American	18	78.26	
American Indian/Alaskan	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	2	8.7	
1BR	21	91.3	
2 BR	0	0	
3 BR	0	0	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	

Is the waiting list closed ? No Yes

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

****Presently in modernization, will not be available for new occupants until Fall 2003.**

Housing Needs of Families on the Waiting List

Waiting list type:

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **Warwood**

	# of families	% of total families	Annual Turnover
Waiting list total	97		63
Extremely low income <=30% AMI	94	96.91	
Very low income (>30% but <=50% AMI)	3	3.09	
Low income (>50% but <80% AMI)	0	0	
Families with children	30	30.93	
Elderly families	11	11.34	
Families with Disabilities	62	63.92	
Caucasian	2	2.06	
African American	95	97.94	
American Indian/Alaskan	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	4	4.12	
1BR	62	63.92	
2 BR	3	3.09	
3 BR	27	27.84	
4 BR	2	2.06	
5 BR	0	0	
5+ BR	0	0	

Is the waiting list closed ? No Yes

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type:

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **Badenhaus/Badenfest**

	# of families	% of total families	Annual Turnover
Waiting list total	2		10**
Extremely low income <=30% AMI	2	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	1	50	
Families with Disabilities	2	100	
Caucasian	0	0	
African American	2	100	
American Indian/Alaskan	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	1	50	
1BR	1	50	
2 BR	0	0	
3 BR	0	0	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	

Is the waiting list closed ? No Yes

How long has it been closed (# of months)? 21

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

****Badenhaus is currently under modernization, will not be available for new occupants until Fall of 2003.**

Housing Needs of Families on the Waiting List

Waiting list type:

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **LaSalle Park**

	# of families	% of total families	Annual Turnover
Waiting list total	166		147
Extremely low income <=30% AMI	144	86.75	
Very low income (>30% but <=50% AMI)	16	9.64	
Low income (>50% but <80% AMI)	5	3.01	
Families with children	158	95.18	
Elderly families	1	.6	
Families with Disabilities	21	12.65	
Caucasian	3	1.81	
African American	163	98.19	
American Indian/Alaskan	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0	
1BR	2	1.2	
2 BR	58	34.94	
3 BR	47	28.31	
4 BR	52	31.33	
5 BR	7	4.22	
5+ BR	0	0	

Is the waiting list closed ? No Yes **(Open for 4 bedroom only)**

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type:

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **Murphy Park**

	# of families	% of total families	Annual Turnover
Waiting list total	313		41
Extremely low income <=30% AMI	218	69.65	
Very low income (>30% but <=50% AMI)	84	26.84	
Low income (>50% but <80% AMI)	11	3.51	
Families with children	282	90.1	
Elderly families	9	2.88	
Families with Disabilities	44	14.06	
Caucasian	0	0	
African American	312	99.68	
American Indian/Alaskan	1	.32	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0	
1BR	17	5.43	
2 BR	150	47.92	
3 BR	121	38.66	
4 BR	22	7.03	
5 BR	3	.96	
5+ BR	0	0	

Is the waiting list closed ? No Yes

How long has it been closed (# of months)? 8

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type:

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: Northside Scattered

	# of families	% of total families	Annual Turnover
Waiting list total	79		165
Extremely low income <=30% AMI	69	87.34	
Very low income (>30% but <=50% AMI)	8	10.13	
Low income (>50% but <80% AMI)	2	2.53	
Families with children	78	98.73	
Elderly families	0	0	
Families with Disabilities	8	10.13	
Caucasian	0	0	
African American	78	98.73	
American Indian/Alaskan	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0	
1BR	0	0	
2 BR	42	53.16	
3 BR	31	39.24	
4 BR	5	6.33	
5 BR	1	1.27	
5+ BR	0	0	

Is the waiting list closed? No Yes

How long has it been closed (# of months)? 6

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type:

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **Southside Scattered Sites**

	# of families	% of total families	Annual Turnover
Waiting list total	118		62**
Extremely low income <=30% AMI	111	94.07	
Very low income (>30% but <=50% AMI)	6	5.08	
Low income (>50% but <80% AMI)	1	.85	
Families with children	64	54.24	
Elderly families	5	4.24	
Families with Disabilities	34	28.81	
Caucasian	7	5.93	
African American	111	94.07	
American Indian/Alaskan	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	5	4.24	
1BR	40	33.9	
2 BR	44	37.29	
3 BR	28	23.73	
4 BR	1	.85	
5 BR	0	0	
5+ BR	0	0	

Is the waiting list closed? No Yes

How long has it been closed (# of months)? 21

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

*****Currently under modernization, will not be available for new occupants until late 2003.**

Housing Needs of Families on the Waiting List

Waiting list type:

- Section 8 tenant-based assistance**
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction: King Louis Square

	# of families	% of total families	Annual Turnover
Waiting list total	122		*
Extremely low income <=30% AMI	108	88.52	
Very low income (>30% but <=50% AMI)	13	10.66	
Low income (>50% but <80% AMI)	1	.82	
Families with children	114	93.44	
Elderly families	1	.82	
Families with Disabilities	9	7.38	
Caucasian	0	0	
African American	122	100	
American Indian/Alaskan	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0	
1BR	1	.82	
2 BR	120	98.36	
3 BR	1	.82	
4 BR			
5 BR			
5+ BR			

Is the waiting list closed? No Yes
 How long has it been closed (# of months)? 7
 Does the PHA expect to reopen the list in the PHA Plan year? No Yes
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

*-This is a new development and no turnover records are available.

Housing Needs of Families on the Waiting List

Waiting list type:

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction: Les Chateaux

	# of families	% of total families	Annual Turnover
Waiting list total	42		*
Extremely low income <=30% AMI	39	92.86	
Very low income (>30% but <=50% AMI)	3	7.14	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	42	100	
Families with Disabilities	24	57.14	
Caucasian	4	9.52	
African American	36	85.71	
American Indian/Alaskan	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	2	4.76	
1BR	37	88.1	
2 BR	3	7.14	
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed? No Yes
 How long has it been closed (# of months)?
 Does the PHA expect to reopen the list in the PHA Plan year? No Yes
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

*-This is a new development and no turnover records are available.

Housing Needs of Families on the Waiting List

Waiting list type:

- Section 8 tenant-based assistance**
 Public Housing
 Combined Section 8 and Public Housing
 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	5540		1651
Extremely low income <=30% AMI	5540	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	3501	63.17	
Elderly families	115	2.08	
Families with Disabilities	644	11.62	
Caucasian	203	3.66	
African American	5319	96.01	
American Indian/Alaskan	8	.14	
Asian	4	.07	

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 ? No Yes If yes:

How long has it been closed (# of months)? 6

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No 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:

- 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:

- 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 40% of median

Strategy 1: Target available assistance to families at or below 40 % of AMI

- 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

- 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:

- 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:

- 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:

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

Strategy 2: Conduct activities to affirmatively further fair housing

- 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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FFY 2002 grants)		
a) Public Housing Operating Fund	15,872,608.	
b) Public Housing Capital Fund	13,690,012.	
c) Replacement Housing	4,708,801.	
d)		
e) Annual Contributions for Section 8 Tenant-Based Assistance	20,213,710.	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0.	
g) Resident Opportunity and Self-Sufficiency Grants	562,772.	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants	0	
Moderate Rehabilitation	2,342,819.	Other
2. Prior Year Federal Grants (unobligated funds only)	0	
		Capital Improvements
MO36URD001I101	35,000,000.	HOPE VI – Blumeyer
MO36-R001-50101	2,439,471.	Replacement Housing
MO36URD001I195	27,579,094.	HOPE VI – Darst-Webbe
3. Public Housing Dwelling Rental Income	4,844,440	Public housing operations
Subtotal:	127,253,727	

4. Other income		46,871	
Non-dwelling rental	0.00		
Interest on General Funds Investments	46,871.00		Public housing operations
Other income:	0.00		Public housing operations
Charges, to tenants, late fees, NSF checks	0.00		
Charges, etc.			
4. Non-federal sources		0	
Total resources		127,300,598	

***Upon SLHA receipt of the Capital Fund Program notice of funding, a revision to Financial Resources: 1(b) Public Housing Capital Funds and 1(i) Replacement Housing Funds will be prepared and submitted.**

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

(1) When does the PHA verify eligibility for admission to public housing?

- 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?

- 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?

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

(2) Where may interested persons apply for admission to public housing?

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

(3) 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? 17
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?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? Two (2)
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists?
 - 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?
 - 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 40%.

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions?

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

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?

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:

- 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): **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:

- 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?

- 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?

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

(6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Carr Square	124	Carr Square is a Hope I site where the remaining public housing units are to be converted to cooperative ownership.	**See Below

**Refer to Admissions Policy (ACOP) – Section V, Tenant Selection, which promotes deconcentration of poverty and income mixing.

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?
 - 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?

Criminal or drug-related activity

Other:

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?

- 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?

- 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: **Extension to 60 days upon request; extension up to 240 in certain circumstances.**

(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?

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:

- 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)
- *Disabled

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.

4 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
- 3 Homelessness
High rent burden
- 3 Disabled

Other preferences:

- 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?

- 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": **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:

- 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?

- 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 (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:

- 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?

- \$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:

- (1) Family awaiting eligibility determination to receive assistance under the Immigration & Nationality Act.
(2) Family income decrease due to changed circumstances such as separation, divorce, abandonment, or loss of employment.

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:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ?

- For the earned income of a previously unemployed household member
(until the next re-exam as long as reported within 30 days of event)
- For increases in earned income
(until the next re-exam as long as reported within 30 days of event)
- 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)

- Yes for all developments (However, the adoption of Flat Rents has made this obsolete.
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place?

- 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.

- Market comparability study
- Fair market rents (FMR)
- 95th 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?
 - 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?
 - 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?
 - 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? **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?

- 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?

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?

- 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?

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

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

- (1) The family's income has decreased because of changed circumstances, loss or reduction of employment, death in

the family which results in income reduction or funeral expenses; and reduction in or loss of earnings or other assistance;

- (2) The family has experienced an increase in expenses, because of changed circumstances, for un-reimbursed medical costs, child care, transportation, education, or similar items;
- (3) The SLHA may include other reasonable financial hardship circumstances which may be applied on a case by case basis at management discretion.

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.

- 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.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2831	2179
Section 8 Vouchers	5290	750
Section 8 Certificates	0	0
Section 8 Mod Rehab	140	34
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Family Unification	7	5
Shelter Plus Care	72	80
Homeless	0	0
Single Room Occupancy	47	5
Public Housing Drug Elimination Program (PHDEP)	0	0
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?

- 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?

- 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 B and C (mo001b01.xls and mo001c01.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

1. Development name: **Authur A. Blumeyer**
2. Development (project) number: **MO36P001009**
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:

Future application could be developed for the Near North Side to include the George L. Vaughn development, Carr Square, Cochran 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, Near South Side Phases I, II, III, and IV, Blumeyer Phase I, II, and III, and Vaughn Elderly.**

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.)

Demolition/Disposition Activity Description
1a. Development name: Vaughn Elderly
1b. Development (project) number: MO36P001006A
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <u>approved</u> , submitted, or planned for submission: <u>(12/05/00)</u>
5. Number of units affected: <u>112</u>
6. Coverage of action <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: 4/08/02 b. Projected end date of activity: 3/27/03

Demolition/Disposition Activity Description
1a. Development name: Vaughn Towers
1b. Development (project) number: MO36P001006
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

4. Date application <u>approved</u> , submitted, or planned for submission: (12/05/00)
5. Number of units affected: 112
6. Coverage of action <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: 3/1/05 b. Projected end date of activity: 12/5/05

Demolition/Disposition Activity Description
1a. Development name: Cochran Gardens
1b. Development (project) number: MO036P001003
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <u>approved</u> , submitted, or planned for submission: (12/05/00)
5. Number of units affected: 531
6. Coverage of action <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: 5/20/02 b. Projected end date of activity: 12/5/05

Demolition/Disposition Activity Description
1a. Development name: Blumeyer Elderly
1b. Development (project) number: MO036P001009A&E
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <u>approved</u> , submitted, or planned for submission: (12/05/00)
5. Number of units affected: 588
6. Coverage of action <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: 12/01/05 b. Projected end date of activity: 8/31/06

Demolition/Disposition Activity Description	
1a. Development name: Blumeyer Family	
1b. Development (project) number: MO036P00109	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status	
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: (5/30/03)	
5. Number of units affected: 0 (Land Only to be Sold After Demolition)	
6. Coverage of action	
<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: 4/1/03	
b. Projected end date of activity: 8/24/03	

Demolition/Disposition Activity Description	
1a. Development name: Blumeyer Family	
1b. Development (project) number: MO036P00109	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application <u>approved</u> , submitted, or planned for submission: (12/05/00)	
5. Number of units affected: 317	
6. Coverage of action	
<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: 8/7/02	
b. Projected end date of activity: 8/24/03	

Demolition/Disposition Activity Description	
1a. Development name: Euclid Plaza Family Apartments	
1b. Development (project) number: MO036P001013	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status	

Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <u>approved</u> , submitted, or planned for submission: <u>(1/28/02)</u>
5. Number of units affected: 82
6. Coverage of action <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: 5/30/03 b. Projected end date of activity: 12/31/03

Demolition/Disposition Activity Description
1a. Development name: Vaughn Family – Warehouse Facility
1b. Development (project) number: MO036P001006
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <u>approved</u> , submitted, or planned for submission: <u>(3/12/02)</u>
5. Number of units affected: 0
6. Coverage of action <input checked="" type="checkbox"/> Part of the development: Non-dwelling maintenance/warehouse facility. <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 3/12/02 b. Projected end date of activity: 10/30/04

Demolition/Disposition Activity Description
1a. Development name: Towne XV
1b. Development (project) number: MO036P001015
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <u>approved</u> , submitted, or planned for submission: <u>(06/25/02)</u>
5. Number of units affected: 28
6. Coverage of action <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: 6/30/02 b. Projected end date of activity: 11/26/02

Demolition/Disposition Activity Description
1a. Development name: Carr Square 1b. Development (project) number: MO036P001001
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status 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: (01/31/04)
5. Number of units affected: 0
6. Coverage of action <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: 7/1/04 b. Projected end date of activity: 12/31/05

Demolition/Disposition Activity Description
1a. Development name: Darst-Webbe 1b. Development (project) number: MO036P001007
a. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
b. Application status Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (3/6/03)
5. Number of units affected: 0
6. Coverage of action <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: 8/26/02 b. Projected end date of activity: 7/15/03

Demolition/Disposition Activity Description	
1a. Development name: Paul Simon Elderly	
1b. Development (project) number: MO036P00107A	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <u>approved</u> , submitted, or planned for submission: 7/10/01	
5. Number of units affected: 130	
6. Coverage of action	<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: 3/31/03 b. Projected end date of activity: 9/27/03

Demolition/Disposition Activity Description	
1a. Development name: Paul Simon Elderly	
1b. Development (project) number: MO036P00107A	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <u>approved</u> , submitted, or planned for submission: 3/6/03	
5. Number of units affected: 130	
6. Coverage of action	<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: 8/26/02 b. Projected end date of activity: 12/31/03

Demolition/Disposition Activity Description	
1a. Development name: Clinton Peabody	
1b. Development (project) number: MO036P001002	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status	Approved <input checked="" type="checkbox"/>

Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date application <u>approved</u> , submitted, or planned for submission: <u>(3/6/03)</u>
5. Number of units affected: <u>184</u>
6. Coverage of action <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: 8/26/02 b. Projected end date of activity: 9/6/03

Demolition/Disposition Activity Description
1a. Development name: Armand and Ohio
1b. Development (project) number: MO036P001035
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <u>approved</u> , <u>submitted</u> , or planned for submission: <u>(06/25/02)</u>
5. Number of units affected: 4
6. Coverage of action <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: 5/30/03 b. Projected end date of activity: 2/1/04

Demolition/Disposition Activity Description
1a. Development name: Cabanne Court and Cabanne Way
1b. Development (project) number: MO36P001029& MO36P001011
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <u>approved</u> , submitted, or planned for submission: <u>(11/26/02)</u>
5. Number of units affected: 0
6. Coverage of action <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: 10/25/01 b. Projected end date of activity: 5/30/03
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Demolition/Disposition Activity Description
1a. Development name: McMillan Manor 1b. Development (project) number: MO36P001016
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <u>approved</u> , submitted, or planned for submission: <u>(11/26/02)</u>
5. Number of units affected: 14
6. Coverage of action <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: 10/25/01 b. Projected end date of activity: 5/30/03

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.)

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.

Designation of Public Housing Activity Description
1a. Development name: Badenfest Elderly 1b. Development (project) number: MO36P001039
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (9/19/03)
5. If approved, will this designation constitute a <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 21
7. Coverage of action

<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Badenhau Elderly
1b. Development (project) number: MO36P001028
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or <u>planned for submission</u> : (9/19/03)
5. If approved, will this designation constitute a <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 100
7. Coverage of action <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Replacement Building for Blumeyer Elderly
1b. Development (project) number: MO036P001009A&E
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or <u>planned for submission</u> : (6/15/04)
5. If approved, will this designation constitute a <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 588
7. Coverage of action <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Cochran Towers
1b. Development (project) number:	MO36P0010003
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(9/19/03)
5. If approved, will this designation constitute a	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	21
7. Coverage of action	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Euclid Plaza Elderly
1b. Development (project) number:	MO36P001013
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(9/19/03)
5. If approved, will this designation constitute a	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	108
7. Coverage of action	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Parkview Elderly
1b. Development (project) number:	MO36P001019
2. Designation type:	

Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (9/19/03)
5. If approved, will this designation constitute a <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 397 7. Coverage of action <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Near South Side HOPE VI – Phase II Les Chateaux 1b. Development (project) number: MO36P001048
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (19/09/01)
5. If approved, will this designation constitute a <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 40 7. Coverage of action <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Replacement building for Vaughn Elderly 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status

Approved; included in the PHA's Designation Plan <input type="checkbox"/>
Submitted, pending approval <input type="checkbox"/>
Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (9/19/03)
5. If approved, will this designation constitute a <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 63
7. Coverage of action <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

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.

Conversion of Public Housing Activity Description	
1a. Development name: Vaughn Elderly & Vaughn Towers	
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 checked="" type="checkbox"/> Conversion Plan approved by HUD on: (05/12/2001) <input checked="" 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	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:	

<input checked="" type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or <u>approved</u> : 11/19/2001)
<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)

Conversion of Public Housing Activity Description
1a. Development name: Cochran Gardens 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 checked="" type="checkbox"/> Conversion Plan approved by HUD on: (05/12/2001) <input checked="" 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 <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input checked="" type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or <u>approved</u> : 11/19/2001) <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)

Conversion of Public Housing Activity Description	
1a. Development name: Blumeyer Elderly	
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 checked="" type="checkbox"/> Conversion Plan approved by HUD on: (05/12/2001) <input checked="" 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	
<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: 11/19/2001) <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)	

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?	
<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.)	

<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Conversion Plan in development</p> <p><input checked="" type="checkbox"/> Conversion Plan submitted to HUD on: (24-03-2000)</p> <p><input checked="" type="checkbox"/> Conversion Plan approved by HUD on: (05/12/2001)</p> <p><input checked="" type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway</p>
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion N/A</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:</p> <p><input checked="" type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or <u>approved</u>: 11/16/01)</p> <p><input checked="" type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or <u>approved</u> 11/16/01:)</p> <p><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</p> <p><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</p> <p><input type="checkbox"/> Other: (describe below)</p>

Conversion of Public Housing Activity Description
<p>1a. Development name: Clinton-Peabody</p> <p>1b. Development (project) number: MO036P001002</p>
<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input checked="" type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input type="checkbox"/> Other (explain below)</p>
<p>3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</p>
<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Conversion Plan in development</p> <p><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway</p>
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application</p>

(date submitted or approved:)

Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved: 10/07/02)

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)

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.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Lookaway	
1b. Development (project) number: MO1-41A	
2. Federal Program authority:	
<input type="checkbox"/>	HOPE I
<input checked="" 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:	
<input checked="" type="checkbox"/>	Approved; included in the PHA’s Homeownership Plan/Program
<input type="checkbox"/>	Submitted, pending approval
<input type="checkbox"/>	Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (4/1/02)	
5. Number of units affected: 17	
6. Coverage of action:	
<input type="checkbox"/>	Part of the development
<input checked="" 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.)

1. Program Description: **SLHA implemented a program in March of 2003.**

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?

- 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:

The Family must be currently enrolled in the FSS Self-Sufficiency (FSS) Program and in compliance with the FSS contract; unless the family is elderly or disabled;

Have completed an initial lease term in the Section 8 housing choice voucher program; or be a current public housing resident that has been in good standing for at least one year;

Have fully repaid any outstanding debt owed to SLHA or any other Housing Authority or former or current Section 8 Landlord;

Have not defaulted on a mortgage securing debt to purchase a home under the homeownership option; and

Have not had any member who has present ownership interest in a residence at the commencement of homeownership assistance.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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)?

If yes, what was the date that agreement was signed? 02/01/02

2. Other coordination efforts between the PHA and TANF agency.

- 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 (SLATE)
- 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?

- 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.)

Services and Programs				
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 (Elderly & Disabled Developments)	350	All referrals	Via Service Coordinator	Public Housing elderly/disabled
Family Advocacy	150	Targeted	Via Case Manager	HOPE VI Residents
GED	12	None	Resident Initiatives	PH Residents only
ROSS (Family Support Svcs.)	85	None	Resident Initiatives	PH Residents only
Transportation	1000	By request	Resident Initiatives	PH Residents only
Various skills training (ROSS Clinical Case Management)	85	Specific Criteria	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

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2003 Estimate)	Actual Number of Participants (As of: 03/31/03)
Public Housing ROSS-Supportive Services	85	93 (6 have escrow accounts)
Section 8	144	144 (60 have escrow accounts)

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:

- 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)

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

The SLHA policies and requirements pertaining to the Community Service Requirements are included as attachment "X" (mo001x02) to this document.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (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
 - 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.
 - 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:
 - 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:

- 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)
2. Which developments are most affected? (list below)
Cochran Gardens and Clinton-Peabody

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for 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 2004 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.
The Public Housing Drug Elimination Program has been eliminated.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The SLHA Policies and requirements pertaining to the ownership of pets in public housing is included as attachment "T" to this plan (mo001t02).

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?
 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 (mo001e01.doc)
 Provided below:

3. In what manner did the PHA address those comments?
 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)
Some comments were considered but they did not change the Plan, and others led

to changes.

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:

- 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:

- 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:

- 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: **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:

- 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.

Criteria for Significant Amendment or Modification of the Agency Plan (24 CFR Part 903.7(r)(ii)):

SLHA will amend or modify its agency plan upon the occurrence of any of the following events during the term of an approved plan:

- *A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year.*

- *Any other event that the Authority's Board determines to be a significant amendment or modification of the approved annual plan.*

Attachments

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

SECTION V TENANT SELECTION

A. Income Targeting Requirements

As dwelling units become available for occupancy, responsible SLHA employees will offer units to applicants on the waiting list. In accordance with the Quality Housing and Work Responsibility Act of 1998 (QHWRA), the SLHA encourages occupancy of its developments by families with a broad range of incomes. At a minimum, forty percent (40%) of all new admissions **on an annual basis** will be families with incomes at or below thirty percent (30%) (extremely low-income) of the local area median income (See Appendix 3 for Income Limits). The offer of assistance will be made without discrimination because of race, color, religion, sex, national origin, age disability or familial status.

In any given year, at least forty (40%) of a SLHA's admissions to public housing units will be extremely low-income families. For every percent below forty percent (40%) of such admissions, the percentage of extremely low-income families admitted to the Section 8 program will be increased by an equal percentage up to a maximum of eighty-five percent (85%).

The offers will be made in the following manner:

To the maximum extent feasible, the deconcentration and income-mixing requirements of the QHWRA will be followed. Families with incomes ranging from 0% to 80% of median income will be selected in accordance with their preferences and priorities. Families with the highest incomes will be offered units in developments where average family incomes are lowest. Conversely, families with the lowest incomes will be offered units in developments with the highest average family incomes. The SLHA may offer incentives to families to accomplish the deconcentration and income-mixing objectives.

The SLHA may employ a system of income ranges in order to maintain a housing resident body composed of families with a range of incomes and rent paying abilities representative of the range of incomes among low-income families in the SLHA's area of operation, and may take into account the average rent the SLHA should receive to maintain financial solvency. The SLHA's selection procedures are designed so that selection of new public housing residents will bring the SLHA's actual distribution of rents closer to the projected distribution of rents.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <p style="text-align: center;">St. Louis Housing Authority</p>	Grant Type and Number Capital Fund Program Grant No: MO36P00150103 Replacement Housing Factor No:	Federal FY of Grant: <p style="text-align: center;">2003</p>
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<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Description	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	2,936,700			
3	1408 Management Improvements	2,936,700			
4	1410 Administration	1,468,350			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	500,000			
8	1440 Site Acquisition	50,000			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	4,926,753			
11	1465.1 Dwelling Equipment--Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	90,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	175,000			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	1,600,000			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 - 20)	14,683,503			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security-Soft Costs	2,000,000			
25	Amount of line 21 Related to Security-Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

Signature of Executive Director _____ <div style="text-align: right; font-size: small;">Date (mm/dd/yyyy)</div>	Signature of Public Housing Director _____ <div style="text-align: right; font-size: small;">Date (mm/dd/yyyy)</div>
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Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36P00150103		2003		
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		2,936,700				
	Management Improvements							
	Computer S/W, Support, Trng.			86,500				
	Extraordinary Mtce. & Sundry			125,200				
	Planning & Applications			100,000				
	Resident Initiative Costs			400,000				
	Security Costs			2,000,000				
	Training Costs			50,000				
	Self Sufficiency Program			0				
	Vacant Unit Turnaround			175,000				
	Total Management Improvements	1408		2,936,700				
	Administration							
	Salaries & benefits			1,386,210				
	Sundry			25,000				
	Training			41,000				
	Travel			16,140				
	Total Administration	1410		1,468,350				
	Audit	1411						
	Fees and Costs							
	General A/E Costs			500,000				
	General A/E Costs - 504							
	Sundry Fees and Costs							
	Total Fees and Costs	1430		500,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36P00150103		2003		
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide (cont.)	Site Acquisition	1440		50,000				
	Site Improvement	1450						
	Dwelling Structures							
	504 Accessibility							
	Elevator Upgrades							
	Roof Replacements							
	Systems Upgrades							
	Total Dwelling Structures	1460		0				
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment							
	Computer Equipment	1475.4		90,000				
	Automotive Equipment	1475.7						
		1475		90,000				
	Demolition	1485						
	Replacement Reserve	1490						
	Relocation Costs	1495.1		175,000				
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Contingency	1502						
	Total PHA Wide			8,156,750				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150103						2003
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-02	Fees and Costs	1430						
Clinton								
Peabody	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Comprehensive Modernization			4,176,753				
	Total Dwelling Structures	1460		4,176,753				
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Clinton Peabody			4,176,753				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150103 Replacement Housing Factor No:				2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-06A	Fees and Costs	1430						
Central Office	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures			50,000				
	Total Dwelling Structures	1460		50,000				
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Central Office			50,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No:			MO36P00150103			2003
Replacement Housing Factor No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-37	Fees and Costs	1430						
Cochran Plaza	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Interiors & Exteriors							
	Total Dwelling Structures	1460						
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501		1,600,000				
	Total Cochran Plaza			1,600,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150103 Replacement Housing Factor No:				2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-41A	Fees and Costs	1430						
South								
Broadway	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Building Envelope			700,000				
	Dwelling Units							
	Total Dwelling Structures	1460		700,000				
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total South Broadway			700,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <p style="text-align: center;">St. Louis Housing Authority</p>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor No: <p style="text-align: right; margin-right: 50px;">MO36R00150103</p>	Federal FY of Grant: <p style="text-align: center;">2003</p>
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Original Annual Statement

 Reserve for Disasters/Emergencies

 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:

 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0			
3	1408 Management Improvements	0			
4	1410 Administration	508,058			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	4,572,518			
11	1465.1 Dwelling Equipment--Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 - 20)	5,080,576			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security-Soft Costs	0			
25	Amount of line 21 Related to Security-Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

Signature of Executive Director _____	Date _____	Signature of Public Housing Director _____	Date _____
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Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No:			MO36R00150103			2003
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406						
	Management Improvements							
	Carr Square Self-Sufficiency							
	Computer S/W, Support, Trng.							
	Extraordinary Mtce. & Sundry							
	HQS Inspections							
	Mobility Counselling							
	Planning & Applications							
	Resident Initiative Costs							
	Security Costs							
	Training Costs							
	Vacant Unit Turnaround							
	Total Management Improvements	1408			0			
	Administration							
	Salaries & benefits				448,058			
	Sundry				20,000			
	Training				20,000			
	Travel				20,000			
	Total Administration	1410			508,058			
	Audit	1411						
	Fees and Costs							
	General A/E Costs							
	General A/E Costs - 504							
	Sundry Fees and Costs							
	Total Fees and Costs	1430			0			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No:			MO36R00150103			2003
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide (cont.)	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	504 Accessibility							
	Elevator Upgrades							
	Roof Replacements							
	Systems Upgrades							
	Total Dwelling Structures	1460		0				
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Replacement Reserve	1490						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Contingency	1502						
	Total PHA Wide			508,058				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: Replacement Housing Factor No:						2003
		MO36R00150103						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-6E	Fees and Costs	1430						
Vaughn								
Elderly	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	New Structure			4,572,518				
	Total Dwelling Structures	1460		4,572,518				
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total McMillan Manor			4,572,518				

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

**U.S. Department of Housing
and Urban Development**

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

Office of Public and Indian Housing

HA Name: St. Louis Housing Authority		Locality: (City/County & State) St. Louis, MO			<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No:
A. Development Number/Name	Work Stmt. for Year 1 FFY: 2003	Work Statement for Year 2 FFY: 2004	Work Statement for Year 3 FFY: 2005	Work Statement for Year 4 FFY: 2006	Work Statement for Year 5 FFY: 2007	
MO1-01 Carr Square	See Annual Statement					
MO1-02 Clinton Peabody						
MO1-03 Cochran Gardens		\$411,854	\$200,000	\$1,210,000		
MO1-03E Cochran Towers						
MO1-06A Central Office		\$5,000	\$5,000	\$5,000		\$5,000
MO1-06E Vaughn Towers				\$560,000		
MO1-09E Blumeyer Elderly				\$2,222,271		
MO1-09F Blumeyer Family		\$165,000				
MO1-16 McMillan Manor		\$1,200,000				
MO1-10 James House						
MO1-18 Kingsbury Terrace					\$717,729	\$2,095,405
MO1-21 Mark Twain		\$1,600,000				
MO1-22 Lafayette Elderly			\$374,851	\$1,483,143		
B. Physical Improvements Subtotal		\$3,131,854	\$579,851	\$1,488,143	\$2,100,405	
C. Management Improvements		\$2,258,742	\$2,250,850	\$2,232,350	\$1,666,162	
D. HA-Wide Nondwelling Structures and Equipment		\$90,000	\$90,000	\$90,000	\$90,000	
E. Administration		\$1,129,371	\$1,125,425	\$1,116,175	\$833,081	
F. Other		\$2,175,000	\$2,175,000	\$2,075,000	\$1,975,000	
G. Operations		\$2,258,742	\$2,250,850	\$2,232,350	\$1,666,162	
H. Demolition		\$250,000	\$2,782,271	\$1,210,000	\$0	
I. Replacement Reserve			\$0	\$0	\$0	
J. Mod Used for Development		\$0	\$0	\$0	\$0	
K. Total CGP Funds		\$11,293,709	\$11,254,247	\$10,444,018	\$8,330,810	
L. Total Non-CGP Funds		\$0	\$0	\$0	\$0	
M. Grand Total		\$11,293,709	\$11,254,247	\$10,444,018	\$8,330,810	
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**

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

Office of Public and Indian Housing

A. Development Number/Name	Work Stmt. for Year 1 FFY: 2003	Work Statement for Year 2 FFY: 2004	Work Statement for Year 3 FFY: 2005	Work Statement for Year 4 FFY: 2006	Work Statement for Year 5 FFY: 2007
MO1-24E Warwood Elderly (Demo) MO1-24F Warwood Family MO1-26 Page Manor MO1-28 Badenhous Elderly MO1-34 LaSalle Park MO1-37 Cochran Plaza MO1-41A South Broadway	See Annual Statement				
MEMO: Line F. Other					
Fees & Costs		\$500,000	\$500,000	\$400,000	\$300,000
Relocation Cost		\$75,000	\$75,000	\$75,000	\$75,000
Debt Service		\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000
Contingency		\$0	\$0	\$0	\$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 No. 2577-0157 (7/31)

Work Statement for Year 1 FFY: 2003	Work Statement for Year 2 FFY: 2004			Work Statement for Year 3 FFY: 2005				
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost		
	MO1-03 Cochran Gardens Capital Improvements TOTAL	531 Units	\$411,854 \$411,854	MO1-03 Cochran Gardens Capital Improvements TOTAL		\$200,000 \$200,000		
	MO1-6A Central Office Capital Improvements TOTAL	531 Units	\$5,000 \$5,000	MO1-6A Central Office Capital Improvements TOTAL		\$5,000 \$5,000		
	MO1-9F Blumeyer Family Demo TOTAL		\$165,000 \$165,000	MO1-6AH Vaughn Towers Demo TOTAL		\$560,000 \$560,000		
	MO1-16 McMillan Manor Demo Capital Improvements TOTAL		\$250,000 \$950,000 \$1,200,000	MO1-9E Blumeyer Elderly Demo TOTAL		\$2,222,271 \$2,222,271		
	MO1-21 Mark Twain Capital Improvements TOTAL		\$1,600,000 \$1,600,000	MO1-22 Lafayette Elderly Capital Improvements TOTAL		\$374,851 \$374,851		
	PHA Wide Computer/Office Equipment TOTAL		\$90,000 \$90,000	PHA Wide Computer/Office Equipment TOTAL		\$90,000 \$90,000		
	Subtotal of Estimated Cost			\$3,471,854	Subtotal of Estimated Cost			\$3,452,122

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

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

Work Statement for Year 1 FFY: 2003	Work Statement for Year 2 FFY: 2004			Work Statement for Year 3 FFY: 2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	Management, Financial, & Accounting Control Systems:			Management, Financial, & Accounting Control Systems:		
	Computer Software Costs		\$10,000	Computer Software Costs		\$10,000
	Grant Planning and Applications		\$10,000	Grant Planning and Applications		\$10,000
	TOTAL		\$20,000	TOTAL		\$20,000
	Adequacy & Efficacy of Resident & Development Security:			Adequacy & Efficacy of Resident & Development Security:		
	Security		\$2,000,000	Contract Security		\$2,000,000
	TOTAL		\$2,000,000	TOTAL		\$2,000,000
	Adequacy & Efficacy of Occupancy:			Adequacy & Efficacy of Occupancy:		
	Vacant Unit Turnaround Crew & Costs		\$25,000	Vacant Unit Turnaround Crew & Costs		\$25,000
	TOTAL		\$25,000	TOTAL		\$25,000
Adequacy & Efficacy of Maintenance:			Adequacy & Efficacy of Maintenance:			
Extraordinary Maintenance		\$13,742	Extraordinary Maintenance		\$5,850	
TOTAL		\$13,742	TOTAL		\$5,850	
Adequacy & Efficacy of Resident Opportunities:			Adequacy & Efficacy of Resident Opportunities:			
Resident Initiative Costs		\$200,000	Resident Initiative Costs		\$200,000	
TOTAL		\$200,000	TOTAL		\$200,000	
Other:			Other:			
Fees & Cost		\$500,000	Fees & Cost		\$500,000	
Relocation		\$75,000	Relocation		\$75,000	
Debt Service		\$1,600,000	Debt Service		\$1,600,000	
	Subtotal of Estimated Cost		\$4,433,742	Subtotal of Estimated Cost		\$4,425,850

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

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

Work Statement for Year 1 FFY: 2003	Work Statement for Year 4 FFY: 2006			Work Statement for Year 5 FFY: 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	Management, Financial, & Accounting Control Systems:					
	Computer Software Costs		\$8,000			
	Grant Planning & Applications		\$8,000			
	TOTAL		\$16,000			
	Adequacy & Efficacy of Resident & Development Security:			Adequacy & Efficacy of Resident & Development Security:		
	Security		\$2,000,000	Security		\$1,666,162
	TOTAL		\$2,000,000	TOTAL		\$1,666,162
	Adequacy & Efficacy of Occupancy:					
	Vacant Unit Turnaround Crew & Costs		\$9,000			
	TOTAL		\$9,000			
Adequacy & Efficacy of Maintenance:						
Extraordinary Maintenance		\$7,350				
TOTAL		\$7,350				
Adequacy & Efficacy of Resident Opportunities:						
Resident Initiative Costs		\$200,000				
TOTAL		\$200,000				
Other:			Other:			
Fees & Cost		\$400,000	Fees & Cost		\$300,000	
Relocation		\$75,000	Relocation		\$75,000	
Debt Service		\$1,600,000	Debt Service		\$1,600,000	
	Subtotal of Estimated Cost		\$4,307,350	Subtotal of Estimated Cost		\$3,641,162

**St. Louis Housing Authority
Public Hearing Comments and Responses
Annual Plan FY 2004 (FFY 2003)**

Speaker 1 – Ms. Belinda Palmer, 1112 N. 9th St., St. Louis, MO 63101 (representing Cochran TAB. Ms. Palmer read comments that were submitted in writing by the Cochran TAB-Antoine Gilkey)

In a letter dated June 3, 2003, a list of items to be fixed, replaced, or purchased at the Cochran Development was submitted to the St. Louis Housing Authority. The responses to the requested items are as follows:

Comment: Item No. 2:

We request that all fencing be replaced in Cochran Plaza and that the siding in the Plaza be fixed and replaced where it has come down. We would also like the Capital Funds to replace broken or boarded-up windows, and to rehabilitate Cochran Plaza over the next three years without displacing any residents. We request that Kennedy/KAI not be selected to participate in the renovation of the Plaza as contractors or developers.

SLHA response:

The modernization requested for Cochran Plaza will be addressed in planned rehabilitation of Cochran Plaza, which is already in the Annual Plan/5-Year Plan over the next three years. Residents that will require to be relocated to allow for the renovations will be relocated in accordance with Uniform Relocation Act.

Regarding the development partners for Cochran Plaza, a formal solicitation was conducted in accordance with the procurement regulations and an award selection has been approved by the SLHA Board of Commissioners.

Comment: Item No. 3:

We request that all elevators in our site be fixed using an assessment from a qualified elevator engineer detailing what specifically needs to be fixed or what parts need to be replaced on each elevator in each building.

SLHA response:

All elevators within Cochran Garden Buildings have been modernized; management companies are responsible for contracting with elevator companies to make necessary repairs at their developments.

Comment: Item No. 4:

Electronic phone systems installed on the first floors in the remaining buildings.

SLHA response:

Cochran Gardens has failed the long-term viability requirement and is subject to the federal mandate (Section 202 of the Omnibus Consolidated Rescissions and Appropriations Act of 1996) to be removed from the housing stock by 2005. As such, SLHA by statute cannot allocate funds to make comprehensive improvements to this development.

Comment: Item No. 5:

Replacement of the closet doors in the remaining buildings.

SLHA response:

See Response to Item No. 4.

Comment: Item No. 6:

Replacement of blinds for all windows in the remaining buildings.

SLHA response:

The management company is currently addressing on a case by case basis.

Comment: Item No. 7:

Apartments need to be painted. The units have not been painted since 1997.

SLHA response:

See Response to Item No. 4.

Comment: Item No. 8:

Parking lots need to be re-paved.

SLHA response:

See Response to Item No. 4.

Comment: Item No. 9:

All porch doors need to be replaced throughout the remaining buildings.

SHA response:

See Response to Item No. 4.

Comment: Item No. 10:

Better locks to be placed on doors to decrease break-ins.

SLHA response:

See Response to Item No. 4.

Comment: Item No. 12:

The outer walls require repairing.

SLHA response:

See Response to Item No. 4.

Comment: Item No. 13:

There are plumbing back ups in the existing buildings.

SLHA response:

See Response to Item No. 6.

Comment: Item No. 11:

Remove graffiti on outside/inside of buildings.

SLHA Response:

See Response to Item No. 6.

Comment: Item No. 14:

Having Cochran Gardens TMC co-develop the Cochran Community is a priority. This co-development will be joined with a private developer. Cochran Gardens TMC is a community developer and co-develops and co-owns sites in the city. We oppose using KAI as a developer unless Cochran Gardens Tenant Management Corporation is a co-developer. The CGTMC should be afforded the opportunity to co-develop their own community based on their community redevelopment and expertise.

SLHA Response:

As previously stated, SLHA has completed the procurement for the development partners for the revitalization of Cochran and the selection of the development partner has been approved by the SLHA Board of Commissioners.

Comment: Item Nos. 15:

Cochran Gardens TMC is requesting the “mall” located on 9th Street to be used for resident meetings.

SLHA Response:

The “mall” on 9th Street is currently under lease by the City-Wide Tenant Affairs Board as approved by the SLHA Board of Commissioners. Resident meetings can be conducted at the Cochran Towers Community Room or at the Cochran Community Center.

Comments: Item Nos. 1 & 16:

Cochran Gardens would like to construct a 24 hour Child Development Center and requests 100,000 for this project. In addition, we would like \$100,000 for an after school program.

SLHA Response:

In light of Capital Fund budget cuts for FFY 2003, Capital Funds are simply not available to fund these endeavors. Additionally, if awarded a HOPE VI grant, a portion of the grant can be used for Community Social Services. These funds will be available for residents, steering committee and developer to decide the best programs and usage for the community.



CARR SQUARE TENANT MANAGEMENT CORPORATION (CSTMC) comments submitted in writing, received June 3, 2003. In a letter dated June 3, 2003, a list of items to be fixed, replaced, or purchased at the Carr Square Development was submitted to the St. Louis Housing Authority. The responses to the requested items are as follows.

Comment: Item No.1:

Carr Square Tenant Management is requesting Capital Funds for:

- Five-Year Plan for FY 2004-2008/Annual Plan for FY 2004
- \$800,000 site rehabilitation
- \$400,000 self sufficiency – resident owned business and support training
- New construction phase II – \$2,500,000

SLHA Response:

Carr Square was extensively renovated in recent years. As SLHA plans the improvement activities it must prioritize by developments that have a greatest degree or need for modernization. There are other developments that have not had recent improvements that require a higher priority for physical improvements and are scheduled ahead of Carr Square for future funding allocation.

Comment: Item No.2:

In view of the elimination of HOPE VI funds, our agency is requesting any available funds that can be used to redevelop Carr Square Phase I and II. We are also requesting that SLHA release Carr Square Capital Funds for \$214,386 to conduct our self-sufficiency program.

SLHA Response:

In lieu of recent budget decreases and the elimination of the Drug Elimination Program, the available funds are quite limited and have to be prioritized based upon the greater needs and what will provide the most benefit agency wide. As previously stated, SLHA will revisit the requested items for Annual/5-Year Plans for subsequent years or when more funding is available.

Comment: Item No. 3:

Carr Square Tenant Management Corporation is requesting that it co-develop Phase I and Phase II.

SLHA Response:

CSTMC has failed to provide a viable plan that includes public housing for rental clients, nor presented a plan that is more cost effective than the established self-sufficiency program that the SLHA has implemented for public housing residents. SLHA is interested in partnership with developers or interested parties that will commit funds to revitalization efforts for Carr Square; however, SLHA can only apply for funding through the HOPE VI grant program if it includes affordable public housing units.

However, at the present time, SLHA believes that it would not be prudent to make plans for the future revitalization of Carr Square before the pending litigation between HUD and CSTMC has been resolved.

Additionally, if in the future a development plan is derived, SLHA will to pursue procurement regulations to seek development partners to ensure open and fair completion to all interested parties.

Comment: Item No. 4:

CSTMC is requesting to obligate \$1 million of excess revenue or reserve funds for economic development for the Carr Square community in the SLHA Annual and Five-Year Plan for FY 2004-2008.

SLHA Response:

SLHA has informed CSTMC on several occasions and in writing that SLHA does not control the reserve. CSTMC must gain HUD approval for this request.

Comment: Item No. 5

CSTMC requests the following site improvements:

~Hope VI application or mixed-finance plan for development of Phase II (no work been done since demolition-want more units)

Exterior Improvements:

- ~Playground equipment and surfaces
- ~Paint and repair porch roofs
- ~Sod the yards
- ~Landscaping (put mulch around trees, plant more trees)

Interior Improvements:

- ~Carpet units
- ~New appliances (Dish washer, washer and dryer, refrigerator)

Resident Services:

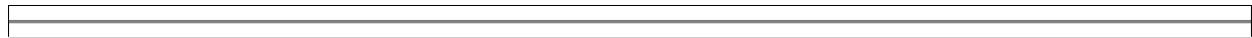
- ~After school tutorial programs
- ~More stores/shopping near development
- ~Self-sufficiency programs
- ~Resident owned businesses

SLHA Response:

The request for physical improvements are operating expenses and not capital expenses, as such, they should be requested in CSTMC's next operating budget.

The HOPE VI development program will sunset this year. HUD has not yet identified a replacement to this program for development.

See response to Item No.3.



Jack Saunders, Housing Manager, Lutheran Senior Services (submitted in writing in a letter dated 3/6/03). A list of items to be fixed, replaced, or purchased at the James House Development was submitted to the St. Louis Housing Authority. The responses to the requested items are as follows.

Comment: Item No. 1:

James House needs the following building upgrades:

- ~Upgrade security system
- ~Install power assisted entrance doors
- ~Upgrade electrical service panels to reduce power failures
- ~Ventilate trash room

- ~Replace bath tubs, mirrors, faucets, shower heads, and lighting fixtures in apartments
- ~Replace exhaust fans in rooftop
- ~Central air throughout building and apartments
- ~Replace leaky cast iron waste pipes
- ~Install exterior metal benches
- ~Install exterior lighted signage
- ~Provide space and specifications to put into service a Beauty/Barber shop (with vented podiatry treatment space)
- ~Create more parking spaces

SLHA Response:

In 2001, interior renovations of the James House Elderly development were completed; therefore, a comprehensive modernization of the development is not scheduled within the next five years of the Agency Plan. There are other developments that have not had recent improvements that require a higher priority for physical improvements and are scheduled ahead of James House. James House was previously scheduled for modernization in FY2007; however, due to continued budget decreases the schedule has shifted farther out.

In the future, the plan is complete a comprehensive modernization that will include conversion of zero size bedroom units to one bedroom size units to increase the living space. The majority of the physical improvements as well as consideration for community space (Beauty/Barber shop) will be addressed at that time.

Comment: Item No.2:

Increase walk-throughs by the St. Louis Metropolitan Police, to result in a more stable resident population.

SLHA Response:

SLHA allocates a major portion of the available funds to provide security, especially at the high-rise developments. SLHA cannot afford to provide 24 hour security services and therefore, other alternatives have to be developed in collaboration between residents and management to improve security measures at each development.

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SLHA Comments:

Comment: Item No. 1:

On the housing needs of families on the waiting list section, it says that the PHA does not permit specific categories of families onto the waiting list, even if generally closed.

SLHA Response:

The PHA does permit specific categories on the waiting list, even if generally closed. This has been corrected on the Annual Plan.

Comment: Item No. 2:

There are no waiting lists for King Louis and Les Chateaux.

SLHA Response:

We are currently forming waiting lists for these developments.

Comment: Item No. 3:

The numbers on the Statement of Financial Resources are not correct.

SLHA Response:

During the compilation of the Draft Agency Plan, the current fiscal year's numbers were not available. These numbers have been corrected due to budgets being approved for FY 2004.

Comment: Item No. 4:

In the section entitled "HUD Programs Under PHA Management," the number of Section 8 vouchers and Public Housing Drug Elimination Program (PHDEP) families is incorrect.

SLHA Response:

At the time of release of the Draft Agency Plan, the current numbers were unavailable. Because of this, last year's numbers were used. This has been corrected with the most current numbers.

Note: The Public Housing Drug Elimination Program (PHDEP) has been eliminated by HUD.

Comment: Item No. 5:

The Phases for Near South Side and Blumeyer are not current in the "HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)" section.

SLHA Response:

Phase IV for Near South Side and Phases II and III for Blumeyer have been added to this section.

Comment: Item No. 6:

The replacement building for Vaughn Elderly is not included in the "Designation of Public Housing Activity Description" section.

SLHA Response:

This building has been added in the Agency Plan.

Comment: Item No. 7:

In the “Conversion of Public Housing Activity Description” section, Blumeyer Family’s approval date is missing and Clinton-Peabody’s submittal date is incorrect.

SLHA Response:

These dates have been added to the Agency Plan.

Comment: Item No. 8:

In the “Conversion of Public Housing Activity Description” section, what is the allocation method used for ROSS Clinical Case Management? The information is unclear.

SLHA Response:

The information has been changed to state that selection criteria is the method used for allocation.

Comment: Item No. 9:

In this same section, the statement regarding maintenance of the minimum program size not being met is checked off as “Yes” when in fact, it should be “No”.

SLHA Response:

This change has been made.

Comment: Item No. 10:

In the section about coordination between the PHA and the police, “Police regularly testify in and otherwise support eviction cases” has not been checked off.

SLHA Response:

This change has been made.

Comment: Item No. 11:

In the “Other Information” section, “In what manner did the PHA address the comments”, the “Other” box is checked. What does this mean?

SLHA Response:

The “Other” manner is that both boxes should be checked. Some of the comments we responded to required no changes, and others were changed appropriately.

Comment: Item No. 12:

The Performance and Evaluation (P&E) Reports and the General Ledger are slightly inconsistent. The SLHA is currently working to reconcile these documents prior to Annual Plan submission to HUD.

SAL F. MARTINEZ
Chairman
JERRY BAKER
Vice-Chairman
ALICIA BROWN
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CLAUDE BROWN
Commissioner
REV. CHARLES BURGOON
Commissioner
ANTOINE GILKEY
Commissioner
MARY SHERIDAN
Commissioner



Francis G. Slay
Mayor

ST. LOUIS HOUSING AUTHORITY

4100 Lindell Boulevard
Saint Louis, Missouri 63108

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TDD: 314/286-4223

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

I, _____, the _____,
certify that the Five Year and Annual PHA Plan of the St. Louis Housing Authority
is consistent with the Consolidated Plan of the City of St. Louis prepared
pursuant to 24 CFR Part 91.

Signed/Dated by Appropriate State or Local Official

PHA Certifications of Compliance with the PHA Plans and Related Regulations Board Resolution to Accompany the PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year Plan and Annual Plan for PHA fiscal year beginning **10/1/03**, hereinafter referred to as the Plan of which this document is a part and make the following certifications and agreements with the Department of Housing Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board of Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analysis and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site.
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).

8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income persons, and with its implementing regulation at 24 CFR part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. For PHA Plan that includes a PHDEP Plan as specified in 24 CFR 761.21: The PHDEP Plan is consistent with and conforms to the "Plan Requirements" and "Grantee Performance Requirements" as specified in 24 CFR 761.21 and 761.23 respectively and the PHA will maintain and have available for review/inspection (at all times), records or documentation of the following:
 - Baseline law enforcement services for public housing developments assisted under the PHDEP plan;
 - Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);
 - Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;
 - Coordination with other law enforcement efforts;
 - Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and
 - All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.
14. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49CFR Part 24 as applicable.
15. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
16. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
17. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
18. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
19. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
20. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
21. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.

22. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and attachments at the primary business office of the PHA and at all other items and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

St. Louis Housing Authority

MO36P001

Signed/Dated by PHA Board Chair or other authorized PHA Official

Sal F. Martinez

Redevelopment Department



Francis G. Slay
Mayor

ST. LOUIS HOUSING AUTHORITY

4100 Lindell Boulevard
Saint Louis, Missouri 63108

Office: 314/286-4272
Fax: 314/286-4382
TDD: 314/286-4223

TO: Board of Commissioners

FROM: Ellis Henry

THROUGH: Cheryl Lovell

DATE: June 16,2003

RE: Resolution No. 2363 –
Approving and authorizing the submission of the Agency Plan Annual Submission for fiscal year 2004

Board approval is requested to authorize the St. Louis Housing Authority to submit the Agency Plan Annual Submission for fiscal year 2004.

St. Louis Housing Authority (SLHA) has prepared the Agency Plan Annual Submission according with the regulations and requirement of 24 CFR 903.

Resident planning meetings were conducted to encourage meaningful participation in the planning and development process of the annual submission.

Enclosed for your review are the following exhibits:

1. Proposed Agency Plan Annual Submission
2. Annual Statement for Capital Fund Program
3. Comments and Response Summary from Public Hearing
4. Notice of Public Hearing
5. Minutes from Town Hall Meetings
6. Spreadsheet of Resident Needs and Concerns
7. Calendar of Resident Planning Meetings

**Resolution Approving and Authorizing Submission
Of the
Agency Plan Annual Submission for FY2004**

WHEREAS, the St. Louis Housing Authority (hereinafter SLHA) desires to submit the Agency Plan Annual Submission for fiscal year 2004; and

WHEREAS, the Agency Plan Annual Submission has been prepared in accordance with 24 CFR Part 903 regulations and requirements for submission to HUD; and

WHEREAS, SLHA has facilitated resident planning meetings to encourage broad public participation in the annual submission preparation process; and

WHEREAS, SLHA has worked in collaboration and conducted planning meetings with the City-Wide Tenant Affairs Board to obtain recommendations in the development of the proposed Annual Submission; and

WHEREAS, SLHA has published notices and made the proposed Agency Plan Annual Submission available for inspection and public comment for a period of 45 days prior to the Public Hearing; and

WHEREAS, SLHA has obtained certification from local government officials that the proposed Agency Plan Annual Submission is consistent with the jurisdiction consolidated plan; and

WHEREAS, SLHA conducted a Public Hearing on June 3, 2003 to obtain public comments regarding the proposed Annual Submission; and

WHEREAS, SLHA has considered all comments and recommendations received, and has incorporated all relevant changes in the proposed Agency Plan Annual Submission.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY THAT:

1. The Executive Director of the St. Louis Housing Authority is authorized and directed to submit the Agency Plan Annual Submission for fiscal year 2004 to HUD.

Sal F. Martinez, Chairman
Board of Commissioners
St. Louis Housing Authority

Cheryl A. Lovell, Secretary
Board of Commissioners
St. Louis Housing Authority

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Program/Activity Receiving Federal Grant Funding

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

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

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

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

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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

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

Name of Authorized Official	Title
Signature	Date (mm/dd/yyyy)

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Program/Activity Receiving Federal Grant Funding

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

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

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

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

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

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

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

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

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

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

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

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

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

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

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

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

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

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

Name of Authorized Official

Title

Signature

Date

X

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

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

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

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

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

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

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

**St. Louis Housing Authority
(SLHA)
ACC Units**

Zip	HUD Proj. #	Development	Address	Phone	# Units
63106	MO1-1	Carr Square	1521 Carr Street	516-2300	124
63104	MO1-2	Clinton-Peabody	1308-1316 Dillon	231-7595	542
06 & 01	MO1-3	Cochran Gardens	1112 N. 9th Street	436-2252	531
63106	MO1-3	Cochran Towers	1228 N. 9th Street	436-9598	132
63106	MO1-6	Vaughn Towers	1908-1912 O'Fallon	241-1990	112
63106	MO1-6A	Vaughn Elderly	1919 O'Fallon	241-1990	112
63104	MO1-7A	Paul Simon	1241 Hickory	241-0115	130
63106	MO1-9	Blumeyer Family	3501 Franklin	535-1114	574
63106	MO1-9	Blumeyer Elderly I	3210 Martin Luther King	535-9320	294
63106	MO1-9	Blumeyer Elderly II	3330 Page	535-6433	294
63113	MO1-10	James House	4310 St. Ferdinand	652-8997	155
63113	MO1-13B	Euclid Plaza Elderly	5310 N. Euclid	382-3570	108
63112	MO1-15	Towne XV	5400 Page	533-1441	8
63108	MO1-16	McMillian Manor	4503-41 McMillan	533-1441	34
63108	MO1-17	West Pine	4490 West Pine	652-8830	128
63112	MO1-18	Kingsbury Terrace	5655 Kingsbury	361-1920	147
63108	MO1-19	Parkview Elderly	4451 Forest Park	533-3350	397
63107	MO1-21	Mark Twain	4209-33 N. 11th Street	533-1441	18
63111	MO1-22	Lafayette Apartments	3447 Lafayette	112-1687	32
63118	MO1-23	California Gardens	2910-26 California	772-1687	28
63113	MO1-24	Warwood Family	4942-76 Warwick	637-6161	29
63113	MO1-24	Warwood Elderly	1610 N. Kingshighway	637-6161	95
63112	MO1-26	Page Manor	5836-5840 Page	533-1441	10
63115	MO1-28	Badenhaus Elderly	8450 Gast Place	388-1600	100
63104	MO1-34	LaSalle Park	1001 Hickory	241-9292	148
63113	MO1-35	Armand & Ohio	2214-18 Ohio / 2647-57 Armand	none	7
63106	MO1-37	Cochran Plaza	1-33 New Haven	436-2252	94
63110	MO1-38	Folsom	3919 Folsom	772-1687	6
63103	MO1-38	Samuel Shepard	2926 Samuel Shepard	533-1441	16
63110	MO1-38	Marie Fanger	4377 Norfolk	772-1687	6
63113	MO1-38	Cupples	4704 Cupples	533-1441	4
63115	MO1-38	Hodiamont	1949 Hodiamont	533-1441	22
63113	MO1-38	Highland	4724 Highland	533-1441	8
63147	MO1-39	Badenfest Elderly	8220 N. Broadway	388-1600	21
63113	MO1-39	Visitation	4516 N. Market	none	0
63110	MO1-41	South Broadway	8500 S. Broadway	772-1687	10
Various	MO1-41	Walnut Park	5616 Park Lane	533-1441	13
63137	MO1-41	Lookaway	10784-10850 Lookaway	533-1441	17
63111	MO1-42	Lafayette Townhomes	2618 Rutger - 2900C Park	772-1687	38
63110	MO1-42	Tiffany Turnkey	1505-11 39th Street	772-1687	25
63106	MO1-44	Murphy Park I	1920 Cass	436-2351	93
63106	MO1-45	Murphy Park II	1920 Cass	436-2351	64
63104	MO1-47	King Louis Square	1520 S. 13th	621-6253	36
63104	MO1-48	Lex Cheateaux	1330 Chouteau	436-7523	40
TOTALS					4,802

**SECTION VIII
COMMUNITY SERVICE AND OPTIONAL PROGRAMS FOR SLHA TENANTS**

A. COMMUNITY SERVICE REQUIREMENT

Introduction		772-1907	454-9219	772-1907	652-7086	381-7237	388-1606	436-9666
<p>Effective with the SLHA's fiscal year beginning on October 1, 2000, all families, both applicants not admitted and current residents, including those paying flat, ceiling or market rents, who have non-exempt members eighteen (18) years of age or older will be required to comply with the good community service program self-sufficiency requirements of the Daily Housing and Work Responsibility Act of 1998. The SLHA will provide residents with written information concerning the administration of the community service requirement and describe the process to change exemption status of family members. The SLHA will determine compliance with the program through self-certification by residents of community service and self-sufficiency requirements. Self-certification must be provided by the entity through which the resident is performing the community service and self-sufficiency activity. This will exclude families that are exempt pursuant to HUD regulations and SLHA policy.</p>								
General Requirements		<p>M. One Bill Kelly 335-9321</p> <p>Lathan Sr. Svcs. Susan Bahre 96-0747</p> <p>McCormack Baron Paula Hawkins 96-2351</p>						
<p>Except for any family member who is an exempt individual, each adult resident must:</p>								
a.		<p>Contribute 8 hours per month of community service (not including political activities)</p>						
b.		<p>Participate in an economic self-sufficiency program for eight hours per month or</p>						
c.		<p>Perform 8 hours per month of community service as described in paragraphs a) and b)</p>						
<p>The management agent will be responsible for the service requirement and will list of qualifying service opportunities at each re-examination.</p>								
Compliance Verification		<p>Non-Exempt adult household members shall be required to complete a written verification of community service periodically.</p> <p>Ninetyday prior to the re-examination of the non-exempt adult household members, the management agent shall send notification of non-compliance and allow 5 day to comply.</p> <p>If the family members do not supply sufficient verification 30 day prior to the effective date of the re-examination, the management agent shall notify the family that the lease will not be renewed.</p>						
		63111	230	California Gardens	11226 California	28		
		63111	240	Harwood Family	9476 Warwick	29		
		63111	241	Harwood Elderly	1630 Kings Highway	95		
		63111	380	Folsom	3319 Osborn	6		
		63111	382	Marie Fanger	477 Norfolk	6		
		63111	410	South Broadway	2000 Broadway	10		
		63111	420	Lafayette Townhomes	268 Rutger, 2900C Park	38		
		63111	421	Siffany Turkey	1505 41 39th Street	25		
		63111	100	James House	411 St. Ferdinand	155		
		63111	132	Alvid Plaza Elderly	530 N. Euclid	108		
		63111	280	Bodenhaus Elderly	444 Gast Place	100		
		6314	390	Bodenfest Elderly	225 N. Broadway	21		
		6310	440	Murphy Park I	920 Cass	93		
		6310	450	Murphy Park II	100 Park	64		
		63111	150	Towne V	400 Park	36		

**St. Louis Housing Authority (SLHA)
Management Listing
(As of May 3, 2002)**

63108	160	McMillan Manor	4503-41 McMillan	34	Multiconcepts, Inc. Colleen Wallen (800) 320-4759	Cassandra Walker Cell 494-4470 After Hours 388-5554	533-1441	533-1512
63107	210	Mark Twain	4209-33 N. 11th Street	18				
63112	260	Page Manor	5836-5840 Page	10				
63103	381	Samuel Shepard	2926 Samuel Shepard	16				
63113	383	Cupples	4704 Cupples	4				
63115	384	Hodiamont	1949 Hodiamont	22				
63113	385	Highland	4724 Highland	8				
Various	411	Walnut Park	5616 Park Lane	13				
63137	412	Lookaway	10784-10850 Lookaway	17				
63106	090	Blumeyer Family	3501 Franklin	574	Blumeyer VTA Paula Foster 534-6082	Terri Walker	535-1114	531-1886
63104	470	King Louis Square	1524 S 13th	36	Stan Presson	Marlene Davis	621-6256	621-6259
63106	MO1-062	Vaughn Elderly	1919 O'Fallon	112	SLHA	Redevelopment	286-4272	
63115	MO1-13A	Euclid Plaza Townhomes	5390 Vera	0				
63113	MO1-35	Armand & Ohio	2214-18 Ohio / 2647- 57 Armand	7				
63113	MO1-39	Visitation	4516 N. Market	12				
	TOTALS			4,802				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: St. Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: MO36P00150100 Replacement Housing Factor No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 13)
 Performance and Evaluation Report for Period Ending: 3/31/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	731,640	731,640	731,640	731,640
3	1408 Management Improvements	1,204,391	2,436,430	2,436,430	2,192,583
4	1410 Administration	1,805,000	1,992,172	1,992,172	1,992,168
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	328,414	328,438	328,438	328,438
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	15,629	15,629	15,629	15,629
10	1460 Dwelling Structures	15,518,836	14,167,172	14,167,173	10,875,670
11	1465.1 Dwelling Equipment--Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	120,500	52,928	52,928	52,928
14	1485 Demolition	122,305	122,305	122,305	122,305
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	75,000	75,000	75,000	67,192
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 - 20)	19,921,715	19,921,715	19,921,715	16,378,553
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security-Soft Costs	500,000	1,235,939	1,235,939	0
25	Amount of line 21 Related to Security-Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

Signature of Executive Director	Date (mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150100 Replacement Housing Factor No:						2000
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		731,640	731,640	731,640	731,640	completed
	Management Improvements							
	Carr Square Self-Sufficiency			5,000	0			
	Computer S/W, Support, Trng.			10,000	1,641	1,641	1,641	
	Extraordinary Mtce. & Sundry			0	250,000	250,000	220,455	
	Planning & Applications			5,000	78,944	78,944	78,944	
	Resident Initiative Costs			150,000	60,000	60,000	45,695	
	Security Costs			1,028,391	1,910,977	1,910,977	1,710,977	
	Training Costs			1,000	1,470	1,470	1,472	
	Vacant Unit Turnaround			5,000	133,399	133,399	133,399	
	Total Management Improvements	1408		1,204,391	2,436,430	2,436,430	2,192,583	On going
	Administration							
	Salaries & benefits			1,630,000	1,898,365	1,898,365	1,898,365	
	Sundry			150,000	73,940	73,940	73,936	
	Training			20,000	3,640	3,640	3,640	
	Travel			5,000	16,227	16,227	16,227	
	Total Administration	1410		1,805,000	1,992,172	1,992,172	1,992,168	completed
	Audit	1411		0	0			
	Fees and Costs							
	General A/E Costs			328,414	328,438	328,438	328,438	
	General A/E Costs - 504			0	0			
	Sundry Fees and Costs			0	0			
	Total Fees and Costs	1430		328,414	328,438	328,438	328,438	completed

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150100 Replacement Housing Factor No:						2000
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide (cont.)	Site Acquisition	1440		0	0			
	Site Improvement	1450		15,629	15,629	15,629	15,629	completed
	Dwelling Structures							
	504 Accessibility			0	0			
	Elevator Upgrades			0	0			
	Roof Replacements			0	0			
	Systems Upgrades			1,101	245,962	245,962	245,962	On going
	Total Dwelling Structures	1460		1,101	245,962	245,962	245,962	
	Dwelling Equipment - Nonexpendable	1465.1		0	0			
	Nondwelling Structures	1470		0	0			
	Nondwelling Equipment	1475		120,500	52,928	52,928	52,928	completed
	Demolition	1485		0	0			
	Replacement Reserve	1490		0	0			
	Relocation Costs	1495.1		75,000	75,000	75,000	67,192	On going
	Development Activities	1499		0	0			
	Collateralization or Debt Service	1501		0	0			
	Contingency	1502		0	0			
	Total PHA Wide			4,281,675	5,878,199	5,878,199	5,626,540	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

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PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150100 Replacement Housing Factor No:					2000	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-01 Carr Square	Fees and Costs	1430						
	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Deck Stair Replacement				47,235	47,235	47,235	completed
	Total Dwelling Structures	1460		0	47,235	47,235	47,235	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485		122,305	122,305	122,305	122,305	completed
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Carr Square			122,305	169,540	169,540	169,540	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No:			MO36P00150100			2000
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-02	Fees and Costs	1430						
Clinton								
Peabody	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Modernization				42,400	42,400	42,400	completed
	Total Dwelling Structures	1460		0	42,400	42,400	42,400	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Clinton Peabody			0	42,400			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

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PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No:			MO36P00150100		2000	
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-03	Fees and Costs	1430						
Cochran								
Gardens	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures/Capital Impr.		531 units	0	0			
	Boiler Upgrade			32,230	32,230	32,230	32,230	completed
	Capital Improvements				18,939	18,939	18,939	completed
	Elevator Upgrades			0	150,314	150,314	150,314	completed
	Emergency Generator Upgr.			0	0			
	Fire Protection Upgrade			234,177	276,485	276,485	168,641	On going
	Total Dwelling Structures	1460		266,407	477,967	477,967	370,124	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Cochran Gardens			266,407	477,967	477,967	370,124	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

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PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36P00150100		2000		
Replacement Housing Factor No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-06A	Fees and Costs	1430						
Central								
Office	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Rehab				1,987	1,987	1,987	
	Total Dwelling Structures	1460		0	1,987	1,987	1,987	completed
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Central Office			0	1,987			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

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PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150100 Replacement Housing Factor No:				2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-06E Vaughn Elderly	Fees and Costs	1430						
	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures Modernization			14,547	14,547	14,547		
	Total Dwelling Structures	1460		14,547	14,547	14,547		completed
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485		0				
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Vaughn Elderly			14,547	14,547	14,547		

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

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PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150100 Replacement Housing Factor No:					2000	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-09E Blumeyer Elderly	Fees and Costs	1430						
	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Interior Renovations			104,579	70,660	70,660	44,051	On going
	Emergency Work				30,278	30,278	30,278	completed
	Total Dwelling Structures	1460		104,579	100,937	100,937	74,328	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485		0	0			
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Blumeyer Elderly			104,579	100,937	100,937	74,328	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

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PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150100 Replacement Housing Factor No:				2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-09F	Fees and Costs	1430						
Blumeyer								
Family	Site Acquisition	1440						
	Site Improvement	1450		0	0			
	Dwelling Structures							
	Capital Improvements			0	8,291	8,291	8,291	Completed
	Total Dwelling Structures	1460		0	8,291	8,291	8,291	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485		0	0			
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Blumeyer Family			0	8,291	8,291	8,291	

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PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150100 Replacement Housing Factor No:				2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-15 Towne XV	Fees and Costs	1430						
	Site Acquisition	1440						
	Site Improvement	1450		0	0			
	Dwelling Structures Capital Improvements			0	1,250	1,250	1,250	completed
	Total Dwelling Structures	1460		0	1,250	1,250	1,250	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485	9 units	0	0			
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Towne XV			0	1,250	1,250	1,250	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

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PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150100 Replacement Housing Factor No:					2000	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-17 West Pine	Fees and Costs	1430						
	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Comprehensive Modernization			0	1,754,431	1,754,431	1,121,240	On going
	Total Dwelling Structures	1460		0	1,754,431	1,754,431	1,121,240	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total West Pine			0	1,754,431	1,754,431	1,121,240	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

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PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150100 Replacement Housing Factor No:					2000	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-18	Fees and Costs	1430						
Kingsbury Terrace	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Building Envelope			0	0			
	Rehabilitation/Modernization			5,975	5,975	5,975	5,975	completed
	Total Dwelling Structures	1460		5,975	5,975	5,975	5,975	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Kingsbury Terrace			5,975	5,975	5,975	5,975	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

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PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150100 Replacement Housing Factor No:						2000
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-19	Fees and Costs	1430						
Parkview								
Apts.	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Interior/Exterior/System Upgr.		397 units	10,024,781	5,953,817	5,953,817	4,112,023	Ongoing
	Modernization				8,000	8,000	8,000	completed
	Total Dwelling Structures	1460		10,024,781	5,961,817	5,961,817	4,120,023	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Parkview Apts.			10,024,781	5,961,817			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

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PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150100 Replacement Housing Factor No:					2000	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-23	Fees and Costs	1430						
California Gardens	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures Modernization			644,805	683,442	683,442	606,325	On going
	Total Dwelling Structures	1460		644,805	683,442	683,442	606,325	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total California Gardens			644,805	683,442	683,442	606,325	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

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PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No:			MO36P00150100		2000	
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-26	Fees and Costs	1430						
Page								
Manor	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Building Envelope			353,799	386,792	386,792	310,215	On going
	Rehabilitation/Modernization							
	Total Dwelling Structures	1460		353,799	386,792	386,792	310,215	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Page Manor			353,799	386,792	386,792	310,215	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150100 Replacement Housing Factor No:					2000	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-28	Fees and Costs	1430						
Badenhaus								
Elderly	Site Acquisition	1440						
	Site Improvement	1450		0	0			
	Dwelling Structures							
	Building Envelope							
	Int Renov/Sys Upgr/Bldg Env			1,942,116	1,393,051	1,393,051	1,343,051	On going
	Total Dwelling Structures	1460		1,942,116	1,393,051	1,393,051	1,343,051	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Badenhaus Elderly			1,942,116	1,393,051	1,393,051	1,343,051	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

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PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36P00150100		2000		
Replacement Housing Factor No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-38B	Fees and Costs	1430						
Samuel								
Shepard	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Modernization			84,898	0			
	Total Dwelling Structures	1460		84,898	0			
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Samuel Shepard			84,898	0			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

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PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150100						2000
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-38C Highland	Fees and Costs	1430						
	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures Modernization			0	29,259	29,259	29,259	Completed
	Total Dwelling Structures	1460		0	29,259	29,259	29,259	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Highland			0	29,259	29,259	29,259	

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PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150100 Replacement Housing Factor No:					2000	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-38D Cupples	Fees and Costs	1430						
	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures Modernization			580,657	229,259	229,259	97,684	On going
	Total Dwelling Structures	1460		580,657	229,259	229,259	97,684	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Cupples			580,657	229,259	229,259	97,684	

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PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150100 Replacement Housing Factor No:					2000	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-38E	Fees and Costs	1430						
Hodiamont								
	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Modernization			636,458	796,651	796,651	796,651	Completed
	Total Dwelling Structures	1460		636,458	796,651	796,651	796,651	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Hodiamont			636,458	796,651	796,651	796,651	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

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PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150100 Replacement Housing Factor No:					2000	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-39	Fees and Costs	1430						
Badenfest Elderly	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Modernization			90,671	89,884	89,884	89,884	Completed
					5,607	5,607	5,607	Completed
	Total Dwelling Structures	1460		90,671	95,491	95,491	95,491	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Badenfest Elderly			90,671	95,491	95,491	95,491	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

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PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No:			MO36P00150100			2000
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-41	Fees and Costs	1430						
Lookaway								
	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
				0	469,716	469,716	469,716	completed
	Total Dwelling Structures	1460		0	469,716	469,716	469,716	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Lookaway			0	469,716	469,716	469,716	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No:			MO36P00150100			2000
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-42	Fees and Costs	1430						
Lafayette								
Townhouse	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Modernization			500,000	305,505	305,505	260,506	On going
	Total Dwelling Structures	1460		500,000	305,505	305,505	260,506	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Lafayette Townhouse			500,000	305,505	305,505	260,506	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150100 Replacement Housing Factor No:				2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-42A	Fees and Costs	1430						
Tiffany								
Turnkey	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures			268,043	0			
	Total Dwelling Structures	1460		268,043	0			
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Tiffany Turnkey			268,043	0			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No:			MO36P00150100			2000
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-46	Fees and Costs	1430						
Murphy								
Park	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	New Construction			0	1,115,208	1,115,208	827,956	On going
	Total Dwelling Structures	1460		0	1,115,208	1,115,208	827,956	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Murphy Park			0	1,115,208	1,115,208	827,956	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name:		Grant Type and Number					Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150100			Replacement Housing Factor No:		2000
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MO1-01 Carr Square	Sep. 30, 2002			Sep. 30, 2003			
MO1-02 Clinton Peabody	Sep. 30, 2002			Sep. 30, 2003			
MO1-03 Cochran Gardens	Sep. 30, 2002			Sep. 30, 2003			
MO1-06A Central Office	Sep. 30, 2002			Sep. 30, 2003			
MO1-06E Vaughn Elderly	Sep. 30, 2002			Sep. 30, 2003			
MO1-09E Blumeyer Elderly	Sep. 30, 2002			Sep. 30, 2003			
MO1-09F Blumeyer Family	Sep. 30, 2002			Sep. 30, 2003			
MO1-15 Towne XV	Sep. 30, 2002			Sep. 30, 2003			
MO1-17 West Pine	Sep. 30, 2002			Sep. 30, 2003			
MO1-18 Kingsbury Terrace	Sep. 30, 2002			Sep. 30, 2003			
MO1-19 Parkview Apts.	Sep. 30, 2002			Sep. 30, 2003			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name:		Grant Type and Number					Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150100			Replacement Housing Factor No:		2000
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MO1-23	Sep. 30, 2002			Sep. 30, 2003			
California Gardens							
MO1-26	Sep. 30, 2002			Sep. 30, 2003			
Page Manor							
MO1-28	Sep. 30, 2002			Sep. 30, 2003			
Badenhaus Elderly							
MO1-38C	Sep. 30, 2002			Sep. 30, 2003			
Highland							
MO1-38D	Sep. 30, 2002			Sep. 30, 2003			
Cupples							
MO1-38E	Sep. 30, 2002			Sep. 30, 2003			
Hodiamont							
MO1-39	Sep. 30, 2002			Sep. 30, 2003			
Badenfest Elderly							
MO1-41	Sep. 30, 2002			Sep. 30, 2003			
Lookaway							
MO1-42	Sep. 30, 2002			Sep. 30, 2003			
Lafayette Townhouse							
MO1-42A	Sep. 30, 2002			Sep. 30, 2003			
Tiffany Turnkey							
MO1-46	Sep. 30, 2002			Sep. 30, 2003			
Murphy Park							
PHA Wide	Sep. 30, 2002			Sep. 30, 2003			
Systems Upgrades							

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: St. Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor No: MO36R00150100	Federal FY of Grant: 2000
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	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	1,188,585	1,188,585	1,188,585	1,188,585
11	1465.1 Dwelling Equipment--Nonexpendable	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	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 - 20)	1,188,585	1,188,585	1,188,585	1,188,585
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security-Soft Costs	0	0	0	0
25	Amount of line 21 Related to Security-Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: Replacement Housing Factor No: MO36R00150100					2000	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-046 Murphy Park	Fees and Costs	1430						
	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures			1,188,585	1,188,585	1,188,585	1,188,585	Completed
	Total Dwelling Structures	1460		1,188,585	1,188,585	1,188,585	1,188,585	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Murphy Park III			1,188,585	1,188,585	1,188,585	1,188,585	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: St. Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: MO36P00150101 Replacement Housing Factor No:	Federal FY of Grant: 2001
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 5)
 Performance and Evaluation Report for Period Ending: 3/31/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	50,000	0	0	0
3	1408 Management Improvements	1,747,857	1,997,856	1,997,856	4,566
4	1410 Administration	1,727,660	1,727,660	1,727,660	246,667
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	808,780	1,706,137	1,706,137	1,037,754
8	1440 Site Acquisition	30,000	27,190	27,190	27,190
9	1450 Site Improvement	162,700	69,080	69,080	69,080
10	1460 Dwelling Structures	12,118,010	11,356,813	11,356,813	0
11	1465.1 Dwelling Equipment--Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	60,000	0	0	0
13	1475 Nondwelling Equipment	90,000	76,855	76,855	75,406
14	1485 Demolition	331,600	306,600	306,600	176,102
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	150,000	8,416	8,416	8,417
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 - 20)	17,276,607	17,276,607	17,276,607	1,645,182
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security-Soft Costs	1,200,000	1,200,000	1,200,000	0
25	Amount of line 21 Related to Security-Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

Signature of Executive Director _____ Date (mm/dd/yyyy) _____	Signature of Public Housing Director _____ Date (mm/dd/yyyy) _____
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Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No:			MO36P00150101		2001	
Replacement Housing Factor No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		50,000	0			
	Management Improvements							
	Carr Square Self-Sufficiency			29,000	0			
	Computer S/W, Support, Trng.			20,000	0			
	Extraordinary Mtce. & Sundry			150,000	249,053	249,053		On going
	HQS Inspections							
	Mobility Counselling							
	Planning & Applications			295,000	295,000	295,000		On going
	Resident Initiative Costs			250,000	250,000	250,000	2,977	On going
	Security Costs			684,857	1,203,803	1,203,803	1,589	On going
	Training Costs			74,000	0			
	Vacant Unit Turnaround			245,000	0			
	Total Management Improvements	1408		1,747,857	1,997,856	1,997,856	4,566	
	Administration							
	Salaries & benefits			1,630,000	1,630,000	1,630,000	226,945	On going
	Sundry			27,660	27,660	27,660	17,028	On going
	Training			50,000	50,000	50,000	2,694	On going
	Travel			20,000	20,000	20,000		
	Total Administration	1410		1,727,660	1,727,660	1,727,660	246,667	
	Audit	1411						
	Fees and Costs							
	General A/E Costs			808,780	1,706,137	1,706,137	1,037,754	On going
	General A/E Costs - 504							
	Sundry Fees and Costs							
	Total Fees and Costs	1430		808,780	1,706,137	1,706,137	1,037,754	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150101						2001
Replacement Housing Factor No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide (cont.)	Site Acquisition	1440		30,000	27,190	27,190	27,190	Completed
	Site Improvement	1450			51,774	51,774	51,774	Completed
	Dwelling Structures							
	504 Accessibility							
	Elevator Upgrades							
	Roof Replacements							
	Systems Upgrades			50,000	35,868	35,868		
	Total Dwelling Structures	1460		50,000	35,868	35,868	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475		90,000	76,855	76,855	75,406	On going
	Demolition	1485						
	Replacement Reserve	1490						
	Relocation Costs	1495.1		150,000	8,416	8,416	8,417	Completed
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Contingency	1502						
	Total PHA Wide			4,654,297	5,631,756	5,631,756	1,451,774	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36P00150101		2001		
Replacement Housing Factor No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-01	Fees and Costs	1430						
Carr								
Square	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Capital Improvements			60,000	0			
	Total Dwelling Structures	1460		60,000	0	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Carr Square			60,000	0	0	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150101						2001
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-03 Cochran Gardens	Fees and Costs	1430						
	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Capital Improvements			210,000				
	Elevator Repair			269,352	119,038	119,038		On going
	Fire Protection							
	Total Dwelling Structures	1460		479,352	119,038	119,038	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485		306,600	306,600	306,600	176,102	On going
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Cochran Gardens			785,952	425,638	425,638	176,102	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150101 Replacement Housing Factor No:				2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-06A	Fees and Costs	1430						
Central Office	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Total Dwelling Structures	1460		0	0	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470		60,000	0			
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Central Office			60,000	0	0	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150101 Replacement Housing Factor No:				2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-06E	Fees and Costs	1430						
Vaughn								
Elderly	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Capital Improvements			0				
	Total Dwelling Structures	1460		0	0	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485		5,000	0			
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Vaughn Elderly			5,000	0	0	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36P00150101		2001		
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-09E	Fees and Costs	1430						
Blumeyer								
Elderly	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures			100,000				
	Total Dwelling Structures	1460		100,000	0	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485		5,000	0			
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Blumeyer Elderly			105,000	0	0	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150101 Replacement Housing Factor No:				2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-09F	Fees and Costs	1430						
Blumeyer Family	Site Acquisition	1440						
	Site Improvement	1450		10,000	0			
	Dwelling Structures Capital Improvements			5,000	0			
	Total Dwelling Structures	1460		5,000	0	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485		5,000	0			
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Blumeyer Family			20,000	0	0	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150101 Replacement Housing Factor No:				2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-15 Towne XV	Fees and Costs	1430						
	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures Comprehensive Modernization			25,000	0			
	Total Dwelling Structures	1460		25,000	0	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485		0	0			
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Towne XV			25,000	0	0	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150101						2001
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-17	Fees and Costs	1430						
West Pine	Site Acquisition	1440						
	Site Improvement	1450		127,200				
	Dwelling Structures							
	Comprehensive Modernization			6,604,802	3,918,809	3,918,809		On going
	Total Dwelling Structures	1460		6,604,802	3,918,809	3,918,809	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total West Pine			6,732,002	3,918,809	3,918,809	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36P00150101		2001		
Replacement Housing Factor No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-18	Fees and Costs	1430						
Kingsbury								
	Site Acquisition	1440						
	Site Improvement	1450		0	0			
	Dwelling Structures							
	Comprehensive Modernization			50,000	0			
	Total Dwelling Structures	1460		50,000	0	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Kingsbury			50,000	0	0	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150101						2001
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-19	Fees and Costs	1430						
Parkview								
	Site Acquisition	1440		0	0			
	Site Improvement	1450		0	0			
	Dwelling Structures							
	Modernization			700,000	4,101,653	4,101,653		On going
				0	0			
	Total Dwelling Structures	1460		700,000	4,101,653	4,101,653	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485		0	0			
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Parkview			700,000	4,101,653	4,101,653	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150101 Replacement Housing Factor No:				2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-23	Fees and Costs	1430						
California Gardens	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures Modernization			50,000	0			
	Total Dwelling Structures	1460		50,000	0	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total California Gardens			50,000	0	0	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150101						2001
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-26	Fees and Costs	1430						
Page								
Manor	Site Acquisition	1440						
	Site Improvement	1450		0	17,306	17,306	17,306	Completed
	Dwelling Structures							
	Comprehensive Modernization			60,000	0			
	Total Dwelling Structures	1460		60,000	0	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Page Manor			60,000	17,306	17,306	17,306	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150101						2001
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-28	Fees and Costs	1430						
Badenhaus	Site Acquisition	1440		0	0			
	Site Improvement	1450		25,000				
	Dwelling Structures							
	Comprehensive Modernization			1,881,312	2,641,926	2,641,926		On going
	Total Dwelling Structures	1460		1,881,312	2,641,926	2,641,926	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485		0	0			
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Badenhaus			1,906,312	2,641,926	2,641,926	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150101 Replacement Housing Factor No:				2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-35 Armand & Ohio	Fees and Costs	1430						
	Site Acquisition	1440						
	Site Improvement	1450		500	0			
	Dwelling Structures							
	Interiors & Exteriors			14,500	0			
	Total Dwelling Structures	1460		14,500	0	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485		10,000	0			
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Armand & Ohio			25,000	0	0	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150101						2001
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-37 Cochran Plaza	Fees and Costs	1430						
	Site Acquisition	1440						
	Site Improvement	1450		0	0			
	Dwelling Structures Modernization			571,271	0			
	Total Dwelling Structures	1460		571,271	0	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Cochran Plaza			571,271	0	0	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150101 Replacement Housing Factor No:					2001	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-38B Samuel Shepard	Fees and Costs	1430						
	Site Acquisition	1440						
	Site Improvement	1450		0	0			
	Dwelling Structures							
	Building Envelope							
	Dwelling Units			100,000	409,855	409,855		On going
	Total Dwelling Structures	1460		100,000	409,855	409,855	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Samuel Shepard			100,000	409,855	409,855	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36P00150101		2001		
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-41B	Fees and Costs	1430						
Walnut								
Park	Site Acquisition	1440						
	Site Improvement	1450		0	0			
	Dwelling Structures							
	Comprehensive Modernization			51,565				
				0	0			
	Total Dwelling Structures	1460		51,565	0	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Walnut Park			51,565	0	0	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150101						2001
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-42A	Fees and Costs	1430						
Tiffany								
Turnkey	Site Acquisition	1440						
	Site Improvement	1450		0	0			
	Dwelling Structures							
	Comprehensive Modernization			200,000	129,664	129,664		On going
	Total Dwelling Structures	1460		200,000	129,664	129,664	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Tiffany Turnkey			200,000	129,664	129,664	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150101						2001
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-46	Fees and Costs	1430						
Murphy								
Park III	Site Acquisition	1440		0	0			
	Site Improvement	1450		0	0			
	Dwelling Structures							
	Dwelling Structures			1,115,208	0			
	Total Dwelling Structures	1460		1,115,208	0	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Murphy Park III			1,115,208	0	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO36P00150101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MO1-01 Carr Square	Sep. 30, 2003			Sep. 30, 2004			
MO1-03 Cochran Gardens	Sep. 30, 2003			Sep. 30, 2004			
MO1-06A Central Office	Sep. 30, 2003			Sep. 30, 2004			
MO1-6E Vaughn Elderly	Sep. 30, 2003			Sep. 30, 2004			
MO1-9E Blumeyer Elderly	Sep. 30, 2003			Sep. 30, 2004			
MO1-09F Blumeyer Family	Sep. 30, 2003			Sep. 30, 2004			
MO1-15 Towne XV	Sep. 30, 2003			Sep. 30, 2004			
MO1-17 West Pine	Sep. 30, 2003			Sep. 30, 2004			
MO1-18 Kingsbury	Sep. 30, 2003			Sep. 30, 2004			
MO1-19 Parkview	Sep. 30, 2003			Sep. 30, 2004			
MO1-23 California Gardens	Sep. 30, 2003			Sep. 30, 2004			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO36P00150101 Replacement Housing Factor No:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MO1-26 Page Manor	Sep. 30, 2003			Sep. 30, 2004			
MO1-28 Badenhaus	Sep. 30, 2003			Sep. 30, 2004			
MO1-35 Armand & Ohio	Sep. 30, 2003			Sep. 30, 2004			
MO1-37 Cochran Towers	Sep. 30, 2003			Sep. 30, 2004			
MO1-38B Samuel Shepard	Sep. 30, 2003			Sep. 30, 2004			
MO1-41B Walnut Park	Sep. 30, 2003			Sep. 30, 2004			
MO1-42A Tiffany Turnkey	Sep. 30, 2003			Sep. 30, 2004			
MO1-46 Murphy Park III	Sep. 30, 2003			Sep. 30, 2004			
PHA - Wide System Upgrades	Sep. 30, 2003			Sep. 30, 2004			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <p style="text-align: center;">St. Louis Housing Authority</p>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor No: <p style="text-align: right; margin-right: 50px;">MO36R00150101</p>	Federal FY of Grant: <p style="text-align: center;">2001</p>
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- | | | |
|--|--|---|
| <input type="checkbox"/> Original Annual Statement | <input type="checkbox"/> Reserve for Disasters/Emergencies | <input type="checkbox"/> Revised Annual Statement (revision no: 1) |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/03 | <input type="checkbox"/> Final Performance and Evaluation Report | |

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	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	1,250,886	1,250,886	1,250,886	1,250,886
11	1465.1 Dwelling Equipment--Nonexpendable	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	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	1,188,585	1,188,585	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 - 20)	2,439,471	2,439,471	1,250,886	1,250,886
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security-Soft Costs	0	0	0	0
25	Amount of line 21 Related to Security-Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

Signature of Executive Director _____ <div style="text-align: right; margin-right: 50px;">Date _____</div>	Signature of Public Housing Director _____ <div style="text-align: right; margin-right: 50px;">Date _____</div>
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Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: Replacement Housing Factor No:						2001
		MO36R00150101						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-02	Fees and Costs	1430						
McMillan								
Manor	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Total Dwelling Structures	1460		0	0	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499		1,188,585	1,188,585			On going
	Collateralization or Debt Service	1501						
	Total McMillan Manor			1,188,585	1,188,585	0	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: Replacement Housing Factor No: MO36R00150101						2001
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-046	Fees and Costs	1430						
Murphy Park	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures			1,250,886	1,250,886	1,250,886	1,250,886	On going
	Total Dwelling Structures	1460		1,250,886	1,250,886	1,250,886	1,250,886	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Murphy Park III			1,250,886	1,250,886	1,250,886	1,250,886	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <p style="text-align: center;">St. Louis Housing Authority</p>	Grant Type and Number Capital Fund Program Grant No: MO36P00150102 Replacement Housing Factor No:	Federal FY of Grant: <p style="text-align: center;">2002</p>
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 3/31/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,527,000	1,527,000	0	0
3	1408 Management Improvements	2,738,000	2,248,733	3,519	0
4	1410 Administration	1,369,000	1,369,000	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	591,967	691,967	691,967	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	250,000	101,500	0	0
10	1460 Dwelling Structures	6,502,385	7,471,152	2,567,028	0
11	1465.1 Dwelling Equipment--Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	1,000	0	0
13	1475 Nondwelling Equipment	136,660	136,660	0	0
14	1485 Demolition	450,000	18,000	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	125,000	125,000	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 - 20)	13,690,012	13,690,012	3,262,514	0
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security-Soft Costs	1,903,000	1,413,733	0	0
25	Amount of line 21 Related to Security-Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

Signature of Executive Director _____ Date (mm/dd/yyyy) _____	Signature of Public Housing Director _____ Date (mm/dd/yyyy) _____
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Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150102 Replacement Housing Factor No:				2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		1,527,000	1,527,000			
	Management Improvements							
	Computer S/W, Support, Trng.			310,000	305,000			
	Extraordinary Mtce. & Sundry				50,000	3,519		On going
	Planning & Applications			100,000	100,000			
	Resident Initiative Costs			275,000	275,000			
	Security Costs			1,903,000	1,413,733			
	Training Costs			50,000	50,000			
	Self Sufficiency Program			0	5,000			
	Vacant Unit Turnaround			100,000	50,000			
	Total Management Improvements	1408		2,738,000	2,248,733	3,519	0	
	Administration							
	Salaries & benefits			1,286,860	1,286,860			
	Sundry			25,000	25,000			
	Training			41,000	41,000			
	Travel			16,140	16,140			
	Total Administration	1410		1,369,000	1,369,000	0	0	
	Audit	1411						
	Fees and Costs							
	General A/E Costs			591,967	691,967	691,967		
	General A/E Costs - 504							
	Sundry Fees and Costs							
	Total Fees and Costs	1430		591,967	691,967	691,967	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36P00150102		2002		
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide (cont.)	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	504 Accessibility							
	Elevator Upgrades							
	Roof Replacements							
	Systems Upgrades							
	Total Dwelling Structures	1460		0		0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment							
	Computer Equipment	1475.4		100,000	100,000			
	Automotive Equipment	1475.7		36,660	36,660			
		1475		136,660	136,660			
	Demolition	1485						
	Replacement Reserve	1490						
	Relocation Costs	1495.1		125,000	125,000			
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Contingency	1502						
	Total PHA Wide			6,487,627	6,098,360	695,486	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150102 Replacement Housing Factor No:				2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-01 Carr Square	Fees and Costs	1430						
	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures Capital Improvements				1,000			
	Total Dwelling Structures	1460		0	1,000	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Carr Square			0	1,000	0	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150102 Replacement Housing Factor No:					2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-02	Fees and Costs	1430						
Clinton								
Peabody	Site Acquisition	1440						
	Site Improvement	1450		0				
	Dwelling Structures							
	Comprehensive Modernization			1,000,000	1,000,000			
					82,022			
	Total Dwelling Structures	1460		1,000,000	1,082,022	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Clinton Peabody			1,000,000	1,082,022	0	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150102 Replacement Housing Factor No:				2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-03 Cochran Gardens	Fees and Costs	1430						
	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Capital Improvements			200,000	1,000			
	Total Dwelling Structures	1460		200,000	1,000	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Cochran Gardens			200,000	1,000	0	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150102 Replacement Housing Factor No:				2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-06A	Fees and Costs	1430						
Central Office	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Total Dwelling Structures	1460		0	0	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470			1,000			
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Central Office			0	1,000	0	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of
St. Louis Housing Authority		Capital Fund Program Grant No:				MO36P00150102		20
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status o
				Original	Revised	Funds Obligated	Funds Expended	
MO1-06E	Fees and Costs	1430						
Vaughn								
Elderly	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Capital Improvements							
	Total Dwelling Structures	1460		0	0	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485			5,000			
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Vaughn Elderly			0	5,000	0	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of
St. Louis Housing Authority		Capital Fund Program Grant No:				MO36P00150102		20
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status o
				Original	Revised	Funds Obligated	Funds Expended	
MO1-09E	Fees and Costs	1430						
Blumeyer								
Elderly	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Capital Improvements							
	Total Dwelling Structures	1460		0	0	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485			1,000			
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Blumeyer Elderly			0	1,000	0	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of
St. Louis Housing Authority		Capital Fund Program Grant No:				MO36P00150102		20
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status o
				Original	Revised	Funds Obligated	Funds Expended	
MO1-09F	Fees and Costs	1430						
Blumeyer								
Family	Site Acquisition	1440						
	Site Improvement	1450			1,000			
	Dwelling Structures							
	Capital Improvements				1,000			
	Total Dwelling Structures	1460			0	1,000	0	0
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485				1,000		
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Blumeyer Family				0	3,000	0	0

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150102 Replacement Housing Factor No:					2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-15	Fees and Costs	1430						
Towne XV								
	Site Acquisition	1440						
	Site Improvement	1450		100,000	100,000			
	Dwelling Structures							
	Comprehensive Modernization			250,000	251,000			
	Total Dwelling Structures	1460		250,000	251,000	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Towne XV			350,000	351,000	0	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150102						2002
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-17	Fees and Costs	1430						
West								
Pine	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Modernization			100,000	1,742,080	1,517,630		On going
	Total Dwelling Structures	1460		100,000	1,742,080	1,517,630	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total West Pine			100,000	1,742,080	1,517,630	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of
St. Louis Housing Authority		Capital Fund Program Grant No:				MO36P00150102		20
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status o
				Original	Revised	Funds Obligated	Funds Expended	
MO1-18	Fees and Costs	1430						
Kingsbury								
	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Modernization				5,000			
	Total Dwelling Structures	1460		0	5,000	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Kingsbury			0	5,000	0	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36P00150102		2002		
Replacement Housing Factor No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-19	Fees and Costs	1430						
Parkview	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Modernization			0	728,771	728,771		On going
	Total Dwelling Structures	1460		0	728,771	728,771	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Parkview			0	728,771	728,771	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150102 Replacement Housing Factor No:					2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-21	Fees and Costs	1430						
Mark Twain								
	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Comprehensive Modernization			1,000,000	1,000			
	Total Dwelling Structures	1460		1,000,000	1,000	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Mark Twain			1,000,000	1,000	0	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36P00150102		2002		
Replacement Housing Factor No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-22 Lafayette Elderly	Fees and Costs	1430						
	Site Acquisition	1440						
	Site Improvement	1450		150,000				
	Dwelling Structures Modernization			1,250,000	1,000			
	Total Dwelling Structures	1460		1,250,000	1,000	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Lafayette Elderly			1,400,000	1,000	0	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150102 Replacement Housing Factor No:					2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-23	Fees and Costs	1430						
California Gardens	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures Modernization			50,000	1,000			
	Total Dwelling Structures	1460		50,000	1,000	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total California Gardens			50,000	1,000	0	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150102 Replacement Housing Factor No:				2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-24F	Fees and Costs	1430						
Warwood Family	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Capital Improvements			350,000	350,000	320,627		On going
	Total Dwelling Structures	1460		350,000	350,000	320,627	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Warwood Family			350,000	350,000	320,627	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of
St. Louis Housing Authority		Capital Fund Program Grant No:				MO36P00150102		20
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status o
				Original	Revised	Funds Obligated	Funds Expended	
MO1-26	Fees and Costs	1430						
Page								
Manor	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Capital Improvements				1,000			
	Total Dwelling Structures	1460		0	1,000	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Page Manor			0	1,000	0	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150102				2002		
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-35	Fees and Costs	1430						
Armand								
and Ohio	Site Acquisition	1440						
	Site Improvement	1450			500			
	Dwelling Structures							
	Modernization			500,000	514,500			Work not started
	Total Dwelling Structures	1460		500,000	514,500	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485			10,000			
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Armand & Ohio			500,000	525,000	0	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150102 Replacement Housing Factor No:					2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-37 Cochran Plaza	Fees and Costs	1430						
	Site Acquisition	1440						
	Site Improvement	1450		0	0			
	Dwelling Structures							
	Interiors & Exteriors			1,102,385	2,040,213			Work not started
	Total Dwelling Structures	1460		1,102,385	2,040,213	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Cochran Plaza			1,102,385	2,040,213	0	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150102 Replacement Housing Factor No:					2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-41A	Fees and Costs	1430						
South								
Broadway	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Building Envelope							
	Dwelling Units			700,000	700,000			Work not started
	Total Dwelling Structures	1460		700,000	700,000	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total South Broadway			700,000	700,000	0	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150102						2002
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-41B	Fees and Costs	1430						
Walnut Park	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
	Building Envelope							
	Dwelling Units			0	51,566	51,566		Work completed
								(Bonding Co. requested
								Hold on Remaining
	Total Dwelling Structures	1460		0	51,566	51,566	0	Contract Dollars)
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Walnut Park			0	51,566	51,566	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name:		Grant Type and Number				Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150102		2002			
Replacement Housing Factor No:							
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	Sep. 30, 2004			Sep. 30, 2005			
MO1-01 Carr Square	Sep. 30, 2004			Sep. 30, 2005			
MO1-02 Clinton Peabody	Sep. 30, 2004			Sep. 30, 2005			
MO1-03 Cochran Gardens	Sep. 30, 2004			Sep. 30, 2005			
MO1-06A Central Office	Sep. 30, 2004			Sep. 30, 2005			
MO1-06E Vaughn Elderly	Sep. 30, 2004			Sep. 30, 2005			
MO1-09E Blumeyer Elderly	Sep. 30, 2004			Sep. 30, 2005			
MO1-09E Blumeyer Family	Sep. 30, 2004			Sep. 30, 2005			
MO1-13A Euclid Townhouses	Sep. 30, 2004			Sep. 30, 2005			
MO1-15 Towne XV	Sep. 30, 2004			Sep. 30, 2005			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO36P00150102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MO1-17 West Pine	Sep. 30, 2004			Sep. 30, 2005			
MO1-18 Kingsbury	Sep. 30, 2004			Sep. 30, 2005			
MO1-19 Parkview	Sep. 30, 2004			Sep. 30, 2005			
MO1-21 Mark Twain	Sep. 30, 2004			Sep. 30, 2005			
MO1-22 Lafayette Elderly	Sep. 30, 2004			Sep. 30, 2005			
MO1-23 California Gardens	Sep. 30, 2004			Sep. 30, 2005			
MO1-24F Warwood Family	Sep. 30, 2004			Sep. 30, 2005			
MO1-26 Page Manor	Sep. 30, 2004			Sep. 30, 2005			
MO1-41A South Broadway	Sep. 30, 2004			Sep. 30, 2005			
MO1-41B Walnut Park	Sep. 30, 2004			Sep. 30, 2005			
Signature of Executive Director		Date (mm/dd/yyyy)		Signature of Public Housing Director		Date (mm/dd/yyyy)	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: St. Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor No: MO36R00150102	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	100,000	0	0	0
4	1410 Administration	470,880	470,880	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	230,000	0	0	0
8	1440 Site Acquisition	75,000	0	0	0
9	1450 Site Improvement	250,000	0	0	0
10	1460 Dwelling Structures	3,497,921	4,237,921	0	0
11	1465.1 Dwelling Equipment--Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	60,000	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	25,000	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 - 20)	4,708,801	4,708,801	0	0
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security-Soft Costs	0	0	0	0
25	Amount of line 21 Related to Security-Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: Replacement Housing Factor No: MO36R00150102					2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide (cont.)	Site Acquisition	1440		75,000	0			
	Site Improvement	1450		250,000	0			
	Dwelling Structures							
	504 Accessibility							
	Elevator Upgrades							
	Roof Replacements							
	Systems Upgrades							
	Total Dwelling Structures	1460		0	0	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475		60,000	0			
	Demolition	1485						
	Replacement Reserve	1490						
	Relocation Costs	1495.1		25,000	0			
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Contingency	1502						
	Total PHA Wide			1,210,880	470,880	0	0	

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Part II: Supporting Pages

PHA Name:		Grant Type and Number					Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: Replacement Housing Factor No: MO36R00150103					2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
M01-6AH Vaughn Towers	Fees and Costs	1430						
	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures			1,197,921	2,285,769			
	Total Dwelling Structures	1460		1,197,921	2,285,769	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
				1,197,921	2,285,769	0	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36R00150102		2002		
Replacement Housing Factor No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-16	Fees and Costs	1430						
McMillan								
Manor	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures							
				1,200,000	1,438,078			
	Total Dwelling Structures	1460		1,200,000	1,438,078	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total McMillan Manor			1,200,000	1,438,078	0	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No: Replacement Housing Factor No:						2002
		MO36R00150102						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO1-35	Fees and Costs	1430						
Armand & Ohio	Site Acquisition	1440						
	Site Improvement	1450						
	Dwelling Structures				514,074			
	Total Dwelling Structures	1460		0	514,074	0	0	
	Dwelling Equipment - Nonexpendable	1465.1						
	Nondwelling Structures	1470						
	Nondwelling Equipment	1475						
	Demolition	1485						
	Relocation Costs	1495.1						
	Development Activities	1499						
	Collateralization or Debt Service	1501						
	Total Armand & Ohio			0	514,074	0	0	

MO1-46	Fees and Costs	1430					
Vaughn							
Murphy Park	Site Acquisition	1440					
	Site Improvement	1450					
	Dwelling Structures			1,100,000	0		
	Total Dwelling Structures	1460		1,100,000	0	0	0
	Dwelling Equipment - Nonexpendable	1465.1					
	Nondwelling Structures	1470					
	Nondwelling Equipment	1475					
	Demolition	1485					
	Relocation Costs	1495.1					
	Development Activities	1499					
	Collateralization or Debt Service	1501					
	Total McMillan Manor			1,100,000	0	0	0

SECTION 8 PROJECT-BASED VOUCHERS

The St. Louis Housing Authority will be pursuing the project-based voucher program as an avenue to increase the supply of available units for our clients. The project-based program will be consistent with the City's Consolidated Plan.

St. Louis Housing Authority
PET POLICY

Residents living in row house developments and high-rise buildings may, with proper approval for the St. Louis Housing Authority (SLHA) keep common household pets on the premises.

For purposes of Housing Programs: A domesticated animal, such as a dog, cat, bird, rodent (including rabbit), fish or turtle, are traditionally kept in the home for pleasure, rather than for commercial purposes. Common household pets do not include reptiles, (except turtles), Mice or Rats, Rottweilers, or any breed of Bull Terrier, or any mixed breed dog with prominent characteristics of Pit Bulls or Rottweilers.

The keeping of a pet in any general occupancy development is acceptable with limitations to the number and size, except bonafide "Seeing Eye" or "Hearing Ear" Dogs, necessary to help persons with disabilities who are blind or hearing impaired. Pet ownership must always be approved in writing through the execution of a Pet Agreement.

All residents who have pets must abide by the rules below. These rules may be changed any time by the SLHA, providing that new rules are reasonable and residents are given at least thirty (30) days advance notice of change.

1. Residents who wish to keep a dog or cat must register their pet with the Management Office and provide proof of purchase of Personal Liability Insurance, of \$100,000.00, before the pet is brought on the development premises. In addition, the resident indemnifies and holds SLHA harmless of and from any damage or loss due to the resident's pets, but not exempting any negligence of the SLHA, however occasioned, and also against and from all claims, damages, suits, and expenses by reason of injury to any party or property owned and managed by the SLHA subject to the limitation imposed on exculpatory clauses under Federal Regulations and State Laws regarding the acts or omission of the SLHA.
2. The owner of dogs and cats must submit a front and side view photograph of the pet. The owner must also submit a certification, signed by a licensed Veterinarian of a State or Local Authority empowered to inoculate animals, stating that the dog or cat has received all inoculations required by applicable State and Local Law.
3. The owner must provide the name, address, and phone number of one or more responsible parties who will care for the pet if the pet owner becomes incapacitated or dies.

4. Dogs and cats must be spayed and neutered; owner must provide written documentation from a Veterinarian. Pet owners must also provide leash, harness, and collars for dogs and cats. Pet owners must also provide muzzle restraints for dogs. No Pet Agreement will be executed until these requirements are met.
5. All Pet Agreements must be updated annually with the Annual Reexamination of resident's income. Pet owners must provide the SLHA with the name and address of their Veterinarian, and obtain and present certification each year.
6. The number and size of pets are limited as follows:
 - Dogs and cats – Limit one (1) per household, a maximum weight of 25 lbs.
 - Birds – Limit of two (2) per household, no larger than a Parakeet. Birds must always be kept in a cage.
 - Fish – Limit of one (1) tank per household with a maximum capacity of ten (10) gallons. All fish must be nonpoisonous, and not of a dangerous species, such as, Guppies, Goldfish, Jack Dempski.
 - Turtles – No more than two (2) small turtles per household. Turtles must always be kept in a cage or other container. Acceptable turtles are painted red and yellow, Terrapin Box Turtles, and Land Turtles. This excludes Snapper Turtles and weight shall not exceed fifteen (15) lbs.
7. Dogs and cats must be licensed with St. Louis City and must always have Identifying tags. Obedience Training and Certification must be attended within six (6) months of the date of execution of Pet Agreement for adult dogs and within one (1) year for puppies.
8. All dog and cat owners must pay a \$50.00 non-refundable registration fee, plus a \$200.00 pet deposit. The deposit is to defer the cost of repairing potential damage to the premises caused by the pet. This deposit may not be used to pay the cost of fines as described in these rules and does not limit the residents liability for the cost of repairs or replacements, cleaning, deodorizing, defleaing and/or personal injuries due to actions of the pet. The Pet Deposit, minus repair costs will be refunded to the Pet owner within sixty (60) days of vacating the unit.
 - a. For elderly or persons with disabilities, payment of deposit may be made in monthly payments of \$25.00 until the elderly or persons with disabilities reach the \$200.00 deposit amount.

- b. Residents who are not elderly or persons without disabilities must pay the non-refundable pet registration fee of \$50.00, plus a pet deposit in the amount of \$200.00 upon execution of Pet Agreement.
9. When taken outside the unit, all pets must always be in the company of the owner, leashed, harnessed, caged and/or muzzled. Owners must always have SLHA identification in their possession. Owners may not allow pets to roam on or off the property. Pets may not be tied to trees, poles, fences, etc., on SLHA property at any time.
 10. Pets are only allowed in elevators, corridors and lobbies wearing muzzles, harnessed or caged briefly when entering or exiting the building. They may not congregate in Community Rooms, Sitting Areas, Laundry Rooms, or Offices at any time. Exceptions are "Seeing Eye" or "Hearing Ear" Dogs.
 11. Dogs or cat owners must take care to walk their pet away from pedestrian areas.
 12. Both St. Louis City and SLHA rules require pet owners to properly dispose of all removable pet waste. Pet owners are required to remove pets from the premises to allow the pet to exercise or deposit wastes. If a pet owner fails to remove pet waste according to the prescribed rules, a \$25.00 per occurrence waste removal charge will be imposed.
 13. Owners are responsible for the sanitary care of their pet and their unit. Fish Tanks, Cages and Litter Boxes must be cleaned as necessary to maintain sanitary conditions. The toilet must not be used for litter shavings or disposal of animal waste, except for fish. If toilet becomes clogged as a result of litter shavings, the resident will be charged for the repair and fined \$50.00 for the first occurrence and \$100.00 for each occurrence thereafter. Pet food must not be left out longer than 12 hours.
 14. Residents must board their pets away from the development when they intend to leave their unit for 12 hours or more. The SLHA reserves the right to consider the presence of an unattended pet an emergency, and will enter the unit or allow the proper agency or authority to enter unit to remove the pet.
 15. Pet owners must keep their pets under control and must insure that odor, fleas, noise, aggressive behavior or personal injury does not disturb other residents. City ordinance defines Nuisance Dogs as those dogs, which bark or howl for more than 15 minutes at night. If

the pet's conduct or condition is determined, under the State or Local Laws to be a nuisance or a threat to the health or safety of other occupants, or persons in the community, the SLHA will contact the appropriate authorities and will have the pet removed at the owner's expense.

RESIDENTS ARE ENCOURAGED TO CONTACT APPROPRIATE AUTHORITIES IF THE PET (S) CONSTITUTES A NUISANCE OR THREAT.

16. The SLHA staff, including maintenance personnel, reserves the right to refuse to enter a unit to do work if the pet owner is not present, and the pets (dogs/cats) are not harnessed or caged. A "BEWARE OF DOG" sign must be posted.
17. When a pet causes physical injury of any kind to any person on the property, the SLHA must be notified by the owner and the owner must remove the pet immediately and permanently. The owner must supply to the management office a notarized letter stating when the pet was removed and the location of the pet.
18. Pet owners are expected to exercise responsible and courteous behavior so that the presence of their pet on the property in no way violates the right of others to peaceful enjoyment of the premises. Dogs and cats must be obedient.
19. Visiting pets are not allowed at any time on SLHA premises unless it is a Service Animal ("Seeing Eye" or "Hearing Ear").
20. The owner of a pet will be responsible for the disposal of the animal's remains upon death, from whatever cause, and regardless of the location of the remains of the animal on the SLHA property.

ANIMALS SHALL BE DISPOSED OF:

- By or through the City Animal Pound;
 - By or through a Licensed Veterinarian; or
 - By action of the Police Department.
21. Owners of dogs and cats will be responsible for submitting annually to the management office proof of professional extermination for fleas, ticks or other animal related pests.
 22. The SLHA will impose fines upon residents for violation of any pet rule contained herein. Upon violation of any rule, except for rules 12 and 13, the SLHA will send the owner a Written Warning and no fine will be assessed. The second time that an owner violates a rule; the SLHA

will fine the resident \$50.00. The SLHA may assess an additional \$100.00, fine for continuous violation of rules.

- 23. Residents will be subject to eviction after three (3) violations in one year.
- 24. The SLHA will notify the pet owner if the resident failed to register a pet. The notice shall state the basis for the SLHA action and may be combined with a notice of Pet violations and fines.
- 25. Residents may exercise their rights under the Grievance Procedure if they choose to dispute any SLHA action of failure to comply with the rules governing pet ownership.
- 26. The Pet owner must sign a statement showing that he or she has read the Pet Policy and agrees to comply with them.
- 27. This Pet Policy is posted in the management offices of all developments and is incorporated by reference to the Lease.

THESE RULES ARE MANDATORY REQUIREMENT FOR PET OWNERS.

My signature below acknowledges that I have read, understood, and will comply with the above pet rules.

Resident Signature

Address (Include Apartment Number)

Management Staff Signature

Date

Attachment u

Resident Membership of the PHA Governing Board

The SLHA has two residents on the Board of Commissioners as required by State law under Chapter 99.

Name	Selection Method	Term
Mr. Antoine Gilkey	Election (11/17/01)	4 years (Expires 11/17/05)
Ms. Alicia Brown	Election (11/17/01)	4 years (Expires 11/17/05)

Membership of the Resident Advisory Board or Boards (RAB)

The SLHA utilizes the City Wide TAB as the RAB in developing the SLHA Agency Plan and solicits comments as required in 24 CFR 903.13 (b) (1) whereas it states:

“If a jurisdiction-wide resident council exists that complies with the tenant participation regulations in part 964 of this title, the PHA shall appoint the jurisdiction-wide resident council or the council's representatives as the Resident Advisory Board.”

The City Wide TAB is comprised of Development TAB members from each SLHA development as listed below:

City-Wide TAB Members

**TAB President resigned from City-Wide TAB

Ms. Terry Thurman, President
Badenhaus Tenant Affairs Board
8450 Gast Place, #267
St. Louis, MO 63147

Ms. Minnie Cain, President
Carr Square Tenant Affairs Board
1536 Carr Square Street
St. Louis, MO 63106

Mr. Louis Wilson, President
Blumeyer Elderly II Tenant Affairs Board
3330 Page, #601
St. Louis, MO 63106

Ms. Bessie Rice, President
Vaughn Towers Tenant Affairs Board
1908 O'Fallon, #502
St. Louis, MO 63106

Ms. Alicia Brown, President
Kingsbury Terrace Tenant Affairs Board
5655 Kingsbury, #909
St. Louis, MO 63112

Ms. Arnetta Kelley, President
Blumeyer Elderly I Tenant Affairs Board
3210 Martin Luther King, #1615
St. Louis, MO 63106

Ms. Melviea Lesveur
Badenfest Elderly Tenant Affairs Board
8220 N. Broadway, #301
St. Louis, MO 63147

Mr. Eric Powell
LaSalle Park Tenant Affairs Board
1229 Hickory
St. Louis, MO 63104

Ms. Clarice Woodard, President
Clinton Peabody Tenant Affairs Board
1425 Peabody
St. Louis, MO 63104

Ms. Joyce Chapman, President
Les Chateaux, Tenant Affairs Board
1330 Chouteau
St. Louis, MO 63104

Ms. Stella Walton, President
Euclid Elderly Tenant Affairs Board
5310 Euclid, #801
St. Louis, MO 63115

Mr. George Bond
Parkview Elderly Tenant Affairs Board
4451 Forest Park, #1229
St. Louis, MO 63108

Ms. Paula Foster, President
Blumeyer Village Tenant Association
801 N. Compton
St. Louis, MO 63106

Ms. Tia Woods, President
Lookaway Tenant Affairs Board
10824 Lookaway Drive
St. Louis, MO 63137

Ms. Rosalee McGee
James House Tenant Affairs Board
4310 St. Ferdinand
St. Louis, MO 63113

**Antoine Gilkey
Cochran Development Tenant Affairs Board
1112 N. 9th Street
St. Louis, Missouri 63106

SECTION VIII
COMMUNITY SERVICE AND OPTIONAL PROGRAMS FOR SLHA TENANTS

A. COMMUNITY SERVICE REQUIREMENT

Introduction

Effective with the SLHA's fiscal year beginning on October 1, 2000, all families, both applicants newly admitted and current residents, including those paying flat, ceiling or market rents, who have non-exempt members eighteen (18) years of age or older will be required to comply with the community service/economic self-sufficiency requirements of the Quality Housing and Work Responsibility Act of 1998. The SLHA will provide residents with written information concerning the administration of the community service requirement and describe the process to change exemption status of family members. The SLHA will determine compliance once each twelve (12) months with community service and self-sufficiency requirements. Self-certification by residents of compliance is not acceptable; third party verification must be provided by the entity through which the resident is performing the community service and self sufficiency activity. *This will exclude families that are exempt pursuant to HUD regulations and SLHA policy.*

General Requirements

Except for any family member who is an exempt individual, each adult resident must;

- a. Contribute 8 hours per month of community service (not including political activities); or
- b. Participate in an economic self-sufficiency program for eight hours per month; or
- c. Perform 8 hours per month of combined activities as described in paragraphs (a) and (b) above.

The management agent will provide a written description of the service requirement and a list of qualifying service opportunities at initial admission and at each re-examination.

Compliance Verification

Non-Exempt adult household members must provide third party written verification of community service periodically.

Ninety days prior to the re-examination, the management agent shall review compliance of non-exempt adult household members. If sufficient verification has not been provided, the management agent shall send notification of non-compliance and allow 45 days to comply.

If the family members do not supply sufficient verification 30 days prior to the effective date of the re-examination, the management agent shall notify the family that the lease will not be renewed.