

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

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009  
Annual Plan for Fiscal Year 2005

**Housing Authority of St. Louis County**

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

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

## PHA Plan Agency Identification

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

**PHA Number:** MO-004

**PHA Fiscal Year Beginning:** 1/1/2005

### Public Access to Information

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

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

### Display Locations For PHA Plans and Supporting Documents

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

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

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

**Mission Statement**

The Housing Authority of St. Louis County:

- provides decent, safe and affordable housing,
- ensures equal housing opportunity,
- promotes self-sufficiency, and
- improves the quality of life and economic vitality

for low and moderate-income families. The Authority pursues these goals by using existing programs to the maximum feasible extent, by linking with other service providers, and by creating new opportunities of its own design.

**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: When appropriate
  - Reduce public housing vacancies:

- 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: (PHAS score) Standard or better
  - Improve voucher management: (SEMAP score) Standard or better
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)
  
- PHA Goal: Increase assisted housing choices
  - Objectives:
  - Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)

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

- PHA Goal: Provide an improved living environment
  - Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements:
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - Other: (list below)

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

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

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

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

**Annual PHA Plan  
PHA Fiscal Year 2005**

[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**

**Attachments**

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

**Required Attachments:**

- Admissions Policy for Deconcentration
- FY 2005 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

**Optional Attachments:**

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards

### **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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## Supporting Documents Available for Review

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	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
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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 type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development	Annual Plan: Rent Determination

**List of Supporting Documents Available for Review**

Applicable & On Display	Supporting Document	Applicable Plan Component
	<input type="checkbox"/> check here if included in the public housing A & O Policy	
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	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
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application	Annual Plan: Safety and Crime Prevention

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	(PHDEP Plan)	
X	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	RASS Follow-up Plan	

**1. Statement of Housing Needs**

[24 CFR Part 903.79 (a)]

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

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

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford- ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access- ibility</b>	<b>Size</b>	<b>Loca- tion</b>
Income <= 30% of AMI	54,890	4	3	3	3	3	3
Income >30% but <=50% of AMI	55,646	4	3	3	3	3	3
Income >50% but <80% of AMI	59,999	4	3	3	3	3	3
Elderly	81,460	4	3	3	3	3	3
Families with Disabilities	13,000	4	3	3	4	3	3
White	327,643	4	3	3	3	3	3
African American	47,231	4	3	3	3	3	3
Other	5,236	4	3	3	3	3	3
Race/Ethnicity		1	1	4	3	1	4

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:
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information) Current PHA waiting lists

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	11,796		2949
Extremely low income <=30% AMI	11,391	97%	
Very low income (>30% but <=50% AMI)	350	3%	
Low income (>50% but <80% AMI)	15	0%	
Families with children	5889	50%	
Elderly families	6	0%	
Families with Disabilities	1720	15%	
White	638	5%	

### Housing Needs of Families on the Waiting List

African-American	11,796	94%	
Asian/Pacific Isl.	2	0%	
Other/Unknown	13	0%	
Characteristics by Bedroom Size (Public Housing Only)			
0&1 BR	7664	65%	
2 BR	2514	21%	
3 BR	983	8%	
4 BR	484	4%	
5 BR	144	1%	
5+ BR	7	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed? 12 months Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

### Housing Needs of Families on the Waiting List

Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	TBD		
Extremely low income <=30% AMI	2310	95%	
Very low income (>30% but <=50% AMI)	109	5%	
Low income (>50% but <80% AMI)	1	0%	
Families with children	949	39%	

### Housing Needs of Families on the Waiting List

Elderly families	7	0%	
Families with Disabilities	106	4%	

### C. Strategy for Addressing Needs

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

#### (1) Strategies

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

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available (when appropriate)

- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available

- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

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

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

## 2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	\$813,034	
b) Public Housing Capital Fund	\$657,525	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$36,000,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self-Sufficiency Grants	\$0	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Youthbuild	\$700,000	Homeownership
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
ROSS Grant	\$100,000	
<b>3. Public Housing Dwelling Rental Income</b>		
	\$821,720	
<b>4. Other income (list below)</b>		
Fraud Recovery	\$30,000	Administration
Laundry/Services	\$10,000	Administration
Interest	\$40,000	Administration

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
5. Non-federal sources (list below)		
<b>Total resources</b>	\$39,231,145	

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

[24 CFR Part 903.7 9 (c)]

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

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

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

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (2 weeks)
- Other: (describe)

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

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

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

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

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

**(2)Waiting List Organization**

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

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

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

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

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

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

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?

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

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

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below): Witness Protection

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.

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 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
- 1 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
- 1 Other preference(s) (list below) Witness Protection

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

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

**(6) Deconcentration and Income Mixing**

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

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

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

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

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments

- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

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

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

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below) Prior Rental History

**(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office (when open)
- Other (list below) various state, county, and not-for-profit agencies throughout the County

**(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: Due to tight market HASLC routinely extends search time to maximum allowed by law.

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Approved referrals of households in danger of losing their housing assistance from Shelter Plus Care agencies, not to exceed 100 vouchers total.

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.

2 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

1 Approved referrals of households in danger of losing their housing assistance from Shelter Plus Care agencies, not to exceed 100 vouchers total.

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

- Date and time of application

Drawing (lottery) or other random choice technique

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

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

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

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

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

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

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

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

- Through published notices  
 Other (list below) Through partnering with other agencies to meet program requirements/shared clientele

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

[24 CFR Part 903.7 9 (d)]

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

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

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

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
  
- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
  
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent re-determinations:

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

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

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

**(2) Flat Rents**

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

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

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

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

## 5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

### A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

### 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	467	89
Section 8 Vouchers	6142	1516
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	98	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	Included in above	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
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)

(2) Section 8 Management: (list below)

## **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: Policy provides for system of appeals, certain HASLC procedures and HASLC responsibilities

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

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

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

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

If yes, list additions to federal requirements below: Policy provides for system of appeals, certain HASLC procedures and HASLC responsibilities

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

- PHA main administrative office
- Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

### **A. Capital Fund Activities**

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

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

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program Annual Statement is provided below: **Provided at the end of the plan. Proposed capital improvements are subject to federal appropriations.**

#### **(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 (state name)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: **Provided at the end of the Plan**

## 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:

2. Development (project) number:

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:

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:

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

## 8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>
1a. Development name: None proposed
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

**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.

<b>Designation of Public Housing Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Designation type:

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

<b>Conversion of Public Housing Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)

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

4. Status of Conversion Plan (select the statement that best describes the current status)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: \_\_\_\_\_)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: \_\_\_\_\_)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: \_\_\_\_\_)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

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

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

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

**B. Section 8 Tenant Based Assistance**

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

## **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? 2/1/99

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

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

#### **(1) General**

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies

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

b. Economic and Social self-sufficiency programs

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

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Summer Camp	40	Apply	Springwood/FIC	PH/Sec. 8/Comm
ArtsEnrichment Program	200	apply	All sites	Public Housing
YouthBuild	30	Apply/income	Various sites	PH/Sec. 8/Comm
Family and Neighborhood/Sports	350	Apply	Various sites	PH/Sec. 8/Comm
Computer Training/Case Management/Job Placement	200	Apply	Springwood/FIC	PH/Sec. 8/Comm.

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

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2004 Estimate)	Actual Number of Participants (As of: 10/11/03)
Public Housing	0	0
Section 8	0	154

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

**C. Welfare Benefit Reductions**

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

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

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

## **Implementation of Community Service Requirements Attachment to Public Housing Agency Plan**

### **Lease Changes**

Leases including the new CSR requirements will be used for new tenancies after the beginning of the fiscal year. Existing tenancies will be renewed at annual review with leases that include the new CSR language. Households who do not accept the new form of lease will be terminated after proper notice and an opportunity for an administrative hearing.

### **Computer and Manual Screening**

A special computer run will initially select those tenant household member presumed to be subject to CSR. A manual file-by-file search will be used to make the final selection. Any selected household member who believes they are exempt will be offered the opportunity for an administrative hearing.

### **Notification of Residents**

At annual review, a notice will be issued to each household stating which members are subject to CSR and which are exempt. Written explanatory materials and one-on-one guidance will be provided at lease execution.

### **Programmatic Agreements**

The Authority has entered into an agreement with the St. Louis County Department of Human Services Workforce Development Program to provide a variety of employment and training services to Authority tenants subject to CSR. Household members will be encouraged to participate in Workforce Development activities rather than performing a day of volunteer service each month. Household members who do select volunteer service must submit verification of volunteer work from an approved volunteer site in a form acceptable to the Authority.

### **Participant Activities**

Activities in the Workforce Development Program include GED and ABE, resume writing, job seeking and interview skills, job training and job referral.

## **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 (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
  - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
  - Residents fearful for their safety and/or the safety of their children
  - Observed lower-level crime, vandalism and/or graffiti
  - People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
  - Other (describe below)
2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).
- Safety and security survey of residents
  - Analysis of crime statistics over time for crimes committed "in and around" public housing authority
  - Analysis of cost trends over time for repair of vandalism and removal of graffiti
  - Resident reports
  - PHA employee reports
  - Police reports
  - Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
  - Other (describe below)
3. Which developments are most affected? (list below)

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)
- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
  - Crime Prevention Through Environmental Design
  - Activities targeted to at-risk youth, adults, or seniors
  - Volunteer Resident Patrol/Block Watchers Program
  - Other (describe below) Coordination with Regional Justice Information System (REJIS)
2. Which developments are most affected? (list below)

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

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

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

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

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

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

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

Section One: Application

- 1.0 Tenants and/or applicants wanting to have a pet must apply for this privilege with Management and receive written permission from Management before having, taking delivery of a pet, or permitting a pet to reside in tenant's unit.
- 1.1 The application shall be in such form as prescribed by Management and will include:
  - (a) name, address and phone of applicant
  - (b) name, address and phone of responsible party if applicant is unable to care for pet
  - (c) address of project apartment in which pet will be housed (if known)
  - (d) type of pet(s), including breed where appropriate
  - (e) age(s) of pet(s)
  - (f) weights) of pet(s)
  - (g) date pet was spayed or neutered (dogs and cats only)
  - (h) name(s) of pet(s), if applicable
  - (i) name, address and phone number of supplier
- 1.2 Appended to the application will be a statement attesting to the general good health of the pet and detailing any known disease or other problems or adverse conditions. The statement shall be signed by a licensed veterinarian or, if the pet has been acquired within the last thirty (30) days, by a licensed pet dealer or breeder, the Humane Society or pound.
- 1.3 To dog and cat applications, the tenant shall also append a copy of a local government license and veterinarian's certificate that all required inoculations have been obtained within the last year and certification of spaying or neutering (dogs and cats only).
- 1.4 Tenants having pets are required to update applications annually. Permission for pets are valid for one year.
- 1.5 Tenants will be required to pay a one time application fee of \$100 for cats and dogs and \$50 for all other pets

Section Two: Varieties of Pets

- 2.1 Only common domesticated household pets are eligible for consideration. These are defined as dogs, cats, fish, birds, rodents and turtles.
  - (a) Dogs must be of the *Canis Familiaris* type, and have an average grown weight not exceeding forty (40) pounds.
  - (b) Cats must be of the *Felis Domesticus* type.
  - (c) Fish, birds, rodents and turtles must have an average grown weight not exceeding one (1) pound.
- 2.2 All varieties of mice and rats are prohibited.
- 2.3 All non-domestic animals, defined pursuant to the St. Louis County Non-Domestic Animal Code, are prohibited.

Section Three: Number of Pets; Designated Units

- 3.1 Only one (1) four-legged, warm-blooded pet will be allowed per designated apartment. Multiple minor pets - fish, birds or turtles - may be allowed in the sole discretion of Management.
- 3.2 Within each elderly project, Management shall designate certain apartments and/or buildings in which pets may be kept. No application shall be approved for a unit which is not so designated.

- 3.3 Should the number of households wanting to keep pets exceed the number of available units designated for pets, Management shall establish and maintain a waiting list for such units and refill such units with applicants for pets as the units become available.

Section Four: Deposits

- 4.1 No application shall be approved by the Authority until a deposit against pet damages has been received:

\$100.00 - dog or cat  
\$ 50.00 - all other pets

This deposit is separate from, and in addition to, the regular security deposit for public housing tenants.

- 4.2 In its sole discretion, the Authority may accept in lieu of a deposit against pet damages, or may require in addition to said deposit, tenant-purchased Renter's Insurance, including a minimum coverage of \$100,000 for general comprehensive public liability.

Section Five: Care of Pets; Indemnification

- 5.1 No application shall be approved unless the Authority, in its sole discretion, is assured that the applicant is physically, mentally and emotionally able to care for the pet properly. A doctor's certificate may be required by the Authority.
- 5.2 No application shall be approved until the applicant executes an indemnification and hold harmless agreement in such form as prescribed by the Authority.
- 5.3 Tenants are required to properly care for pets with respect to food, water, air, light, thermal environment, exercise, health care and sanitation appropriate to the species.
- 5.4 Fish, birds, rodents or turtles must always be kept indoors, caged or enclosed in a Management approved container not exceeding six (6) cubic feet.
- 5.5 When taken outside, dogs and cats must be held, kept in a Management approved container or restrained on a leash.
- 5.6 Except when entering or leaving the project grounds, dogs and cats, when outdoors, will be confined to the designated pet walking area.
- 5.7 Tenants having dogs or cats are required to control their pets, allowing their dogs or cats to urinate or defecate outdoors only.
- (a) in the designated outdoor pet walking area,  
(b) in the immediate vicinity of the owner's back door, or  
(c) along a public roadway or in other public domains, not in violation of any law or ordinance.
- 5.8 Pet owners are required to control noise and odor caused by pets.
- 5.9 Dog and cat owners are individually responsible for keeping the vicinity adjacent to their back door free of animal feces at all times.
- 5.10 All dog and cat owners are jointly and individually responsible for keeping the designated outdoor pet walking area free of animal feces at all times.
- 5.11 Cat owners are required to remove feces from litter boxes daily and change litter at least once a week.
- 5.12 Dog and cat owners are required to obtain required local government licenses and inoculations for their pets annually and provide verification of same to Management each year.

- 5.13 Pet owner shall not leave pets unattended in apartments for more than 24 hours.
- 5.14 Dead pets will be disposed of properly and not in violation of any law or ordinance. No pet may be disposed of in the toilet, by burial in the project or by placing the pet in a trash container within the project.

Section Six: Violations

6.1 Any tenant in violation of these policies or whose pet creates a nuisance to Management or to any other tenant, whether or not such nuisance is covered by a specific policy, all within the sole judgment and discretion of Management, will be given one (1) warning by Management stating the problem and the period of time in which the problem must be remedied or a hearing requested. If the problem is not corrected within the stated period, or if the problem should reoccur after expiration of the period, Management, in its sole discretion, may:

- (a) declare the tenant in violation of his or her lease; and/or
- (b) initiate procedures to remove the pet.

These remedies are cumulative and not inclusive.

- 6.2 Non-compliance with any part 5.7 through 5.11 inclusive, of these policies, may result in the immediate suspension or termination of all tenants' rights to have dogs or cats as pets.
- 6.3 Management's failure to enforce or to timely enforce any policy or policies shall not be construed as waiver of Management's rights to enforce it or them or to seek any remedy or remedies available under these policies or under law at any time.
- 6.4 Management has the exclusive right to interpret these policies and to modify them from time to time with or without notice.
- 6.5 These policies are hereby incorporated into the lease of each tenant that has a pet.

Section Seven: Support Animals for Handicapped Tenants

- 7.1 Management will allow a handicapped tenant in any project to keep a support animal upon notification and compliance the guidelines contained in this policy.
- 7.2 Management may require a statement from a doctor setting forth the nature of a tenant's handicap and/or the need for a support animal.
- 7.3 Management may - consistent with public safety and the rights of other tenants - waive any provision in these policies to reasonably accommodate a tenant's desire to keep a support animal.

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

**A. Resident Advisory Board Recommendations**

**Members of the Resident Advisory Board are selected by at large solicitation by the authority. Members are culled from the County Resident Council, by direct contact or other means of outreach. Efforts are made to ensure that a broad representation of clients are on the board. A list of members is attached.**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name) See Attachments Section Attachment "A"

Provided below:

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below) The Authority meet with management/maintenance staff to discuss comments and suggestions. Management agreed to work to improve various contract services and implement suggestions subject to budget constraints.

**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: members are appointed according Missouri State Statute Chapter 99 and St. Louis County ordinance by the St. Louis County Executive. On October 28, 2000 the Authority added a sixth member to its board of commissioners which has been filled by one of its clients.

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

### **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: St. Louis County

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

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

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

### **19. Definition of “Substantial Deviation” and “Significant Amendment or Modification”**

**Substantial Deviation** – A fundamental change in the operation of the Authority that is not presently consistent with its mission statement and has required - or will require – alteration of the mission statement.

**Significant Amendment or Modification** – A change in the operation of the Authority that will significantly affect at least 20% of the Authority’s clients.

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

## Attachments

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

### **Attachment A : Resident Advisory Board Comments and Responses**

#### **Members asked if the Authority could or would consider a preference for working families.**

The Authority stated that it would look into such a preference.

#### **Members asked if the Authority would install wall to wall carpeting in units.**

The Authority stated that such an installation would be generally beyond funds allowed for such improvements and that it would be expensive to maintain. However, the Authority stated that it would investigate alternative flooring materials and discuss with management the use of large area rugs.

#### **Members stated that they were pleased that the Authority had consulted tenants in advance of certain capital improvements and asked that such practices continue.**

The Authority thanked the members and will continue this practice when appropriate.

#### **Members asked that the “quiet enjoyment” and related provisions of the lease be enforced as strictly as possible.**

The Authority does, and will, aggressively enforce the provisions of its lease and community policies.

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

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

Capital Fund Grant Number : MO36P00450105 FFY of Grant Approval: 2005

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	\$0
2	1406 Operations	\$131,505
3	1408 Management Improvements	\$0
4	1410 Administration	\$65,750
5	1411 Audit	\$0
6	1415 Liquidated Damages	\$0
7	1430 Fees and Costs	\$60,000
8	1440 Site Acquisition	\$0
9	1450 Site Improvement	\$65,000
10	1460 Dwelling Structures	\$335,270
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	1498 Mod Used for Development	\$0
19	1502 Contingency	\$0
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$657,525</b>
21	Amount of line 20 Related to LBP Activities	\$0
22	Amount of line 20 Related to Section 504 Compliance	\$0
23	Amount of line 20 Related to Security	\$0
24	Amount of line 20 Related to Energy Conservation Measures	\$50,000

**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
LHA_WIDE	Salaries for Program Administration	1410	\$65,750
LHA_WIDE	Planning, A & E, and Inspection Costs	1430	\$60,000
LHA_WIDE	Operations	1406	\$131,505
MO4-05 (Fee Fee)	Drainage/Grading	1450	\$5000
MO4-08 (Arbor Hill)	Replace Floor Tile (15,000 sq ft)	1460	\$75,000
MO4-09 (Villa Lago)	HVAC (10 units/systems)	1460	\$25,000
	Pond Aerator	1450	\$2000

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
MO4-10 (Elmwood Park)	Utility Sheds (7 installed)	1450	\$14,000
MO4-11 (Tiffany-Tyrell)	HVAC 10 units/systems	1460	\$25,000
	Replace 20 Exterior Doors	1460	\$20,000
MO4-12(Meacham homes)	None		\$0
MO4-13 (Elmwood Rehab)	Utility Sheds (12 units installed)	1450	\$24,000
MO4-14 (Springwood)	Implement exterior & interior renovation (96 units)	1460	\$180,270
MO4-16 (Highview Homes)	none		\$0
MO4-17 (Scattered Sites)	Replace Floor Tile (2000 sq ft)	1460	\$10,000
MO4-19 (HASLC homes)	Utility Sheds (10 units installed)	1450	\$20,000

**Table Library**

**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
MO4-5 (Fee Fee)	9-17-07	9-17-09
MO4-8 (Arbor Hill)	9-17-07	9-17-09
MO4-09 (Villa Lago)	9- 17-07	9-17-09
MO4-10 (Elmwood Homes)	9-17-07	9-17-09
MO4-11 (Tiffany-Tyrell)	9-17-07	9-17-09
MO4-12 (Meacham Homes)	9-17-07	9-17-09
MO4-13 (Elnwood Rehab)	9-17-07	9-17-09
MO4-14 (Springwood)	9-17-07	9-17-09
MO4-16 (Highview)	9-17-07	9-17-09
MO4-17 (Scattered Sites)	9-17-07	9-17-09
MO4-19 (HASLC Homes)	9-17-07	9-17-09

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
MO4-05	Fee Fee Manor	0	0
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
HVAC		\$25,000	2006
Carpet Replacement		\$10,000	2006
HVAC		\$25,000	2007
Replace concrete, fencing, landscaping		\$20,000	2007
HVAC		\$25,000	2008
Seal and stripe parking lot		\$5000	2008
HVAC		\$25,000	2009
Replace Tie walls		\$30,000	2009
<b>Total estimated cost over next 5 years</b>		<b>\$165,000</b>	

**Table Library**

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
MO4-08	Arbor Hill	0	0
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Replace interior doors and windows		\$175,000	2006
Replace tiewalls		\$60,000	2006
New Playground/Equipment		\$25,000	2006
Install Central Mail collection units		\$5,000	2007
Bathroom renovations		\$210,000	2008
Concrete, fencing, and landscaping		\$25,000	2009
HVAC		\$42,000	2009
<b>Total estimated cost over next 5 years</b>		<b>\$542,000</b>	

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
MO4-9	Villa Lago	0	0	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Concrete, fencing, and landscaping			\$18,000	2006
HVAC			\$25,000	2006
Carpet replacement			\$10,000	2007
HVAC			\$25,000	2007
Tiewalls			\$30,000	2008
HVAC			25,000	2008
Parking lot repair, seal, and stripe			\$5000	2009
HVAC			\$25,000	2009
<b>Total estimated cost over next 5 years</b>			<b>\$163,000</b>	

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
MO4-10	Elmwood Homes	0	0	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
HVAC replacement			\$15,000	2006
HVAC			\$17,500	2006
Concrete, fencing, and landscaping			\$15,000	2007
Drain tile			\$10,000	2008
Kitchen cabinets			\$20,000	2009
<b>Total estimated cost over next 5 years</b>			<b>\$77,500</b>	

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
MO4-11	Tiffany-Tyrell	0	0	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Interior Doors			\$50,000	2006
HVAC			\$25,000	2006
Update Baths			\$100,000	2007
HVAC			\$25,000	2007
Concrete and landscaping			\$25,000	2008
Parking lot			\$8000	2008
HVAC			\$25,000	2008
Tiewalls			\$20,000	2009
Tuckpointing			\$15,000	2009
HVAC			\$25,000	2009
<b>Total estimated cost over next 5 years</b>			<b>\$318,000</b>	

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
MO4-12	Meacham Homes	0	0	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
None Planned			\$0	2006
HVAC			\$60,000	2007
Concrete			\$25,000	2008
Fencing & landscaping			\$20,000	2009
<b>Total estimated cost over next 5 years</b>			<b>\$105,000</b>	

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
MO4-13	Elmwood Rehab	0	0	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
HVAC			\$15,000	2006
HVAC			\$15,000	2006
Drain tile			\$35,000	2007
Concrete, fencing and landscaping			\$25,000	2008
Roofs			\$25,000	2009
<b>Total estimated cost over next 5 years</b>			<b>\$115,000</b>	

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
MO4-14	Springwood	0	0
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Exterior & Interior Renovation		\$500,000	2006
Exterior & Interior Renovation		\$500,000	2007
Parking Lot		\$10,000	2008
Landscaping & Concrete		\$55,000	2009
<b>Total estimated cost over next 5 years</b>		<b>\$1,065,000</b>	

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
MO4-17	Scattered Sites	1	0	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Roofs			\$15,000	2006
HVAC			\$8,000	2007
Concrete			\$5,000	2008
Fencing, and landscaping			\$10,000	2009
<b>Total estimated cost over next 5 years</b>			<b>\$53,000</b>	

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
MO4-16	Highview Homes	0	0	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Floor tile			\$125,000	2006
Interior doors			\$75,000	2007
Concrete, fencing and landscaping			\$50,000	2008
None Planned			0	2009
<b>Total estimated cost over next 5 years</b>			<b>\$250,000</b>	

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
MO4-19	HASLC homes	0	0	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Tuckpointing			\$5000	2006
Storage sheds			\$20,000	2007
Concrete			\$10,000	2008
Fencing and landscaping			\$10,000	2009
<b>Total estimated cost over next 5 years</b>			<b>\$45,000</b>	



**Annual Statement/Performance and Evaluation Report  
Comprehensive Grant Program (CGP) Part I: Summary**

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

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

HA Name **HOUSING AUTHORITY OF ST. LOUIS COUNTY**

Comprehensive Grant Number  
**MO36P00450103**

FFY of Grant Approval  
**2003**

Original Annual Statement  Reserve for Disaster/Emergencies  Revised Annual Statement/Revision Number \_\_\_\_\_  Performance & Evaluation Report for Program Year Ending 06/30/04  
 Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	\$0	\$0	\$0	\$
2	1406 Operations (May not exceed 20% of line 19)	\$131,505	\$131,505	\$131,505	\$131,505
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration	\$65,752	\$65,752	\$65,752	\$55,527
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$60,000	\$75,000	\$75,000	\$67,688
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$27,000	\$54,231	\$54,231	\$10,713
10	1460 Dwelling Structures	\$371,768	\$329,537	\$329,537	\$238,714
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$1,500	\$1,500	\$1,500	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
17	1499 Development Activity	\$0	\$0	\$0	\$0
18	1502 Contingency (May not exceed 8% of line 19)	\$0	\$0	\$0	\$0
19	Amount of Annual Grant (Sum of lines 2-18)	\$657,525	\$657,525	\$657,525	\$504,147
20	Amount of line 19 Related LBP Activities	\$0	\$0	\$0	\$0
21	Amount of line 19 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
22	Amount of line 19 Related to Security	\$20,000	\$0	\$0	\$0
23	Amount of line 19 Related to Energy Conservation Measures	\$49,500	\$49,500	\$49,500	\$49,500

Signature of Executive Director and Date

**X**

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

**X**

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

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-WIDE	Operations	1406	N/A	\$131,505	\$131,505	\$131,505	\$131,505	Completed
	<u>Subtotal</u>			<u>\$131,505</u>	<u>\$131,505</u>	<u>\$131,505</u>	<u>\$131,505</u>	
PHA-WIDE	Salaries for Program Administration	1410	N/A	\$65,752	\$65,752	\$65,752	\$55,527	Ongoing expenses
	<u>Subtotal</u>			<u>\$65,752</u>	<u>\$65,752</u>	<u>\$65,752</u>	<u>\$55,527</u>	
PHA-WIDE	Planning & Inspection Costs	1430	N/A	\$35,000	\$45,000	\$45,000	\$40,688	Ongoing expenses
PHA-WIDE	Architectual Costs	1430	N/A	\$25,000	\$30,000	\$30,000	\$27,000	Ongoing expenses
	<u>Subtotal</u>			<u>\$60,000</u>	<u>\$75,000</u>	<u>\$75,000</u>	<u>\$67,688</u>	
PHA -Wide	Laser printer	1475	1	\$1,500	\$1,500	\$1,500	\$0	On order
	<u>Subtotal</u>			<u>\$1,500</u>	<u>\$1,500</u>	<u>\$1,500</u>	<u>\$0</u>	
MO4-05 FeeFee	Install drantile	1450	150lin.ft. 42	\$2,000	\$0	\$0	\$0	Deleted
	Replace hall light fixtures and paint halls	1460	2500sqft	\$5,000	\$0	\$0	\$0	Deleted
	Replace hall floor tile and cove base	1460		\$15,000	\$0	\$0	\$0	Deleted
	<u>Subtotal</u>			<u>\$22,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
MO4-08	None	N/A	N/A	\$0	\$0	\$0	\$0	
Arbor Hill	<u>Subtotal</u>			<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	N/A
MO4-09 Villa Lago	Exterior Renovation	11 Bldgs	1460	\$351,768	\$329,537	\$329,537	\$238,714	Work in process
	<u>Subtotal</u>			<u>\$351,768</u>	<u>\$329,768</u>	<u>\$329,768</u>	<u>\$238,714</u>	
MO4-10 Elmwood Homes	None	N/A	N/A	\$0	\$0	\$0	\$0	N/A
	<u>Subtotal</u>			<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	

Signature of Executive Director and Date

**X**

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

**X**

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

(2) To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation  
Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

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

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
MO4-11 Tiffany/Tyrell	None	N/A	N/A	\$0	\$0	\$0	\$0	N/A
	<u>Subtotal</u>			<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
MO4-12 Meacham Homes	None	N/A	N/A	\$0	\$0	\$0	\$0	N/A
	<u>Subtotal</u>			<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
MO4-13 Elmwood Rehab	None	N/A	N/A	\$0	\$0	\$0	\$0	N/A
	<u>Subtotal</u>			<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
MO4-14 Springwood Apts.	Install additional asphalt parking and regrade for proper drainage	1450	1750 sqft	\$25,000	\$54,231	\$54,231	\$10,713	Work in process
	<u>Subtotal</u>			<u>\$25,000</u>	<u>\$54,231</u>	<u>\$52,231</u>	<u>\$10,713</u>	
MO4-16 Highview Homes	None	N/A	N/A	\$0	\$0	\$0	\$0	N/A
	<u>Subtotal</u>			<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
MO4-17 Scattered Sites	None	N/A	N/A	\$0	\$0	\$0	\$0	N/A
	<u>Subtotal</u>			<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
MO4-19 HASLC Homes	None	N/A	N/A	\$0	\$0	\$0	\$0	N/A
	<u>Subtotal</u>			<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	

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Development Number/Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
MO4-05 FEE FEE	9/17/05		6/30/04	9/17/07			
MO4-08 ARBOR HILL	9/17/05		6/30/04	9/17/07			
MO4-09 VILLA LAGO	9/17/05		6/30/04	9/17/07			
MO4-10 ELMWOOD HOMES	9/17/05		6/30/04	9/17/07			
MO4-11 TIFFANY-TYRELL	9/17/05		6/30/04	9/17/07			
MO4-12 MEACHAM HOMES	9/17/05		6/30/04	9/17/07			
MO4-13 ELMWOOD REHABS.	9/17/05		6/30/04	9/17/07			

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Development Number/Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
MO4-14 SPRINGWOOD APTS.	9/17/05		6/30/04	9/17/07			
MO4-16 HIGHVIEW HOMES	9/17/05		6/30/04	9/17/07			
MO4-17 SCATTERED SITES	9/17/05		6/30/04	9/17/07			
MO4-19 HASLC HOMES	9/17/05		6/30/04	9/17/07			

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**Annual Statement/Performance and Evaluation Report  
Comprehensive Grant Program (CGP) Part I: Summary**

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

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

HA Name **HOUSING AUTHORITY OF ST. LOUIS COUNTY**

Comprehensive Grant Number  
**MO36P00450203**

FFY of Grant Approval  
**2003**

- Original Annual Statement  Reserve for Disaster/Emergencies  Revised Annual Statement/Revision Number \_\_\_\_\_  Performance & Evaluation Report for Program Year Ending 6/30/04  
 Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	\$0		\$0	\$0
2	1406 Operations (May not exceed 20% of line 19)	\$31,772		\$31,772	\$0
3	1408 Management Improvements	\$0		\$0	\$0
4	1410 Administration	\$15,886		\$5,000	\$0
5	1411 Audit	\$0		\$0	\$0
6	1415 Liquidated Damages	\$0		\$0	\$0
7	1430 Fees and Costs	\$15,000		\$8,000	\$0
8	1440 Site Acquisition	\$0		\$0	\$0
9	1450 Site Improvement	\$48,202		\$0	\$0
10	1460 Dwelling Structures	\$48,000		\$48,000	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$0		\$0	\$0
12	1470 Nondwelling Structures	\$0		\$0	\$0
13	1475 Nondwelling Equipment	\$0		\$0	\$0
14	1485 Demolition	\$0		\$0	\$0
15	1490 Replacement Reserve	\$0		\$0	\$0
16	1495.1 Relocation Costs	\$0		\$0	\$0
17	1499 Development Activity	\$0		\$0	\$0
18	1502 Contingency (May not exceed 8% of line 19)	\$0		\$0	\$0
19	Amount of Annual Grant (Sum of lines 2-18)	\$158,860		\$92,772	\$0
20	Amount of line 19 Related LBP Activities	\$0		\$0	\$0
21	Amount of line 19 Related to Section 504 Compliance	\$0		\$0	\$0
22	Amount of line 19 Related to Security	\$0		\$0	\$0
23	Amount of line 19 Related to Energy Conservation Measures	\$0		\$0	\$0

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**Annual Statement/Performance and Evaluation**  
**Comprehensive Grant Program (CGP)Part II: Supporting Pages**

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

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

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-WIDE	Operations <b>Subtotal</b>	1406	N/A	\$31,772 <u>\$31,772</u>		\$31,722 <u>\$31,722</u>	\$0 <u>\$0</u>	Ongoing expense
PHA-WIDE	Salaries for Program Administration <b>Subtotal</b>	1410	N/A	\$15,886 <u>\$15,886</u>		\$5,000 <u>\$5,000</u>	\$0 <u>\$0</u>	Ongoing expense
PHA-WIDE	Planning & Inspection Costs	1430	N/A	\$5,000		\$2,000	\$0	Ongoing expense
PHA-WIDE	Architectual Costs <b>Subtotal</b>	1430	N/A	\$10,000 <u>\$15,000</u>		\$6,000 <u>\$8,000</u>	\$0 <u>\$0</u>	Ongoing expense
FeeFee Manor MO4-05	None <b>Subtotal</b>	N/A	N/A	\$0 <u>\$0</u>		\$0 <u>\$0</u>	\$0 <u>\$0</u>	N/A
Arbor Hill MO4-08	Replace tie walls with modular blocks <b>Subtotal</b>	1450	1500 units	\$30,000 <u>\$30,000</u>		\$0 <u>\$0</u>	\$0 <u>\$0</u>	Preparing specs.
Villa Lago MO4-09	Replace tie walls <b>Subtotal</b>	1450	910 units	\$18,202 <u>\$18,202</u>		\$0 <u>\$0</u>	\$0 <u>\$0</u>	Preparing specs.
Elmwood Homes MO4-10	None <b>Subtotal</b>	N/A	N/A	\$0 <u>\$0</u>		\$0 <u>\$0</u>	\$0 <u>\$0</u>	N/A
Meacham Homes MO4-12	None <b>Subtotal</b>	N/A	N/A	\$0 <u>\$0</u>		\$0 <u>\$0</u>	\$0 <u>\$0</u>	N/A

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**Annual Statement/Performance and Evaluation**  
**Comprehensive Grant Program (CGP)Part II: Supporting Pages**

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

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

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Tiffany/Tyrell MO4-11	None	N/A	N/A	\$0		\$0	\$0	N/A
	<u>Subtotal</u>			<u>\$0</u>		<u>\$0</u>	<u>\$0</u>	
Meacham Homes MO4-12	None	N/A	N/A	\$0		\$0	\$0	N/A
	<u>Subtotal</u>			<u>\$0</u>		<u>\$0</u>	<u>\$0</u>	
Elmwood Rehabs MO4-13	None	N/A	N/A	\$0		\$0	\$0	N/A
	<u>Subtotal</u>			<u>\$0</u>		<u>\$0</u>	<u>\$0</u>	
Springwood Apts. MO4-14	None	N/A	N/A	\$0		\$0	\$0	N/A
	<u>Subtotal</u>			<u>\$0</u>		<u>\$0</u>	<u>\$0</u>	
Highview Homes MO4-16	None	N/A	N/A	\$0		\$0	\$0	N/A
	<u>Subtotal</u>			<u>\$0</u>		<u>\$0</u>	<u>\$0</u>	
	Replace HVAC systems	1460	7	\$21,000		\$21,000	\$0	Work in process
	<u>Subtotal</u>			<u>\$21,000</u>		<u>\$21,000</u>	<u>\$0</u>	
Scattered Sites MO4-17	Replace HVAC systems	1460	9	\$27,000		\$27,000	\$0	Work in process
HASLC Homes								
	<u>Subtotal</u>			<u>\$27,000</u>		<u>\$27,000</u>	<u>\$0</u>	

Signature of Executive Director and Date

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

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(2) To be completed for the Performance and Evaluation Report.

**Annual Statement/Performance and Evaluation  
Comprehensive Grant Program (CGP) Part III: Implementation Schedule**

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

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

Development Number/Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
MO4-05 FEE FEE	12/31/05			12/31/07			
MO4-08 ARBOR HILL	12/31/05			12/31/07			
MO4-09 VILLA LAGO	12/31/05			12/31/07			
MO4-10 ELMWOOD HOMES	12/31/05			12/31/07			
MO4-11 TIFFANY- TYRELL	12/31/05			12/31/07			
MO4-12 MEACHAM HOMES	12/31/05			12/31/07			
MO4-13 ELMWOOD REHABS.	12/31/05			12/31/07			

Signature of Executive Director and Date

X

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

X

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

(2) To be completed for the Performance and Evaluation Report.  
ref Handbook 7485.3

**Annual Statement/Performance and Evaluation  
Comprehensive Grant Program (CGP) Part III: Implementation Schedule**

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

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

Development Number/Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
MO4-14 SPRINGWOOD APTS.	12/31/05			12/31/07			
MO4-16 HIGHVIEW HOMES	12/31/05			12/31/07			
MO4-17 SCATTERED SITES	12/31/05			12/31/07			
MO4-19 HASLC HOMES	12/31/05			12/31/07			

Signature of Executive Director and Date

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

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(2) To be completed for the Performance and Evaluation Report.  
ref Handbook 7485.3

## RESIDENT ADVISORY BOARD

1. Deborah Harris  
168 Plum 63043  
298-0925  
Arbor Hill/CWEB
2. Fran Yashuk  
190 Fee Fee Apt. C 63043  
298-3775  
Fee Fee Manor
3. Carol Bonetti  
162 Fee Fee Apt E 63043  
738-0896  
Fee Fee Manor
4. Wanda Cohen  
406 Meacham 63122  
822-3007  
Meacham Park
5. Claudette Kelley  
2803 W. Pasture 63114  
890-9722  
Highview
6. Willie Lewis  
2815 W. Pasture 634114  
890-8719  
Highview
7. Gloria Williams  
7205 Salerno Ct. 63133  
725-5908  
Pagedale/CWEB
8. Lillie O'Neal  
6923 Ardee Way 63130  
726-1787  
Pagedale
9. Shirley Smith  
6905 Ardee Way 63130  
727-1670  
Pagedale
10. Lynette Williams  
10324 Lord 63136  
388-2164  
Scattered Site

11. Maggie Buchanan  
2616 Tyrell Apt D 63136  
867-5182  
Tiffany
12. Linda Roach'e  
2613 Lordan Apt. B 63136  
869-1562  
Springwood
13. Deborah Smith  
9348 Rothwell Heights 63132  
994-9118  
Olivette
14. Olivia Walls  
9356 Rothwell Heights 63132  
997-6926  
Olivette
15. Rosalind Billingsley  
9342 Rothwell Heights 63132  
692-7187  
Olivette
16. Delores McClendon  
9379 Rothwell Heights 63132  
995-9957  
Olivette
17. Jacqueline Tate  
9345 Rothwell Heights 63132  
432-2564  
Olivette
18. Vandessa Lee  
8901 Weldon Apt. 319  
St. Louis, MO 63121  
524-1032  
Section Eight

## **Progress in Meeting 5-Year Plan Mission and Goals**

The Authority has made significant progress with regard to its mission, goals and objectives by expanding the supply of affordable housing, improving assessment scores, leveraging public and private funds in its efforts to further serve its target population and continuing to improve and modernize its public housing inventory. The Authority was found to be a “high performer” as that term is defined by the US Department of Housing and Urban Development. There were no significant changes made to the agency’s five year plan in this year’s annual update.