

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

PHA Plans

5 Year Plan for Fiscal Years 2007 - 2011

Annual Plan for Fiscal Year 2007

Revision #2: mo001v03

Dated: September 25, 2007

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

PHA Plan Agency Identification

PHA Name: St. Louis Housing Authority (SLHA)

PHA Number: MO1-001

PHA Fiscal Year Beginning: 10/1/07

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: **3996**
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: **5208 (as of March 30, 2007)**

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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 2007 - 2011
[24 CFR Part 903.5]

A. Mission

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

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

The St. Louis Housing Authority (SLHA) commits to efficiently build and maintain desirable, affordable housing for residents of the St. Louis area through forthright leadership, innovative partnerships, progressive technology, and expansion of new resources. We seek to improve the quality of life for our employees, residents, and the community by providing employment opportunities, education, training, and ethical, professional service.

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:

Goal: Apply for 200 replacement vouchers per year from FY2005 through FY2010 if vouchers are available and the market can absorb additional vouchers.

Status: SLHA obtained 593 vouchers in 2005 and 2006. Additionally, SLHA has obtained 81 to date in 2007. Authority has been able to increase

vouchers through the multi-family opt-outs and foreclosures. New voucher funding is not available.

Reduce public housing vacancies:

Goal: Continue to aggressively market new and modernized units to reduce actual vacancy rates.

Status: Authority's overall vacancy rate is 3.24 % (YTD: March 2007)

Leverage private or other public funds to create additional housing opportunities:

Goal: To leverage Capital Funds, with the Capital Fund Financing Program, allowing SLHA to expedite the backlog of modernization needs of two public housing developments, Kingsbury Terrace (MO36-P001-018) and Cochran Plaza Phase II and III (MO36-P001-037). This goal anticipates leveraging \$17.5 million by the use of 4% federal and state low income tax credit equity combined with proceeds from the issuance of both taxable and tax-exempt bonds to finance the modernization of Kingsbury Terrace and tax-exempt bonds along with existing Capital Funds to complete Phase II & III of Cochran Plaza.

Status: The Authority has received HUD approval of the Capital Fund Financing Program application for both the Kingsbury Terrace and Cochran Plaza developments. Additionally, SLHA has been awarded allocation of 4% federal and state low-income housing tax credits and a volume cap private activity tax-exempt bond allocation for Kingsbury Terrace. The mixed-finance proposal for Kingsbury Terrace has also been submitted and approved by HUD. The bond closing for both projects are schedule for May, 2007. Completion of modernization of both projects is scheduled for May, 2009.

Goal: SLHA plans to use HOPE VI funds and capital funds to leverage \$14.9 Million in low-income tax credits and private investments to complete the revitalization of Blumeyer Phase IV. In addition, SLHA plans to use HOPE VI funds to leverage \$10.1 Million in low-income tax credits to complete Cochran Gardens Phase II.

Status: SLHA through its developer partner successfully obtained Federal and State Low Income Housing Tax Credits for Blumeyer Phase IV and Cochran Gardens Phase II HOPE VI revitalizations.

Blumeyer Phase IV financial closing occurred March 8, 2007 and construction completion is anticipated by December, 2008.
Cochran Gardens Phase II financial closing is anticipated November, 2007 and construction completion anticipated by December, 2009.

Acquire or build units or developments:

Goal: Develop an additional 250 units over the next five years (FY 2005 – FY 2010) using the mixed-finance method, as long as funding is available.

Status: The Authority has completed the development of 80 public housing units at Cahill House (MO36-P001-056). The Authority has 46 public housing units are under construction at Cambridge Heights (MO36-P001-058) and 50 family units are under construction at Renaissance Place at Grand (Blumeyer HOPE VI – Phase IV). The Authority is planning 44 public housing units at Cambridge Heights Phase II (MO36-P001-060), 52 family units (Family Replacement II), 80 Elderly units (Elderly Replacement II) and 52 Family units (Family Replacement III) using the mixed finance method. Additionally, four (4) family units will be developed at McMillan Manor II (MO36-P001-051).

Other (list below)

Goal: Develop an additional homeownership program to add 50 additional homeownership units targeted at current Public Housing residents in the next five years.

Status: Units are being provided through the HOPE VI programs. 44 affordable units were constructed under the Near Southside HOPE VI project and six (6) of the proposed 25 units have been purchased under the Blumeyer HOPE VI project through a second mortgage program and 20 units are planned through the Cochran Gardens Hope VI program.

PHA Goal: Improve the quality of assisted housing
Objectives:

Improve public housing management: (PHAS score) **87**

Goal: Increase PHAS score to 90 points by September 30, 2009.

Status: PHAS Scores decreased by one point in FY 2006 from 88 to 87. SLHA will continue to identify areas for improvement and strive to accomplish this goal.

Improve voucher management: (SEMAP score) **79**

Goal: Increase SEMAP score to 90 by September 30, 2007.

Status: SEMAP Scores decreased in FY 2006 from 86 to 79. SLHA will continue to identify areas for improvement and strive to accomplish this goal.

The Section 8 department has completed an Action Plan to procure a third party vendor to assist in the identification of weaknesses in staff training, procedures and hiring practices.

Increase customer satisfaction:

Goal: To increase staff customer service training and knowledge of departmental responsibilities on a semi-annual basis.

Status: A committee has been established to determine responsibilities and training needs of staff. To date, Supervisors and Managers have responded with a list of training needs for their division staff. In addition, SLHA will pursue outside consultant to assist with new strategy to achieve objectives.

Goal: To decrease the number of customer complaints by 50% over the next 18 months, and by 100% within 3 years.

Status: Survey conducted. Implemented a complaint tracking system to identify trends and corrective actions. In addition, SLHA will pursue outside consultant to assist with new strategy to achieve objectives.

Goal: Maximize SLHA's PHAS score for customer service by 50% by October 1, 2008.

Status: SLHA will continue to strive to achieve the maximum score of ten (10). Authority continues to conduct resident meetings to attain input on how SLHA can improve services and to emphasize the importance of completing the annual HUD surveys.

In addition, SLHA will pursue outside consultant to assist with new strategy to achieve objectives.

Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)

Renovate or modernize public housing units:

Status: Comprehensive Modernization of Lafayette (MO36-P001-022) is scheduled complete September, 2007. Limited Modernization at Cochran Towers (MO36-P001-003) and Parkview Apartments (MO36-P001-019) is scheduled to complete September, 2007. Additionally, under the Capital Fund Finance Program, Kingsbury Terrace (MO36-P001-018) and Cochran Plaza Phase II & III (MO36-P001-037) will be Comprehensively Modernized beginning May, 2007 and complete by May, 2009.

Demolish or dispose of obsolete public housing:

Status: The demolition of Vaughn Towers (M036-P001-006) and Blumeyer Elderly I & II (MO36-P001-009) completed in 2007. Four (4) family buildings (121units) at Cochran Gardens (MO36-P001-003) are scheduled for demolition in 2007.

Provide replacement public housing: **Reference goal to Acquire or build units or developments.**

Provide replacement vouchers:

Other: (list below)

PHA Goal: Increase assisted housing choices
Objectives:

Provide voucher mobility counseling:

Conduct outreach efforts to potential voucher landlords:

Status: SLHA's Market Analysts, Records and Procedure Specialist and HQ Supervisor conducts monthly Landlord meetings to recruit landlords in to increase available units for program.

Increase voucher payment standards

Implement voucher homeownership program: **Done: March, 2003**

Status: Program implemented in March, 2003. Since program implementation twenty-four (24) closings have occurred.

Implement public housing or other homeownership programs:

Status: SLHA utilizing its HOPE VI grant funding has implemented three (3) homeownership programs: Near Southside program with 44 units, Blumyer program having 25 units and Cochran program planned for 20 units. Clients may use second mortgages or closing cost assistance for financing.

Implement public housing site-based waiting lists:

Goal: SLHA has implemented site based waiting lists for greater resident choice of living area.

Status: This objective has been completed – Site base waiting list has been established at all developments.

Convert public housing to vouchers:

Other: (list below)

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

PHA Goal: Provide an improved living environment Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: **Through mixed-finance and HOPE VI revitalization efforts. (Ongoing.)**

Status: SLHA is in the construction phases of the Cochran Gardens and Blumeyer HOPE VI revitalization projects. Additionally, SLHA acquired and will renovate the Guardian Angels Settlement facility as part of the Near Southside HOPE VI revitalization project. These mixed-finance efforts provide market rate and affordable housing opportunities to lower and higher income families.

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

Goal: Through the HOPE VI revitalization SLHA has been able to better promote income mixing through mixed-income developments.
Ongoing.

Status: : SLHA is in the construction phases of the Cochran Gardens and Blumeyer HOPE VI revitalization projects. These mixed-finance efforts provide market rate and affordable housing opportunities to lower and higher income families.

Implement public housing security improvements:

Goal: SLHA has implemented a security contract with the City Police Department. **Ongoing.**

Status: The contracts established with the City Police Department have been an enormous success. Currently there are four (4) developments that have ongoing contracts.

Designate developments or buildings for particular resident groups (elderly, persons with disabilities):

Goal: SLHA has designated housing applications planned for several elderly developments. (HUD approved the SLHA designation plan for the Near South Side (Phase II-Les Chateaux) on 9/19/01, and Senior Living at Renaissance Place (Blumeyer HOPE VI-Phase II A), and Cahill House (formally Vaughn Elderly) on 4/18/05.

Status: On April 18, 2005 HUD approved the Authority's designated housing plan that proposes 195 units (5.3% of the total public housing stock) as elderly-only. Les Chateaux, Senior Living at Renaissance Place and Cahill House are the developments with the elderly-only designation.

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: **Monitor training and employment activities of families enrolled in the Public Housing Family Self-Sufficiency (FSS) program monthly, quarterly, and yearly, such that support services will enhance earning capacity for economic development.**

Status: 53 employed and 34 in training

Number of FSS Participants: 116

Number of Escrow accounts: 46

Number of Youth employed: 83

- Provide or attract supportive services to improve assistance recipients' employability:

Status: As of April 1, 2007 there are nine (9) community partners:

1. Gateway to Financial Fitness/Catholic Charities
2. Youth Build
3. Provident Counseling
4. Employment Connections
5. Urban League
6. St. Louis School of Nursing
7. SLATE
8. Grace Hill Neighborhood Center
9. Institute of Family Medicine

- Provide or attract supportive services to increase independence for the elderly or families with disabilities: **Ongoing.**

Status: New clinic opened at James House in partnership with St. Louis University School of Nursing.

- Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: **On going outreach to least-likely to apply.**

Status: Metropolitan St. Louis Equal Housing Opportunity Council was hired to conduct sample testing. They completed their analysis, and based upon the results of the testing, Metropolitan St. Louis Equal Housing Opportunity Council provided Fair Housing Training to all management personnel and all authority employees who have occasion to deal with public housing applicants to ensure

that there are not discriminatory practices. In addition, similar training will be provided on an annual basis.

- 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:

Status: The Nondiscrimination Policy is inserted into the Admissions and Continued Occupancy Policy and the Administration Plan that detail the Fair Housing procedures. Fair Housing posters are prominently displayed at all developments, SLHA's central office and included in all solicitations.

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Status: Most developments afford accessible housing to persons with all varieties of disabilities to comply with fair housing laws and HUD regulations. However, some development could not be modified but are modified as they are modernized. SLHA is fully committed to providing reasonable accommodations to its applicants and residents with disabilities.

- SLHA will continue efforts to inform other agencies of available housing for special needs clients' by e-mailing or sending out letters to a list of advocacy groups and by putting the information out on our website.

Status: The ongoing effort includes posting public notices of available accessible units and providing notice via e-mail to special needs interest groups.

- Other: (list below)

Other PHA Goals and Objectives: (list below)

- PHA Goal: To increase the use of technology

- Goal:** Development of an internet web site, which allows clients access to a wide variety of information including waiting list status, SLHA policies, employment opportunities, Procurement/Bid activities, Section 3 opportunities, on-line housing applications and related information within three years.

Status: Web site developer was procured and developed the website structure. Structure did not include website content. To develop

accurate content input and review from all departments is necessary. Conflicting priorities with new software system has slowed progress. Once software implementation is complete, the implementation team will be reactivated.

- ☒ **Goal:** Replace current housing program software to updated user-friendly software system in two years.

Status: Procured new software provider – Visual Homes. Implementation has begun and is scheduled to be completed by September 30, 2007. All users will be trained before the conversion.

- ☒ **Goal:** Add computer labs to one development per year from FY 2005 through FY 2010.

Status: Computer Labs have been installed at Parkview, Renaissance Place at Grand, and at Cochran Community Center. This year, installations of four (4) additional labs are scheduled for Badenhause Elderly, LaSalle Park, Warwood, and Cambridge Heights developments.

- ☒ PHA Goal: To build and maintain staff capacity

- ☒ **Goal:** Reduce voluntary turnover by 25% by May 30, 2007 by focusing on employee morale and job satisfaction.

Status: Committee conducted an employee survey to determine approach to accomplishing objective. All employees participated with suggestions based on survey results. Twenty-seven suggestions were generated. Employees then were asked to prioritize suggestions. The top eleven suggestions were selected to be accomplished first.

As action items are completed the next group will be picked up until all 27 items have been addressed. This objective is scheduled to be completed by May 30, 2008.

- ☒ **Goal:** Develop and implement a comprehensive training program by May 30, 2007.

Status: The original committee conducted a survey, but did not achieve enough participation to develop a comprehensive plan. SLHA has entered into an agreement with HTVN that will bring training via the internet. The service provides a broad range of training

options. Currently, SLHA is procuring a third party to develop individualized training programs for specific departments.

- ☒ **Goal:** Review method and procedures for hiring and develop a hiring plan by October 1, 2007.

Status: Original team provided a number of suggestions, which Human Resources have been working on implementing. Implementation has been slowed by conflicting priorities. New hiring procedure has been drafted and is in review. Some suggestions are a lot more time consuming than they originally appeared.

- ☒ PHA Goal: To become less dependent on Federal funding

- ☒ **Goal:** Expand the capacity of SLHADC to successfully compete with public and private sector entities in the next 5 years (FY 2005 through FY 2010).

Status: SLHADC has participated in four (4) mixed-finance developments as a lender, sub-grantee and property owner.

SLHADC became a certified Community Housing Development Organization making it more eligible for some types of funds.

SLHADC applied for a \$200,000 capacity building grant from the Bank of America in 2006. Unfortunately, the application was unsuccessful.

SLHADC plans to apply for the capacity building grant again in 2007.

- ☒ **Goal:** Hire a grant writer to identify and obtain an additional \$500,000 by 9/30/06 and \$1,000,000 by 9/30/08.

Status: Funding reductions in 2005, 2006, and 2007 prevented SLHA from creating a new position.

- ☒ **Goal:** Investigate development opportunities for SLHA that are not limited to low-income housing and develop an action plan for implementation by 9/30/06.

Status: The original committee was unable to identify any opportunities for development. SLHA will continue to consult with other Housing Authorities to investigate initiatives undertaken in an effort to identify potential opportunities. Expectant levels of income streams to be generated are being investigated.

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

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

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

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

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

The most important challenges to be met by the St. Louis Housing Authority during FY 2007 include:

- Transition to complete project base public housing operating funding;
- Improve operational efficiency in both the Public Housing and Section 8 programs to better serve the housing needs of low-income residents in the jurisdiction;
- Continue to implement both Section 8 and Public Housing Homeownership programs;
- Preserve and improve the public housing stock through the Capital Funds activities, including modernization of existing units and development of new units;
- Attain and maintain financial stability in light of ever decreasing funding levels and changing requirements;
- Continue to revitalize the Blumeyer community through the HOPE VI program;
- Continue to revitalize the Cochran community through the HOPE VI Revitalization program;
- Renovate the newly acquired community facility formally known as Guardian Angels Settlement. This facility was purchased through the HOPE VI program for the Near South Side and will house the Clinton Peabody Management office, TAB Office and provide space for social service and community programs. Renovation is expected to complete in 2007.
- Identify, develop and leverage services to enable low-income families to become self-sufficient;
- Complete the new Central Office Facility through mixed-finance partnership that will use New Market Tax Credits and Capital Funds;
- Complete the comprehensive modernization (Phase II and III) of Cochran Plaza Family Apartments through the Capital Fund Finance Program;
- Comprehensively modernize Kingsbury Terrace Elderly through the Capital Fund Finance Program;
- Complete the Near Southside HOPE VI Revitalization Program;

- Complete Demolition of four buildings at Cochran Gardens;
- Comprehensively modernize Lafayette Elderly;
- Update of the SLHA web site to include procurement documentation, job postings, and general information for clients;
- Replacement of legacy system software for SLHA.

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- A** Admissions Policy for Deconcentration (mo001a03)
- B** FY 2007 Capital Fund Program Annual Statements (CFP 501-07, CFRHF501-07, CFPRHF 502-07) (mo001b03)
- C** FY 2007 Capital Fund Finance Program (CFFP) Financing Proceeds (Annual Statement) (mo001c03)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- D** PHA Management Organizational Chart (mo001d03)
- E** FY 2007 Capital Fund Program 5-Year Action Plan (mo001e03)
- F** Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (mo001f03)

- Other (List below, providing each attachment name)
 - G** Certification from the City of St. Louis (mo001g03)
 - H** Certification of Compliance-Board Resolution-HUD form (mo001h03)
 - I** Certification for submission of Agency Plan-Board Resolution (mo001i03)
 - J** Certification of Payments to Influence Federal Transactions (mo001j03)
 - K** Certification for Drug-Free Workplace (mo00kl01)
 - L** Disclosure of Lobbying Activities (mo001l03)
 - M** Annual Statement/Performance and Evaluation Report for CFP 501-04, CFPRHF 501-04, (mo001m03)
 - N** Annual Statement/Performance and Evaluation Report for CFP 501-05, CFPRHF 501-05, CFPRHF 502-05 2nd Increment of 501-05 (mo001n01)
 - O** Annual Statement/Performance and Evaluation Report for CFP 501-06, CFP 502-06, CFRHF 501-06, CFPRHF 502-06, CFPRHF 503-06, CFPRHF 504-06) (mo001o03)
 - P** Community Service and Optional Programs for SLHA Tenants (mo001p03)
 - Q** Assessment of waiting lists demographic changes (mo001q03)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Display Volume	Supporting Document	Applicable Plan Component
Volume 1	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
Volume 1	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
Volume 1	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
Volume 1	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
Volume 1	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
Volume 2	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
Volume 2	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
Volume 2	Violence Against Women and Justice Department Reauthorization Act of 2005: 1. <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy (ACOP), Volume 2 2. <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan, Volume 2	Annual Plan: Eligibility, Selection, and Admissions Policies
Volume 2	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
Volume 2	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy (ACOP), Volume 2	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Volume 2	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy (ACOP), Volume 2	Annual Plan: Rent Determination
Volume 2	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan, Volume 2	Annual Plan: Rent Determination
Volume 2(a)	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Management Plans
Volume 2	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy (ACOP), Volume 2	Annual Plan: Grievance Procedures
Volume 2	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan, Volume 2	Annual Plan: Grievance Procedures
Volume 1	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	
N/A	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
Volume 3	Approved HOPE VI applications or, if more recent, approved HOPE VI Revitalization Plans or any other approved proposal for development of public housing: HOPE VI Revitalization for Darst-Webbe /Near Southside	Annual Plan: Capital Needs
Volume 3 (a)	Revitalization Plan Supplement for Darst-Webbe /Near Southside – Clinton Peabody Partial Demolition	Annual Plan: Capital Needs
Volume 3 (b)	Revitalization Plan Supplement for Darst-Webbe /Near Southside – Clinton Peabody Partial Disposition	Annual Plan: Capital Needs
Volume 3 (b)	Revised Revitalization Plan for Darst-Webbe/Near Southside HOPE VI Program	Annual Plan: Capital Needs
Volume 3 (c)	Hope VI Revitalization for Blumeyer Hope VI Demolition Applications for Euclid Plaza, Cochran Gardens, Blumeyer Family, Vaughn Elderly, and Paul Simon	Annual Plan: Capital Needs
Volume 3 (c)	Revised Revitalization Plan for Blumeyer HOPE VI Program	
Volume 3 (d)	Hope VI Cochran Gardens Revitalization Application	Annual Plan: Capital Needs
Volume 3 (d)	Revised Revitalization Plan for Cochran Gardens HOPE VI Program	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Volume 3(e)	Development Proposal/Approval for McMillan Manor	Annual Plan: Capital Needs
Volume 3 (f)	Site Acquisition/Approval for Fox Park East/Armand &Ohio	Annual Plan: Capital Needs
Volume 4	Approved applications for demolition and/or disposition of public housing: Partial Demolition of Armand & Ohio, McMillan Manor, Demolition of Euclid Plaza Townhomes, and Disposition of Warehouse Facility	Annual Plan: Demolition and Disposition
Volume 4 (a)	Partial Disposition of Cochran Gardens Phase I, Blumeyer Phase II, Disposition of Vaughn Elderly, Mark Twain, Carr Square (Land), and Partial Disposition of Cochran Plaza	Annual Plan: Demolition and Disposition
Volume 4 (b)	Disposition of Carr Square	Annual Plan: Demolition and Disposition
Volume 5	Mandatory (Section 202) Conversion Applications/Approvals for Cochran Gardens, Vaughn, Elderly, Blumeyer Elderly I & II, and Blumeyer Family Conversion Applications (as required by 24 CFR part 903.7j)	Annual Plan: Conversion of Public Housing Units
Volume 5 (a)	Unit Reconfiguration Conversion Applications/Approvals for Lafayette, Cochran Plaza, West Pine Elderly, and Parkview Elderly as required by 24 CFR part 970.2)	Annual Plan: Conversion of Public Housing Units
Volume 6	Approved applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
Volume 6 (a)	Approved public housing homeownership programs/plans	Annual Plan: Homeownership
Volume 2	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan, Volume 2	Annual Plan: Homeownership
Volume 7	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
Volume 7	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
Volume 7	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
Volume 8	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Volume 9	Environmental Assessments 24 CFR Part 50	Agency Plan: Capital Needs
Volume 10	Resident Assessment Satisfaction Survey(RASS) Results	Agency Plan: Management
Volume 11	Physical Needs Assessment of Public Housing Stock	Agency Plan: Capital Needs
Volume 12	Energy Conservation Strategy and Energy Audit	Agency Plan: Capital Needs

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	14252	5	5	5	5	5	5
Income >30% but <=50% of AMI	9714	4	5	4	4	4	3
Income >50% but <80% of AMI	13081	2	2	2	3	2	2
Elderly	25765	3	2	2	3	2	3
Families with Disabilities	7241*	4	5	4	5	4	4
Caucasian	18,423*	N/A	N/A	N/A	N/A	N/A	N/A
African American	17,016*	N/A	N/A	N/A	N/A	N/A	N/A
American Indian	181*	N/A	N/A	N/A	N/A	N/A	N/A
Asian	362*	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	391*	N/A	N/A	N/A	N/A	N/A	N/A
Other	223*	N/A	N/A	N/A	N/A	N/A	N/A

* Data source is from 1990 census because similar statistics are unavailable in the 2000 census.

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: **2005 - Volume I**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset – **Volume I**
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
HUD 2020, Market Study for Elderly Public Housing – Volume I

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

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

Housing Needs of Families on the Waiting List			
Waiting list type:			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction: Carr Square (M036-P001-001)			
	# of families	% of total families	Annual Turnover
Waiting list total	28		0
Extremely low income <=30% AMI	24	85.71	
Very low income (>30% but <=50% AMI)	4	14.29	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	20	71.43	
Elderly families	1	3.57	
Families with Disabilities	3	10.71	
Caucasian	0	0.00	
African American	28	100	
American Indian/ Alaskan	0	0.00	
Asian	0	0.00	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	0	0.00	
1 BR	3	10.71	
2 BR	20	71.43	
3 BR	5	17.86	
4 BR	0	0.00	
5 BR	0	0.00	
5+ BR	0	0.00	
Is the waiting list closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
How long has it been closed (# of months)? 57			
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:

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

If used, identify which development/sub-jurisdiction: **Clinton Peabody (M036-P001-002)**

	# of families	% of total families	Annual Turnover
Waiting list total	278		125
Extremely low income <=30% AMI	267	96.04	
Very low income (>30% but <=50% AMI)	10	3.60	
Low income (>50% but <80% AMI)	1	0.36	
Families with children	170	61.15	
Elderly families	1	0.36	
Families with Disabilities	34	12.23	
Caucasian	8	2.88	
African American	269	96.76	
American Indian/Alaskan	0	0.00	
Asian	1	0.36	

Characteristics by Bedroom Size (Public Housing Only)

0BR	0	0.00	
1BR	92	33.09	
2 BR	112	40.29	
3 BR	25	8.99	
4 BR	37	13.31	
5 BR	12	4.32	
5+ BR	0	0.00	

Is the waiting list closed? No Yes

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

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

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

Housing Needs of Families on the Waiting List

Waiting list type:

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub-jurisdiction: **Cochran Gardens & Plaza**
(M036-P001-003, 037)

	# of families	% of total families	Annual Turnover
Waiting list total	238		68
Extremely low income <=30% AMI	224	94.12	
Very low income (>30% but <=50% AMI)	14	5.88	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	130	54.62	
Elderly families	17	7.14	
Families with Disabilities	92	38.66	
Caucasian	14	5.88	
African American	218	91.60	
American Indian/Alaskan	1	0.42	
Asian	5	2.10	

Characteristics by Bedroom Size (Public Housing Only)	# of families	% of total families	Annual Turnover
0BR	0	0.00	
1BR	96	40.34	
2 BR	58	24.37	
3 BR	64	26.89	
4 BR	15	6.30	
5 BR	5	2.10	
5+ BR	0	0.00	

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

*****Part of development is subject to 202 Viability Study. The Elderly Building “Cochran Towers” has an open waiting list for zero and one bedroom units. The family buildings are subject to demolition under the Section 202 requirement; therefore, SLHA is no longer leasing the units and the waiting list has been closed for 37 months for those units.**

Housing Needs of Families on the Waiting List

Housing Needs of Families on the Waiting List

Waiting list type:

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

If used, identify which development/sub-jurisdiction: **Blumeyer Family (MO36-P001-009)**

	# of families	% of total families	Annual Turnover
Waiting list total	256		105
Extremely low income <=30% AMI	234	91.41	
Very low income (>30% but <=50% AMI)	20	7.81	
Low income (>50% but <80% AMI)	2	0.78	
Families with children	143	55.86	
Elderly families	2	0.78	
Families with Disabilities	38	14.84	
Caucasian	5	1.95	
African American	249	97.27	
American Indian/Alaskan	0	0	
Asian	2	0.78	

Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0	
1BR	106	41.41	
2 BR	70	27.34	
3 BR	0	0.00	
4 BR	0	0.00	
5 BR	0	0.00	
5+ BR	0	0.00	

Is the waiting list closed? No Yes
 How long has it been closed (# of months)? 19
 Does the PHA expect to reopen the list in the PHA Plan year? No Yes
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type:

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

If used, identify which development/sub-jurisdiction: **James House (MO36-P001-010)**

	# of families	% of total families	Annual Turnover
Waiting list total	273		95
Extremely low income <=30% AMI	267	97.80	
Very low income (>30% but <=50% AMI)	6	2.20	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	3	1.10	
Elderly families	42	15.38	
Families with Disabilities	228	83.52	
Caucasian	15	5.49	
African American	258	94.51	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	7	2.56	
1BR	259	94.87	
2 BR	0	0.00	
3 BR	0	0.00	
4 BR	0	0.00	
5 BR	0	0.00	
5+ BR	0	0.00	

Is the waiting list closed? No Yes

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

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

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

Housing Needs of Families on the Waiting List

Waiting list type:

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

If used, identify which development/sub-jurisdiction: **Euclid Plaza Elderly (MO36-P001-013B)**

	# of families	% of total families	Annual Turnover
Waiting list total	411		80
Extremely low income <=30% AMI	401	97.57	
Very low income (>30% but <=50% AMI)	9	2.19	
Low income (>50% but <80% AMI)	1	0.24	
Families with children	32	7.79	
Elderly families	66	16.06	
Families with Disabilities	325	79.08	
Caucasian	19	4.62	
African American	390	94.89	
American Indian/ Alaskan	0	0.00	
Asian	0	0.00	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	4	0.97	
1BR	333	81.02	
2 BR	74	18.00	
3 BR	0	0.00	
4 BR	0	0.00	
5 BR	0	0.00	
5+ BR	0	0.00	

Is the waiting list closed? No Yes

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

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

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

Housing Needs of Families on the Waiting List

Waiting list type:

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

If used, identify which development/sub-jurisdiction: **West Pine (MO36-P001-017)**

	# of families	% of total families	Annual Turnover
Waiting list total	111		10
Extremely low income <=30% AMI	108	97.30	
Very low income (>30% but <=50% AMI)	2	1.80	
Low income (>50% but <80% AMI)	1	.90	
Families with children	0	0.00	
Elderly families	29	26.13	
Families with Disabilities	92	82.88	
Caucasian	13	11.71	
African American	94	84.68	
American Indian/Alaskan	0	0.00	
Asian	1	0.90	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0.00	
1BR	103	92.79	
2 BR	1	0.90	
3 BR	0	0.00	
4 BR	0	0.00	
5 BR	0	0.00	
5+ BR	0	0.00	

Is the waiting list closed? No Yes

How long has it been closed (# of months)? 29

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

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

Housing Needs of Families on the Waiting List

Waiting list type:

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

If used, identify which development/sub-jurisdiction: **Kingsbury (MO36-P001-018)**

	# of families	% of total families	Annual Turnover
Waiting list total	72		26
Extremely low income <=30% AMI	72	100	
Very low income (>30% but <=50% AMI)	0	0.00	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	0	0.00	
Elderly families	10	13.89	
Families with Disabilities	58	80.56	
Caucasian	5	6.94	
African American	67	93.06	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	3	4.17	
1BR	68	94.44	
2 BR	0	0.00	
3 BR	0	0.00	
4 BR	0	0.00	
5 BR	0	0.00	
5+ BR	0	0.00	

Is the waiting list closed? No Yes

How long has it been closed (# of months)? 18

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

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

*****Development will be undergoing modernization in 2007 and therefore, the waiting list will remain close until modernization is complete.**

Housing Needs of Families on the Waiting List

Waiting list type:

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

If used, identify which development/sub-jurisdiction: **Parkview (MO36-P001-019)**

	# of families	% of total families	Annual Turnover
Waiting list total	156		49
Extremely low income <=30% AMI	150	96.15	
Very low income (>30% but <=50% AMI)	6	3.85	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	1	0.64	
Elderly families	25	16.03	
Families with Disabilities	135	86.54	
Caucasian	12	7.69	
African American	144	92.31	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	2	1.28	
1BR	153	98.08	
2 BR	0	0.00	
3 BR	0	0.00	
4 BR	0	0.00	
5 BR	0	0.00	
5+ BR	0	0.00	

Is the waiting list closed? No Yes

How long has it been closed (# of months)? 17

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

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

Housing Needs of Families on the Waiting List

Waiting list type:

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

If used, identify which development/sub-jurisdiction: **Warwood Family & Elderly**
(MO36-P001-024)

	# of families	% of total families	Annual Turnover
Waiting list total	79		56
Extremely low income <=30% AMI	76	96.20	
Very low income (>30% but <=50% AMI)	3	3.80	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	69	87.34	
Elderly families	0	0.00	
Families with Disabilities	13	16.46	
Caucasian	4	5.06	
African American	74	93.67	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0.00	
1BR	5	6.33	
2 BR	9	11.39	
3 BR	65	82.28	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	

Is the waiting list closed? No Yes

How long has it been closed (# of months)? 0

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

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

Housing Needs of Families on the Waiting List

Waiting list type:

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

If used, identify which development/sub-jurisdiction: **Badenhaus/Badenfest**
(MO36-P001-028,-039)

	# of families	% of total families	Annual Turnover
Waiting list total	374		56
Extremely low income <=30% AMI	361	96.52	
Very low income (>30% but <=50% AMI)	12	3.21	
Low income (>50% but <80% AMI)	1	0.27	
Families with children	9	2.41	
Elderly families	59	15.78	
Families with Disabilities	281	75.13	
Caucasian	28	7.49	
African American	343	91.71	
American Indian/ Alaskan	0	0.00	
Asian	0	0.00	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	6	1.60	
1BR	343	91.71	
2 BR	22	5.88	
3 BR	2	0.53	
4 BR	0	0.00	
5 BR	0	0.00	
5+ BR	0	0.00	

Is the waiting list closed? No Yes

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

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

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

Housing Needs of Families on the Waiting List

Waiting list type:

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

If used, identify which development/sub-jurisdiction: **LaSalle Park (MO36-P001-034)**

	# of families	% of total families	Annual Turnover
Waiting list total	441		98
Extremely low income <=30% AMI	407	92.29	
Very low income (>30% but <=50% AMI)	30	6.80	
Low income (>50% but <80% AMI)	4	0.91	
Families with children	410	92.97	
Elderly families	4	0.91	
Families with Disabilities	35	7.94	
Caucasian	5	1.13	
African American	433	98.19	
American Indian/Alaskan	1	0.23	
Asian	2	0.45	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0.00	
1BR	0	0.00	
2 BR	296	67.12	
3 BR	82	18.59	
4 BR	59	13.38	
5 BR	0	0.00	
5+ BR	0	0.00	

Is the waiting list closed? No Yes

How long has it been closed (# of months)? 25

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

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

Housing Needs of Families on the Waiting List

Waiting list type:

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

If used, identify which development/sub-jurisdiction: **Murphy Park**
(MO36-P001-044,-045,-046)

	# of families	% of total families	Annual Turnover
Waiting list total	561		246
Extremely low income <=30% AMI	473	84.31	
Very low income (>30% but <=50% AMI)	78	13.90	
Low income (>50% but <80% AMI)	9	1.60	
Families with children	501	89.30	
Elderly families	8	1.43	
Families with Disabilities	49	8.73	
Caucasian	3	0.53	
African American	556	99.11	
American Indian/ Alaskan	0	0.00	
Asian	0	0.00	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	2	0.36	
1BR	33	5.88	
2 BR	306	54.55	
3 BR	161	28.70	
4 BR	53	9.45	
5 BR	5	0.89	
5+ BR	1	0.18	

Is the waiting list closed? No Yes
 How long has it been closed (# of months)? 14
 Does the PHA expect to reopen the list in the PHA Plan year? No Yes
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type:

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

If used, identify which development/sub-jurisdiction: Northside Scattered

(MO36-P001-021,-022,-023,-038)

	# of families	% of total families	Annual Turnover
Waiting list total	349		44
Extremely low income <=30% AMI	311	89.11	
Very low income (>30% but <=50% AMI)	34	9.74	
Low income (>50% but <80% AMI)	4	1.15	
Families with children	332	95.13	
Elderly families	6	1.72	
Families with Disabilities	33	9.46	
Caucasian	13	3.72	
African American	334	95.70	
American Indian/Alaskan	0	0.00	
Asian	1	0.29	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0	
1BR	0	0	
2 BR	115	32.95	
3 BR	98	28.08	
4 BR	125	35.82	
5 BR	9	2.58	
5+ BR	0	0.00	

Is the waiting list closed? No Yes

How long has it been closed (# of months)? 3

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

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

Housing Needs of Families on the Waiting List

Waiting list type:

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

If used, identify which development/sub-jurisdiction: **Southside Scattered Sites (MO36-P001-041,-042)**

	# of families	% of total families	Annual Turnover
Waiting list total	309		36
Extremely low income <=30% AMI	296	95.79	
Very low income (>30% but <=50% AMI)	12	3.88	
Low income (>50% but <80% AMI)	1	0.32	
Families with children	122	39.48	
Elderly families	10	3.24	
Families with Disabilities	87	28.16	
Caucasian	23	7.44	
African American	260	84.14	
American Indian/Alaskan	1	0.32	
Asian	21	6.80	

Characteristics by Bedroom Size (Public Housing Only)

0BR	0	0.00	
1BR	165	53.40	
2 BR	84	27.18	
3 BR	55	17.80	
4 BR	2	0.65	
5 BR	3	0.97	
5+ BR	0	0.00	

Is the waiting list closed? No Yes

How long has it been closed (# of months)? 16

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

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

Housing Needs of Families on the Waiting List

Waiting list type:

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

If used, identify which development/sub-jurisdiction: **King Louis Square I**

(MO36-P001-047)

	# of families	% of total families	Annual Turnover
Waiting list total	54		39
Extremely low income <=30% AMI	51	94.44	
Very low income (>30% but <=50% AMI)	3	5.56	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	45	83.33	
Elderly families	0	0.00	
Families with Disabilities	3	5.56	
Caucasian	0	0.00	
African American	54	100	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0.00	
1BR	3	5.56	
2 BR	44	81.48	
3 BR	7	12.96	
4 BR	0	0.00	
5 BR	0	0.00	
5+ BR	0	0.00	

Is the waiting list closed? No Yes

How long has it been closed (# of months)? 55

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

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

Housing Needs of Families on the Waiting List

Waiting list type:

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

If used, identify which development/sub-jurisdiction: **King Louis Square II**
(MO36-P001-049)

	# of families	% of total families	Annual Turnover
Waiting list total	42		0
Extremely low income <=30% AMI	40	95.24	
Very low income (>30% but <=50% AMI)	2	4.76	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	38	90.48	
Elderly families	0	0.00	
Families with Disabilities	2	4.76	
Caucasian	1	2.38	
African American	40	95.24	
American Indian/Alaskan	0	0.00	
Asian	1	2.38	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0.00	
1BR	0	0.00	
2 BR	41	97.62	
3 BR	1	2.38	
4 BR	0	0.00	
5 BR	0	0.00	
5+ BR	0	0.00	

Is the waiting list closed? No Yes
 How long has it been closed (# of months)? 55
 Does the PHA expect to reopen the list in the PHA Plan year? No Yes
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type:

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub-jurisdiction: **Les Chateaux (MO36-P001-048)**

	# of families	% of total families	Annual Turnover
Waiting list total	56		75
Extremely low income <=30% AMI	53	94.64	
Very low income (>30% but <=50% AMI)	2	3.57	
Low income (>50% but <80% AMI)	1	1.79	
Families with children	0	0.00	
Elderly families	20	35.71	
Families with Disabilities	33	58.93	
Caucasian	4	7.14	
African American	52	92.86	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0.00	
1BR	56	100	
2 BR	0	0.00	
3 BR	0	0.00	
4 BR	0	0.00	
5 BR	0	0.00	
5+ BR	0	0.00	

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

Housing Needs of Families on the Waiting List

Waiting list type:

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

If used, identify which development/sub-jurisdiction: Fox Park East (MO36-P001-035)

	# of families	% of total families	Annual Turnover
Waiting list total	20		0
Extremely low income <=30% AMI	16	80.00	
Very low income (>30% but <=50% AMI)	4	20.00	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	19	95.00	
Elderly families	1	5.00	
Families with Disabilities	5	25.00	
Caucasian	0	0.00	
African American	20	100	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0.00	
1BR	0	0.00	
2 BR	0	0.00	
3 BR	20	100	
4 BR	0	0	
5 BR	0	0.00	
5+ BR	0	0.00	

Is the waiting list closed? No Yes
 How long has it been closed (# of months)? 34
 Does the PHA expect to reopen the list in the PHA Plan year? No Yes
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type:

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

**If used, identify which development/sub-jurisdiction: Renaissance Place at Grand I
(MO36-P001-050)**

	# of families	% of total families	Annual Turnover
Waiting list total	182		27
Extremely low income <=30% AMI	166	91.21	
Very low income (>30% but <=50% AMI)	14	7.69	
Low income (>50% but <80% AMI)	1	0.55	
Families with children	161	88.46	
Elderly families	3	1.65	
Families with Disabilities	5	2.75	
Caucasian	3	1.65	
African American	178	97.80	
American Indian/Alaskan	0	0.00	
Asian	1	0.55	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0.00	
1BR	9	4.95	
2 BR	170	93.41	
3 BR	3	1.65	
4 BR	0	0.00	
5 BR	0	0.00	
5+ BR	0	0.00	

Is the waiting list closed? No Yes

How long has it been closed (# of months)? 24

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

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

Housing Needs of Families on the Waiting List

Waiting list type:

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

**If used, identify which development/sub-jurisdiction: Renaissance Place at Grand II
(MO36-P001-055)**

	# of families	% of total families	Annual Turnover
Waiting list total	306		2
Extremely low income <=30% AMI	286	93.46	
Very low income (>30% but <=50% AMI)	18	5.88	
Low income (>50% but <80% AMI)	2	0.65	
Families with children	157	51.31	
Elderly families	2	0.65	
Families with Disabilities	52	16.99	
Caucasian	2	0.65	
African American	178	98.69	
American Indian/Alaskan	302	0.00	
Asian	0	0.00	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	1	0.33	
1BR	139	45.42	
2 BR	153	50.00	
3 BR	13	4.25	
4 BR	0	0.00	
5 BR	0	0.00	
5+ BR	0	0.00	

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

Housing Needs of Families on the Waiting List

Waiting list type:

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

If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	2262		692
Extremely low income <=30% AMI	2080	91.95	
Very low income (>30% but <=50% AMI)	166	7.34	
Low income (>50% but <80% AMI)	13	0.57	
Families with children	1403	62.02	
Elderly families	58	2.56	
Families with Disabilities	153	6.76	
Caucasian	80	3.54	
African American	2173	96.07	
American Indian/Alaskan	4	.18	
Asian	3	.13	
Characteristics by Bedroom Size (Public Housing Only)	N/A		
1BR	718	31.74	
2 BR	835	36.91	
3 BR	576	25.46	
4 BR	110	4.86	
5 BR	19	0.84	
5+ BR	4	0.17	

Is the waiting list closed? No Yes If yes:
 How long has it been closed (# of months)? 52
 Does the PHA expect to reopen the list in the PHA Plan year? No Yes
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FFY 2007 grants)		
a) Public Housing Operating Fund	10,837,955	
b) Public Housing Capital Fund	8,555,342	
c) Public Housing Replacement Housing Factor	5,179,841	
d) HOPE VI Revitalization	0	
e) HOPE VI Demolition	0	
f) Annual Contributions for Section 8 Tenant-Based Assistance	31,617,156	
g) PHDEP(including any Technical Assistance funds)	0	
h) Resident Opportunity and Self-Sufficiency Grants (ROSS)	350,000	Family job readiness and homeownership
i) Resident Opportunity and Self-Sufficiency Grants (ROSS)	64,890	FFS Coordinator for Public Housing Program
j) Resident Opportunity and Self-Sufficiency Grants	55,149	FFS Coordinator for Housing Choice Voucher Program
k) Community Development Block Grant	0	
l) HOME	0	
Other Federal Grants (list below)		
Moderate Rehabilitation	207,264	Assistance Payments
Single Room Occupancy (SRO)	133,753	Assistance Payments
2. Prior Year Federal Grants (unobligated funds only) (list below)		<i>As of 3/31/07</i>
FFY 2006-MO36P00150106	4,277,671	Capital Improvements
FFY 2006-MO36R00150106	192,213	Replacement Housing
FFY 2006-MO36R00150206	3,051,122	Replacement Housing – 2 nd Incre.
FFY 2005-MO36P00150105	2,925,348	Capital Improvements
FFY 2005-MO36R00150105	415,304	Replacement Housing
FFY 2005-MO36R00150205	155,175	Replacement Housing – 2 nd Incre.
MO36URD01I103	8,955,271	HOPE VI – Cochran Gardens I
3. Public Housing Dwelling Rental Income	5,995,175	PHA Operations
4. Other income (list below)		
Interest on Investments	634,377	PHA Operations
Other (Charges to Residents)	183,922	PHA Operations
5. Non-federal sources (list below)	0	
Total resources	83,786,928	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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

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

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

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

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

(2) Waiting List Organization

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

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? **25**

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? **four (4)**

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? **Two (2)**

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

** The number of families on the public housing waiting list below 30% of the median area income far exceeds 40%.*

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)
 1. **Victims of violent crimes**
 2. **Victims domestic crimes under the Violence Against Women's Act of 2005.**

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

5 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

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:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

- Additional affirmative marketing
 Actions to improve the marketability of certain developments
 Adoption or adjustment of ceiling rents for certain developments

- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

1. Blumeyer Family – MO36-P001-009

Blumeyer Family is adjacent to a new HOPE VI mixed-income community. Although when taken separately the development has a lower average income; the income mix in the entire HOPE VI community is consistent with the overall income average.

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:

1. Carr Square – MO36-P001-001

Carr Square is reconfiguring its existing HOPE VI grant. The higher average income is a result of the tenant management corporation's efforts to ensure as many existing resident as possible become homeowners.

2. LaSalle Park – M036-P001-034

LaSalle Park Village is part of the Near Southside HOPE VI mixed-income community. Although when taken separately the development has a lower average income; the income mix in the entire HOPE VI community is consistent with the overall income average.

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)
- 1. Name and address of current and previous landlord, if available.**

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
 - Other (list below)

(3) Search Time

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

If yes, state circumstances below:

Extension to 60 days upon request, extension up to 240 days in certain circumstances.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (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)
 1. Disabled

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

4 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)
 1. Referrals from other Agencies (Family Unification)
 2. Pamphlets to target populations

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

1. Resident selecting to pay flat rent are charged at a rate that is less than 30%.

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) ***NO LONGER APPLICABLE***

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) ***NO LONGER APPLICABLE***

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)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below) ***NO LONGER APPLICABLE***

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 OR decrease
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood

Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

1. The family's income has decreased because of changed circumstances, loss or reduction of employment, death in the family which results in income reduction or funeral expenses; and reduction in or loss of earnings or other assistance;
2. The family has experienced an increase in expenses, because of changed circumstances, for un-reimbursed medical costs, child care, transportation, education, or similar items;
3. The SLHA may include other reasonable financial hardship circumstances which may be applied on a case by case basis at management discretion.

4.

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. **Attachment D (mo001d03)**
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	3006	1974
Section 8 Vouchers	5209	692
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	35	5
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Family Unification	8	0

Single Room Occupancy	50	50
Public Housing Drug Elimination Program (PHDEP)	0	0
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

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

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

(2) Section 8 Management: (list below)

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

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **Attachments B, (mo001b03)**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) Attachment **E (mo001e03)**

-or-

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

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

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

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

1. Development name: **Darst-Webbe**

2. Development (project) number: **MO36P001007, MO36P001007A**

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

1. Development name: **Arthur A. Blumeyer**
2. Development (project) number: **MO36P001009**
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

1. Development name: **Cochran Gardens**
2. Development (project) number: **MO36P001003**
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
 If yes, list development name/s below:
Future applications could be developed for the Near North Side and/or Cochran Gardens.

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:
Blumeyer Phase IV, Cochran Gardens Phase I, II, and III, and Kingsbury Elderly.

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	Cochran Gardens
1b. Development (project) number:	MO036P001003
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <u>approved</u> , submitted, or planned for submission:	<u>(12/05/00)</u>
5. Number of units affected:	531
6. Coverage of action	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 4/15/07 b. Projected end date of activity: 12/15/08

Demolition/Disposition Activity Description	
1a. Development name:	Vaughn Family – Warehouse Facility
1b. Development (project) number:	MO036P001006
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status	Approved <input checked="" type="checkbox"/>

Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date application <u>approved</u> , submitted, or planned for submission: <u>(3/12/02)</u>
5. Number of units affected: 0
6. Coverage of action <input checked="" type="checkbox"/> Part of the development: Non-dwelling maintenance/warehouse facility. <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 3/12/02 b. Projected end date of activity: 10/30/07

Demolition/Disposition Activity Description
1a. Development name: Carr Square
1b. Development (project) number: MO036P001001
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <u>approved</u> , submitted, or planned for submission: <u>(7/06/04)</u>
5. Number of units affected: 0 – Land only
6. Coverage of action <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/06/04 b. Projected end date of activity: 12/31/08

Demolition/Disposition Activity Description
1a. Development name: Carr Square
1b. Development (project) number: MO036P001001
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/>

Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (9/30/06)
5. Number of units affected: 124
6. Coverage of action <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/31/06 b. Projected end date of activity: 6/31/07

Demolition/Disposition Activity Description
1a. Development name: Kingsbury Terrace
1b. Development (project) number: MO36P001018
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (4/05/07)
5. Number of units affected: 147
6. Coverage of action <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/30/06 b. Projected end date of activity: 5/30/09

Demolition/Disposition Activity Description
1a. Development name: James House
1b. Development (project) number: MO36P001010
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>

4. Date application approved, submitted, or planned for submission: <u>(5/30/09)</u>
5. Number of units affected: 155
6. Coverage of action <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/30/10 b. Projected end date of activity: 11/30/10

Demolition/Disposition Activity Description
1a. Development name: Cochran Gardens (HOPE VI)
1b. Development (project) number: MO36P001003
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>4/23/07</u>
5. Number of units affected: (land only)
6. Coverage of action <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 5/01/07 b. Projected end date of activity: 10/31/07

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly

families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name: Blumeyer Hope VI Revitalization II – Senior Living at Renaissance Place	
1b. Development (project) number: MO36-P001-054	
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>4/18/05</u>	
5. If approved, will this designation constitute a <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected: 75	
7. Coverage of action <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Vaughn Elderly Mixed Finance Redevelopment – Elderly Building - “Cahill House”	
1b. Development (project) number: MO36-P001-056	
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	

<p>3. Application status</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation <u>approved</u>, submitted, or planned for submission: <u>(4/18/05)</u></p>
<p>5. If approved, will this designation constitute a</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 80</p> <p>7. Coverage of action</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description
<p>1a. Development name: Near South Side HOPE VI – Phase II Les Chateaux</p> <p>1b. Development (project) number: MO36P001048</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation <u>approved</u>, submitted, or planned for submission: <u>(4/18/05)</u></p>
<p>5. If approved, will this designation constitute a</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: <u>40</u></p> <p>7. Coverage of action</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered

under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name: Vaughn Towers	
1b. Development (project) number: MO36P001006	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input checked="" type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input checked="" type="checkbox"/> Conversion Plan submitted to HUD on: (24/03/2000) <input checked="" type="checkbox"/> Conversion Plan approved by HUD on: (05/12/2001) <input checked="" type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or <u>approved</u> HOPE VI demolition application (date submitted or <u>approved</u> :) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input checked="" type="checkbox"/> Other: (describe below) Strategic plan for removing Vaughn Elderly and Vaughn Towers is sequenced	

in three (3) phases. Phase I involved the demolition of 112 units at Vaughn Elderly (accomplished under a HOPE VI demolition grant). Phase II involves development of a new replacement elderly building utilizing Replacement Housing Funds and 4% Low Income Housing Tax Credits. Construction of the new building began spring of 2005. Phase III is sequenced after the completion of Phase II to allow residents to relocate from Vaughn Towers into the new complex, and thereafter the 112 units at the Vaughn Towers building will be demolished by November 2006. **COMPLETE**

Conversion of Public Housing Activity Description
<p>1a. Development name: Cochran Gardens</p> <p>1b. Development (project) number: MO036P001003</p>
<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input checked="" type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input type="checkbox"/> Other (explain below)</p>
<p>3. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</p>
<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Conversion Plan in development</p> <p><input checked="" type="checkbox"/> Conversion Plan submitted to HUD on: (24/03/2000)</p> <p><input checked="" type="checkbox"/> Conversion Plan approved by HUD on: (05/12/2001)</p> <p><input checked="" type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway</p>
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:</p> <p><input checked="" type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or <u>approved</u>: 11/19/2001)</p> <p><input checked="" type="checkbox"/> Units addressed in a pending or <u>approved</u> HOPE VI Revitalization Plan (date submitted or approved: 3/25/05)</p> <p><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</p> <p><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</p> <p><input checked="" type="checkbox"/> Other: (describe below)</p> <p>The Strategic plan for removing Cochran Gardens is sequenced in three (3) phases. Phase I involves the demolition of five (5) buildings (accomplished under a HOPE VI demolition grant). Additionally, Phase I involves developing 121 replacement units through a HOPE VI Revitalization grant approved in September 2004. Construction is underway and the anticipated completion date for Phase I is June, 2007. Phase II and III will include the demolition of the remaining six (6) buildings and the redevelopment of an additional 122 units contingent upon funding availability. The anticipated time line for completion of Phase II and III is March 2009.</p>

Conversion of Public Housing Activity Description	
1a. Development name: Blumeyer Elderly	
1b. Development (project) number: MO036P001009 A & E	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input checked="" type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input checked="" type="checkbox"/> Conversion Plan submitted to HUD on: 24/03/2000) <input checked="" type="checkbox"/> Conversion Plan approved by HUD on: (05/12/2001) <input checked="" type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input checked="" type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: 11/19/2001) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input checked="" type="checkbox"/> Other: (describe below) COMPLETE	

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

D. Conversions pursuant to Section 18 of the U. S. Housing Act of 1937

Unit Reconfiguration according with 24 CFR Part 970.2 includes the following developments:

Property	Development Number	Status
Cochran Plaza	MO36P001037	Approved and in process
Kingsbury	MO36P001018	Approved and in process
James House	MO36P001010	Not submitted, pending
Lafayette	MO36P001022	Approved and in process

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Lookaway	
1b. Development (project) number: MO1-41A	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status:	
<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (4/1/02)	
5. Number of units affected: 17	
6. Coverage of action:	
<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

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

1. Program Description: **SLHA implemented a program in March of 2003, "Bridge to Homeownership".**

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:

Have completed an initial lease term in the Section 8 housing choice voucher program, in good standing for at least one year;

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

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

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

Have minimum annual income of \$15,000 based on the income of adult family members who will own the home. (Board approval (3/22/07)).

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? **02/07/00**

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

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

1. DCF Representative on Program Coordinating Committee (PCC)

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.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Health Services St. Louis School of Nursing Parkview & James House Service Coordinator--(Elderly & Disabled Developments)	Open to all	All referrals	Via referrals and Manager Elderly/Disabled Services	Public Housing elderly/disabled residents
ROSS – Family Homeownership	Open to all	PH Families	Resident Initiatives	Public Housing Residents
SLATE	Open to all	Referrals	Resident Initiatives Department	Public Housing and Section 8 Residents
Employment Connection	Open to all	Referrals	Resident Initiatives Department	Public Housing and Section 8 Residents
GED	12	Referrals	Resident Initiatives Department	PH Residents only
CSSP HOPE VI Blumeyer	503	PH Families	CSSP Providers	Residents of HOPE VI areas
CSSP HOPE VI Cochran Gardens	296	PH Families	CSSP Providers	Residents of HOPE VI areas
Youth Build City of St. Louis	Open 60 (18-25)	Referral	Section 3 Economic Development Manager	
Connections for Success	Open	Referral	PH FFS Coordinator Section 8 FFS Coordinator	Public Housing and Section 8 Residents
Family Self-Sufficiency	Open	Referral	Resident Initiatives FFS Coordinator	Public Housing Residents

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2006 Estimate)	Actual Number of Participants (As of: 03/30/07)
Public Housing FSS Program	85 – No requirement	118 (48 have escrow accounts)
Section 8	112	98 (71 have escrow accounts)

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

C. Welfare Benefit Reductions

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

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 used to determine the need for PHA actions to improve safety of residents (select all that apply).

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

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

Cochran Gardens, LaSalle Park, Clinton-Peabody, and Blumeyer

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

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

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

Lobby Monitors

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

All Developments

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)

- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

Cochran Gardens, LaSalle Park, Clinton-Peabody, and Blumeyer

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 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 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

The Public Housing Drug Elimination Program has been eliminated.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The SLHA Policies and requirements pertaining to the ownership of pets in public housing are included as attachment provide below.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? ____

5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name) **Attachment F (mo001f03)**
 - 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)

Some comments were considered but they did not change the Plan, and others led to changes.

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

State law requirements for good standing and residency.

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

State law requirements for good standing and residency.

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **City of St. Louis**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (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)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The St. Louis Consolidated Plan for 2005 included the following SLHA efforts in the Consolidated Plan's high priorities:

- **Reduce dependence on federal funding**
- **Expand housing opportunities**
- **Obtain "High Performer Status"**
- **Modernize and replace obsolete public housing units**
- **Designate additional buildings as senior only to recover lost market share**

D. Other Information Required by HUD

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

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

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

- *A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year.*
- *Any other event that the Authority's Board determines to be a significant amendment or modification of the approved annual plan.*

Attachments

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

I.

St. Louis Housing Authority PET POLICY

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

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

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

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

- 1. Residents who wish to keep a dog or cat must register their pet with the Management Office and provide proof of purchase of Personal Liability Insurance, of \$100,000.00, before the pet is brought on the development premises. In addition, the resident indemnifies and holds SLHA harmless of and from any damage or loss due to the resident's pets, but not exempting any negligence of the SLHA, however occasioned, and also against and from all claims, damages, suits, and expenses by reason of injury to any party or property owned and managed by the SLHA subject to the limitation imposed on exculpatory clauses under Federal Regulations and State Laws regarding the acts or omission of the SLHA.*
- 2. The owner of dogs and cats must submit a front and side view photograph of the pet. The owner must also submit a certification, signed by a licensed Veterinarian of a State or Local Authority empowered to inoculate animals, stating that the dog or cat has received all inoculations required by applicable State and Local Law.*
- 3. The owner must provide the name, address, and phone number of one or more responsible parties who will care for the pet if the pet owner becomes incapacitated or dies.*
- 4. Dogs and cats must be spayed and neutered; owner must provide written documentation from a Veterinarian. Pet owners must also provide leash, harness, and collars for dogs and cats. Pet owners must also provide muzzle restraints for dogs. No Pet Agreement will be executed until these requirements are met.*
- 5. All Pet Agreements must be updated annually with the Annual Reexamination of resident's income. Pet owners must provide the SLHA with the name and address of their Veterinarian, and obtain and present certification each year.*

6. *The number and size of pets are limited as follows:*
 - *Dogs and cats – Limit one (1) per household, a maximum weight of 25 lbs.*
 - *Birds – Limit of two (2) per household, no larger than a Parakeet. Birds must always be kept in a cage.*
 - *Fish – Limit of one (1) tank per household with a maximum capacity of ten (10) gallons. All fish must be nonpoisonous, and not of a dangerous species, such as, Guppies, Goldfish, Jack Dempshi.*
 - *Turtles – No more than two (2) small turtles per household. Turtles must always be kept in a cage or other container. Acceptable turtles are painted red and yellow, Terrapin Box Turtles, and Land Turtles. This excludes Snapper Turtles and weight shall not exceed fifteen (15) lbs.*
7. *Dogs and cats must be licensed with St. Louis City and must always have Identifying tags. Obedience Training and Certification must be attended within six (6) months of the date of execution of Pet Agreement for adult dogs and within one (1) year for puppies.*
8. *All dog and cat owners must pay a \$50.00 non-refundable registration fee, plus a \$200.00 pet deposit. The deposit is to defer the cost of repairing potential damage to the premises caused by the pet. This deposit may not be used to pay the cost of fines as described in these rules and does not limit the residents liability for the cost of repairs or replacements, cleaning, deodorizing, defleaing and/or personal injuries due to actions of the pet. The Pet Deposit, minus repair costs will be refunded to the Pet owner within sixty (60) days of vacating the unit.*
 - a. *For elderly or persons with disabilities, payment of deposit may be made in monthly payments of \$25.00 until the elderly or persons with disabilities reach the \$200.00 deposit amount.*
 - b. *Residents who are not elderly or persons without disabilities must pay the non-refundable pet registration fee of \$50.00, plus a pet deposit in the amount of \$200.00 upon execution of Pet Agreement.*
9. *When taken outside the unit, all pets must always be in the company of the owner, leashed, harnessed, caged and/or muzzled. Owners must always have SLHA identification in their possession. Owners may not allow pets to roam on or off the property. Pets may not be tied to trees, poles, fences, etc., on SLHA property at any time.*
10. *Pets are only allowed in elevators, corridors and lobbies wearing muzzles, harnessed or caged briefly when entering or exiting the building. They may not congregate in Community Rooms, Sitting Areas, Laundry Rooms, or Offices at any time. Exceptions are “Seeing Eye” or “Hearing Ear” Dogs.*
11. *Dogs or cat owners must take care to walk their pet away from pedestrian areas.*
12. *Both St. Louis City and SLHA rules require pet owners to properly dispose of all removable pet waste. Pet owners are required to remove pets from the premises to allow the pet to exercise or deposit wastes. If a pet owner fails to remove pet waste according to the prescribed rules, a \$25.00 per occurrence waste removal charge will be imposed.*
13. *Owners are responsible for the sanitary care of their pet and their unit. Fish Tanks, Cages and Litter Boxes must be cleaned as necessary to maintain sanitary conditions. The*

toilet must no be used for litter shavings or disposal of animal waste, except for fish. If toilet becomes clogged as a result of litter shavings, the resident will be charged for the repair and fined \$50.00 for the first occurrence and \$100.00 for each occurrence thereafter. Pet food must not be left out longer than 12 hours.

14. *Residents must board their pets away from the development when they intend to leave their unit for 12 hours or more. The SLHA reserves the right to consider the presence of an unattended pet an emergency, and will enter the unit or allow the proper agency or authority to enter unit to remove the pet.*
15. *Pet owners must keep their pets under control and must insure that odor, fleas, noise, aggressive behavior or personal injury does not disturb other residents. City ordinance defines Nuisance Dogs as those dogs, which bark or howl for more than 15 minutes at night. If the pet's conduct or condition is determined, under the State or Local Laws to be a nuisance or a threat to the health or safety of other occupants, or persons in the community, the SLHA will contact the appropriate authorities and will have the pet removed at the owner's expense.*

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

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

ANIMALS SHALL BE DISPOSED OF:

- *By or through the City Animal Pound;*
 - *By or through a Licensed Veterinarian; or*
 - *By action of the Police Department.*
21. *Owners of dogs and cats will be responsible for submitting annually to the management office proof of professional extermination for fleas, ticks or other animal related pests.*
 22. *The SLHA will impose fines upon residents for violation of any pet rule contained herein. Upon violation of any rule, except for rules 12 and 13, the SLHA will send the owner a Written Warning and no fine will be assessed. The second time that an owner violates a rule; the SLHA will fine the resident \$50.00. The SLHA may assess an additional \$100.00, fine for continuous violation of rules.*

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

THESE RULES ARE MANDATORY REQUIREMENT FOR PET OWNERS.

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

Resident Signature

Address (Include Apartment Number)

Management Staff Signature

Date

II.

Resident Membership of the PHA Governing Board

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

Name	Selection Method	Term
Mr. Gary Parker Chairman	Election (9/24/05)	4 years (Expires 9/24/09)
Ms. Vivian Beasley Commissioner	Election (9/24/05)	4 years (Expires 9/24/09)

III.

Membership of the Resident Advisory Board or Boards (RAB)

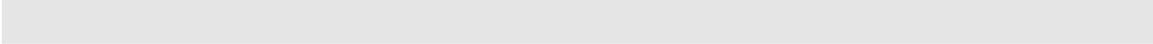
The SLHA utilizes the City Wide TAB as the RAB in developing the SLHA Agency Plan and solicits comments as required in 24 CFR 903.13 (b) (1) whereas it states:

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

**ST. LOUIS HOUSING AUTHORITY
TENANT AFFAIRS BOARD LIST OF PRESIDENTS**

April 2007

<u>PRESIDENT</u>	<u>DEVELOPMENT</u>	<u>ADDRESS</u>	<u>PHONE NUMBER</u>
Clarice Woodard	Clinton Peabody	1428 CHOUTEAU Office: 1411 Rutger Lane 63104	231-3408 home 518-4391 cell
Denise Lomax	LaSalle Park	1011 Hickory Office: 1001 Hickory	621-6110 283-2989 cell
Joyce Chapman	Les Chateaux	1020 S. 14 th St. 63104	241-8348
Paula Foster Treasurer of City Wide TAB	Blumeyer Family	1001 Compton Avenue	531-5772 534-6082 office
Rose Davenport	James House	4310 St. Ferdinand	383-5118
John Cystrunk	Euclid Plaza Elderly	5310 N Euclid	304-6101
*Alicia Brown President of the City Wide TAB	Kingsbury Terrace	5655 Kingsbury Apt. 909 63112	361-5265 503-6505 cell no tab office
Kevin Chassere * Elbert Black - Advisor	Parkview	4451 Forest Park, Apt. 1223	371-0768 535-1846
Brenda Summers	Badenhaus	8450 Gast Place Apt. 373 63147	868-5657 322-0491
Patricia Riles	Cochran TMC	1311 N. 8th Street Apt 501	621-0849 home
Gloria Bush	Badenfest Council	8220 Broadway APT.204 63147	381-9980
Albert Cloudy	Warwood Elderly	1610 N. Kingshighway #502 office: 1610 N. Kingshighway #102	367-9392 210-9280 cell 454-9264 office
Patricia Ketcherside Secretary of City Wide TAB	West Pine	4490 West Pine #814, 63108	534-0304
Parthenia White	Carr Square	1230 N 16rh Street 63106	516-3741
Helen Mitchell	California Gardens	2918 California Apt 218 63118	772-6843
Robert White	Cahill House	1919 O'Fallon, Apt. 203, 63106	621-7279 619-9125
Juanita Brown	Sr. Living & Gardens at Renaissance	3217 Martin Luther King	531-1717 office 458-3337 cell



SECTION V TENANT SELECTION

A. Income Targeting Requirements

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

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

The offers will be made in the following manner:

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

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

**AGENCY PLAN FY 2007
CAPITAL FUND BUDGETS**

**Attachment B - mo001b03
Capital Fund Program
Form HUD-52837**

**Annual Statement
FY 2007 - MO36P00150107**

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

PHA Name: St. Louis Housing Authority	Grant Type and Number		Federal FY of Grant: 2007
	Capital Fund Program Grant No:	MO36P00150107	
	Replacement Housing Factor No:		

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 1,530,758		\$ -	\$ -
3	1408 Management Improvements	1,530,758		-	-
4	1410 Administration	765,379		-	-
5	1411 Audit	-		-	-
6	1415 Liquidated Damages	-		-	-
7	1430 Fees and Costs	-		-	-
8	1440 Site Acquisition	-		-	-
9	1450 Site Improvement	-		-	-
10	1460 Dwelling Structures	-		-	-
11	1465.1 Dwelling Equipment--Nonexpendable	-		-	-
12	1470 Nondwelling Structures	2,174,217		-	-
13	1475 Nondwelling Equipment	-		-	-
14	1485 Demolition	-		-	-
15	1490 Replacement Reserve	-		-	-
16	1492 Moving to Work Demonstration	-		-	-
17	1495.1 Relocation Costs	-		-	-
18	1499 Development Activities	-		-	-
19	1501 Collateralization or Debt Service	1,652,678		-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 7,653,790	\$ -	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities		-	-	-
23	Amount of line 21 Related to Section 504 compliance	-	-	-	-
24	Amount of line 21 Related to Security-Soft Costs	1,255,758		-	-
25	Amount of line 21 Related to Security-Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

Signature of Executive Director	Date (mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:		Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150107				2007			
		Replacement Housing Factor No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide						Status of Work			
Operations		1406							
Operations				\$	1,530,758	\$	-	\$	-
Total Operations				\$	1,530,758	\$	-	\$	-
Management Improvements		1408							
Computer Software, Support, Training			1 year	\$	75,000	\$	-	\$	-
Planning & Applications			1 year		75,000		-		-
Resident Initiatives Cost			1 year		75,000		-		-
Security Costs			1 year		1,255,758		-		-
Training Costs			1 year		50,000		-		-
Total Management Improvments				\$	1,530,758	\$	-	\$	-
Administration		1410							
Salaries & benefits			1 year	\$	704,379	\$	-	\$	-
Sundry			1 year		20,000		-		-
Training			1 year		25,000		-		-
Travel			1 year		16,000		-		-
Total Administration				\$	765,379	\$	-	\$	-
Fees and Costs		1430							
Dwelling Equipment - Nonexpendable				\$	-	\$	-	\$	-
Site Acquisition		1440							
Total Site Acquisition				\$	-	\$	-	\$	-
Site Improvement		1450							
Total Site Improvement				\$	-	\$	-	\$	-
Dwelling Structures		1460							
Total Dwelling Structures				\$	-	\$	-	\$	-
Dwelling Equipment - Nonexpendable		1465.1							
Total Dwelling Equipment				\$	-	\$	-	\$	-
Nondwelling Structures		1470							
Total Nondwelling Structures				\$	-	\$	-	\$	-
Nondwelling Equipment		1475							
Total Nondwelling Equipment				\$	-	\$	-	\$	-
Demolition		1485							
Total Demolition				\$	-	\$	-	\$	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary									
PHA Name:			Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority			Capital Fund Program Grant No: MO36P00150107				2007		
Development Number Name/ HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide cont.	Relocation Costs		1495.1						
					\$ -	\$ -	\$ -	\$ -	
	Total Relocation Costs				\$ -	\$ -	\$ -	\$ -	
	Development Activities		1499						
					\$ -	\$ -	\$ -	\$ -	
	Total Development Activities				\$ -	\$ -	\$ -	\$ -	
	Collateralization or Debt Service		1501						
	Debt Service for Kingsbury and Cochran Plaza				\$ 1,652,678		\$ -	\$ -	
	Total Collateralization or Debt Service				\$ 1,652,678	\$ -	\$ -	\$ -	
	Total PHA Wide				\$ 5,479,573	\$ -	\$ -	\$ -	

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

PHA Name:		Grant Type and Number		Federal FY of Grant:							
St. Louis Housing Authority		Capital Fund Program Grant No:	MO36P00150107			2007					
		Replacement Housing Factor No:									
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
					Original	Revised	Funds Obligated	Funds Expended			
MO1-006 Central Office	Fees and Costs		1430								
	Total Fees and Costs				\$-	\$-	\$-	\$-			
						\$	-	\$	-	\$	-
	Site Acquisition		1440								
	Total Site Acquisition					\$-	\$-	\$-	\$-		
						\$	-	\$	-	\$	-
	Site Improvement		1450								
	Total Site Improvement					\$-	\$-	\$-	\$-		
						\$	-	\$	-	\$	-
	Dwelling Structures		1460								
	Total Dwelling Structures					\$	-	\$	-	\$	-
	Dwelling Equipment - Nonexpendable		1465.1								
	Total Dwelling Equipment					\$	-	\$	-	\$	-
	Nondwelling Structures		1470								
	New construction of central office facility					\$	2,174,217	\$-	\$-	\$-	
	Total Nondwelling Structures					\$	2,174,217	\$	-	\$	-
	Nondwelling Equipment		1475								
	Total Nondwelling Equipment					\$-	\$-	\$-	\$-		
						\$	-	\$	-	\$	-
	Demolition		1485								
	Total Demolition					\$	-	\$	-	\$	-
	Relocation Costs		1495.1								
	Total Relocation Costs					\$	-	\$	-	\$	-
	Development Activities		1499								
	Total Development Activities					\$	-	\$	-	\$	-
	Collateralization or Debt Service		1501								
	Total Collateralization or Debt Service					\$	-	\$	-	\$	-
Total Central office					\$	2,174,217	\$	-	\$	-	

AGENCY PLAN FY 2007
CAPITAL FUND BUDGETS

Attachment B - mo001b03
Capital Fund Program - Replacement Housing Factor
Form HUD-52837

Annual Statement
FY 2007 - MO36R00150107

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

PHA Name: St. Louis Housing Authority	Grant Type and Number		Federal FY of Grant: 2007
	Capital Fund Program Grant No:	MO36R00150107	
	Replacement Housing Factor No:		

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -		\$ -	\$ -
3	1408 Management Improvements			-	-
4	1410 Administration	528,489		-	-
5	1411 Audit	-		-	-
6	1415 Liquidated Damages	-		-	-
7	1430 Fees and Costs	-		-	-
8	1440 Site Acquisition	-		-	-
9	1450 Site Improvement	-		-	-
10	1460 Dwelling Structures	4,756,402		-	-
11	1465.1 Dwelling Equipment--Nonexpendable	-		-	-
12	1470 Nondwelling Structures	-		-	-
13	1475 Nondwelling Equipment	-		-	-
14	1485 Demolition	-		-	-
15	1490 Replacement Reserve	-		-	-
16	1492 Moving to Work Demonstration	-		-	-
17	1495.1 Relocation Costs	-		-	-
18	1499 Development Activities	-		-	-
19	1501 Collateralization or Debt Service	-		-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 5,284,891	\$ -	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities		-	-	-
23	Amount of line 21 Related to Section 504 compliance	-	-	-	-
24	Amount of line 21 Related to Security-Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security-Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

Signature of Executive Director	Date (mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name:		Grant Type and Number		Federal FY of Grant:					
St. Louis Housing Authority		Capital Fund Program Grant No:	MO36R00150107			2007			
		Replacement Housing Factor No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
New Development Elderly Replacement II	Fees and Costs		1430						
	Total Fees and Costs				\$-	\$-	\$-	\$-	
						\$-	\$-	\$-	
	Site Acquisition		1440						
	Total Site Acquisition				\$-	\$-	\$-	\$-	
						\$-	\$-	\$-	
	Site Improvement		1450						
	Total Site Improvement				\$-	\$-	\$-	\$-	
						\$-	\$-	\$-	
	Dwelling Structures		1460						
	New development - Elderly Replacement II					\$ 4,756,402	\$ -	\$-	\$-
	Total Dwelling Structures					\$ 4,756,402	\$ -	\$ -	\$ -
	Dwelling Equipment - Nonexpendable		1465.1						
	Total Dwelling Equipment					\$-	\$-	\$-	\$-
						\$-	\$-	\$-	\$-
	Nondwelling Structures		1470						
	Total Nondwelling Structures					\$-	\$-	\$-	\$-
						\$-	\$-	\$-	\$-
	Nondwelling Equipment		1475						
	Total Nondwelling Equipment					\$-	\$-	\$-	\$-
						\$-	\$-	\$-	\$-
	Demolition		1485						
Total Demolition					\$-	\$-	\$-	\$-	
					\$-	\$-	\$-	\$-	
Relocation Costs		1495.1							
Relocation of residents to facilitate modernization.					\$ -	\$ -	\$-	\$-	
Total Relocation Costs					\$ -	\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	\$ -	
Development Activities		1499							
Total Development Activities					\$-	\$-	\$-	\$-	
					\$-	\$-	\$-	\$-	
Collateralization or Debt Service		1501							
Total Collateralization or Debt Service					\$-	\$-	\$-	\$-	
					\$-	\$-	\$-	\$-	
Total New Development					\$ 4,756,402	\$ -	\$ -	\$ -	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No: MO36R00150107				2007		
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost	
					Original	Revised	Funds Obligated	Funds Expended
PHA Wide						Status of Work		
Operations		1406						
Operations						\$ -	\$ -	
Total Operations						\$ -	\$ -	
Management Improvements		1408						
Computer Software, Support, Training				1 year		\$ -	\$ -	
Planning & Applications				1 year		-	-	
Resident Initiatives Cost				1 year		-	-	
Security Costs				1 year		-	-	
Training Costs				1 year		-	-	
Total Management Improvements						\$ -	\$ -	
Administration		1410						
Salaries & benefits				1 year	\$ 528,489	\$ -	\$ -	
Sundry				1 year		-	-	
Training				1 year		-	-	
Travel				1 year		-	-	
Total Administration						\$ 528,489	\$ -	
Fees and Costs		1430						
Construction administration for modernization at MO1006A and financial consultant for debt service.				1 Year		\$ -	\$ -	
Dwelling Equipment - Nonexpendable						\$ -	\$ -	
Site Acquisition		1440						
Potential appraisals for Central Office and other new developments				1 Year		\$ -	\$ -	
Total Site Acquisition						\$ -	\$ -	
Site Improvement		1450						
Site Improvement						\$ -	\$ -	
Total Site Improvement						\$ -	\$ -	
Dwelling Structures		1460						
Total Dwelling Structures						\$ -	\$ -	
Dwelling Equipment - Nonexpendable		1465.1						
Total Dwelling Equipment						\$ -	\$ -	
Nondwelling Structures		1470						
Total Nondwelling Structures						\$ -	\$ -	
Nondwelling Equipment		1475						
Computer Systems upgrade for entire agency						\$ -	\$ -	
Total Nondwelling Equipment						\$ -	\$ -	
Demolition		1485						
Total Demolition						\$ -	\$ -	

Annual Statement/Performance and Evaluation Report										
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary										
PHA Name:			Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority			Capital Fund Program Grant No: MO36R00150107				2007			
Development Number Name/ HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Funds Obligated	Funds Expended		
PHA Wide cont.	Relocation Costs		1495.1							
					\$	-	\$	-	\$	-
	Total Relocation Costs				\$	-	\$	-	\$	-
	Development Activities		1499							
					\$	-	\$	-	\$	-
	Total Development Activities				\$	-	\$	-	\$	-
	Collateralization or Debt Service		1501							
	Debt Service for Kingsbury and Cochran Plaza						\$	-	\$	-
	Total Collateralization or Debt Service				\$	-	\$	-	\$	-
	Total PHA Wide				\$	528,489	\$	-	\$	-

AGENCY PLAN FY 2007
CAPITAL FUND BUDGETS

Attachment B - mo001b03
Capital Fund Program - Replacement Housing Factor
Form HUD-52837

Annual Statement
FY 2007 - MO36R00150207

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

PHA Name: St. Louis Housing Authority	Grant Type and Number		Federal FY of Grant: 2007
	Capital Fund Program Grant No:	MO36R00150207	
	Replacement Housing Factor No:		

Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -		\$ -	\$ -
3	1408 Management Improvements			-	-
4	1410 Administration	226,933		-	-
5	1411 Audit	-		-	-
6	1415 Liquidated Damages	-		-	-
7	1430 Fees and Costs	-		-	-
8	1440 Site Acquisition	-		-	-
9	1450 Site Improvement	-		-	-
10	1460 Dwelling Structures	2,037,057		-	-
11	1465.1 Dwelling Equipment--Nonexpendable	-		-	-
12	1470 Nondwelling Structures	-		-	-
13	1475 Nondwelling Equipment	-		-	-
14	1485 Demolition	-		-	-
15	1490 Replacement Reserve	-		-	-
16	1492 Moving to Work Demonstration	-		-	-
17	1495.1 Relocation Costs	-		-	-
18	1499 Development Activities	-		-	-
19	1501 Collateralization or Debt Service	-		-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 2,263,990	\$ -	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities		-	-	-
23	Amount of line 21 Related to Section 504 compliance	-	-	-	-
24	Amount of line 21 Related to Security-Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security-Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

Signature of Executive Director	Date (mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:		Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No: MO36R00150207				2007		
		Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost	
					Original	Revised	Funds Obligated	Funds Expended
PHA Wide						Status of Work		
Operations		1406						
Operations						\$ -	\$ -	
Total Operations						\$ -	\$ -	
Management Improvements		1408						
Computer Software, Support, Training				1 year		\$ -	\$ -	
Planning & Applications				1 year		-	-	
Resident Initiatives Cost				1 year		-	-	
Security Costs				1 year		-	-	
Training Costs				1 year		-	-	
Total Management Improvements						\$ -	\$ -	
Administration		1410						
Salaries & benefits				1 year	\$ 226,933	\$ -	\$ -	
Sundry				1 year		-	-	
Training				1 year		-	-	
Travel				1 year		-	-	
Total Administration						\$ 226,933	\$ -	
Fees and Costs		1430						
Construction administration for modernization at MO1006A and financial consultant for debt service.				1 Year		\$ -	\$ -	
Dwelling Equipment - Nonexpendable						\$ -	\$ -	
Site Acquisition		1440						
Potential appraisals for Central Office and other new developments				1 Year		\$ -	\$ -	
Total Site Acquisition						\$ -	\$ -	
Site Improvement		1450						
Site Improvement						\$ -	\$ -	
Total Site Improvement						\$ -	\$ -	
Dwelling Structures		1460						
Total Dwelling Structures						\$ -	\$ -	
Dwelling Equipment - Nonexpendable		1465.1						
Total Dwelling Equipment						\$ -	\$ -	
Nondwelling Structures		1470						
Total Nondwelling Structures						\$ -	\$ -	
Nondwelling Equipment		1475						
Computer Systems upgrade for entire agency						\$ -	\$ -	
Total Nondwelling Equipment						\$ -	\$ -	
Demolition		1485						
Total Demolition						\$ -	\$ -	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary									
PHA Name:			Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority			Capital Fund Program Grant No: MO36R00150207				2007		
			Replacement Housing Factor No:						
Development Number Name/ HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide cont.	Relocation Costs		1495.1						
	Total Relocation Costs				\$ -	\$ -	\$ -	\$ -	
	Development Activities		1499						
	Total Development Activities				\$ -	\$ -	\$ -	\$ -	
	Collateralization or Debt Service		1501						
	Debt Service for Kingsbury and Cochran Plaza						\$ -	\$ -	
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	
	Total PHA Wide				\$ 226,933	\$ -	\$ -	\$ -	

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

PHA Name:		Grant Type and Number		Federal FY of Grant:						
St. Louis Housing Authority		Capital Fund Program Grant No: MO36R00150207		2007						
Replacement Housing Factor No:										
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Funds Obligated	Funds Expended		
Fees and Costs 1430										
					\$-	\$-	\$-	\$-		
Total Costs and Fees					\$	-	\$	-	\$	-
Site Acquisition 1440										
					\$-	\$-	\$-	\$-		
Total Site Acquisition					\$	-	\$	-	\$	-
Site Improvement 1450										
					\$-	\$-	\$-	\$-		
Total Site Improvement					\$	-	\$	-	\$	-
Dwelling Structures 1460										
	New development - Elderly Replacement II				\$ 2,037,057	\$ -	\$-	\$-		
Total Dwelling Structures					\$	2,037,057	\$	-	\$	-
Dwelling Equipment - Nonexpendable 1465.1										
					\$-	\$-	\$-	\$-		
Total Dwelling Equipment					\$	-	\$	-	\$	-
Nondwelling Structures 1470										
					\$-	\$-	\$-	\$-		
Total Nondwelling Structures					\$	-	\$	-	\$	-
Nondwelling Equipment 1475										
					\$-	\$-	\$-	\$-		
Total Nondwelling Equipment					\$	-	\$	-	\$	-
Demolition 1485										
					\$-	\$-	\$-	\$-		
Total Demolition					\$	-	\$	-	\$	-
Relocation Costs 1495.1										
	Relocation of residents to facilitate modernization.				\$ -	\$ -	\$-	\$-		
Total Relocation Costs					\$	-	\$	-	\$	-
Development Activities 1499										
					\$-	\$-	\$-	\$-		
Total Development Activities					\$	-	\$	-	\$	-
Collateralization or Debt Service 1501										
					\$-	\$-	\$-	\$-		
Total Collateralization or Debt Service					\$	-	\$	-	\$	-
Total New Development					\$	2,037,057	\$	-	\$	-

**Annual Statement /
Performance and Evaluation Report**

Part I: Summary
Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

HA Name		Capital Funds Project Number		FFY of Approval	
St. Louis Housing Authority		CFPP Financing Proceeds			
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number # <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending ----- <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original Revision #	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	\$0	\$0	\$0	\$0
3	1408 Management Improvements (May not exceed 20% of line 20)	\$0	\$0	\$0	\$0
4	1410 Administration (May not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$1,102,281	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$322,975	\$0	\$0	\$0
10	1460 Dwelling Structures	\$15,012,541	\$0	\$0	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$145,000	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$150,000	\$0	\$0	\$0
18	1499 Mod Used for Development Activities	\$0	\$0	\$0	\$0
19	1501 Collateralization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency (may not exceed 8% of line 20)	\$662,203	\$0	\$0	\$0
21	Amount of CFFP Proceeds (Sum of lines 2 - 19)	\$17,395,000.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Compliance				
24	Amount of line 20 Related to Security				
25	Amount of line 20 Related to Energy Conservation Measures				
(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.			
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

**Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages**

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

Capital Funds Program: Proposed Loan Funds

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
MO-018	Development #1							
Kingsbury Apt.	1406 Operations	1406						
	Total 1415			\$0.00				
	1430 Fees and Cost	1430						
	Architects			\$430,357.00				
	Accounting-Cost Certification			\$4,200.00				
	Appraisal			\$5,000.00				
	Environmental			\$38,500.00				
	Consulting Fees			\$69,450.00				
	Bond Issuance Cost			\$257,259.00				
	Title & Recording Fees			\$25,000.00				
	Tax credit Fees			\$68,665.00				
	Market Study			\$3,850.00				
	Total 1430			\$ 902,281.00				
	1440 Site Acquisition	1440						
	Total 1440			\$0.00				
	1450 Site Improvements	1450						
	Site Work				\$322,975.00			
	Total 1450			\$322,975.00				
	1460 Dwelling Structure	1460						
	Residential Construction				\$6,227,731.00			
	General Requirements				\$550,633.00			
	Builder's Overhead				\$550,633.00			
	Builder's Profit				\$183,544.00			
Mobilization				\$100,000.00				
Total 1460			\$7,612,541.00					
1465 Dwelling Equipment	1465							
Appliances				\$145,000.00				
Total 1465			\$145,000.00					
1470 Non-Dwelling Structures	1470							
Total 1470			\$0.00					
1475 Non-Dwelling Equipment	1475							
Total 1475			\$0.00					
1485 Demolition Costs	1485							
Total 1485			\$0.00					
1495 Relocation Costs	1495							
Relocation				\$150,000.00				
Total 1495			\$150,000.00					

**Annual Statement /
Performance and Evaluation Report**

Part II: Supporting Pages

Capital Funds Program: Proposed Loan Funds

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
	1490 Replacement Reserve	1490						
	Total 1490			\$0.00				
	1499 MOD Used for Development	1499						
	Total 1499			\$0.00				
	1501 Collateralization or Debt Service	1501						
	Total 1501			\$0.00				
	1502 Project Contingency	1501						
	Project Contingency			\$662,203.00				
	Total 1502			\$662,203.00				
	Total Cost for Development #1			\$9,795,000.00				

**Annual Statement /
Performance and Evaluation Report**
Part II: Supporting Pages

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

Capital Funds Program: Proposed Loan Funds

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
	Development #2							
Cochran Plaza	1406 Operations	1406						
	Total 1406			\$0.00				
	1408 Management Improvements	1408						
	Total 1408			\$0.00				
	1410 Administration	1410						
	Total 1410			\$0.00				
	1411 Audits	1411						
	Total 1411			\$0.00				
	1415 Liquidated Damages	1415						
	Total 1415			\$0.00				
	1430 Fees and Cost	1430						
	Bond Issuance cost				\$200,000.00			
	Total 1430				\$200,000.00			
	1440 Site Acquisition	1440						
	Total 1440				\$0.00			
	1450 Site Improvements	1450						
	Site Work							
	Total 1450				\$0.00			
	1460 Dwelling Structure	1460						
	Residential Construction				\$7,400,000.00			
	Total 1460				\$7,400,000.00			
	1465 Dwelling Equipment	1465						
	Total 1465				\$0.00			
1470 Non-Dwelling Structures	1470							
Total 1470				\$0.00				
1475 Non-Dwelling Equipment	1475							
Total 1475				\$0.00				
1485 Demolition Costs	1485							
Total 1485				\$0.00				
1495 Relocation Costs	1495							
Relocation								
Total 1495				\$0.00				
1490 Replacement Reserve	1490							
Total 1490				\$0.00				
1499 MOD Used for Development	1499							

**Annual Statement /
Performance and Evaluation Report**

Part II: Supporting Pages

Capital Funds Program: Proposed Loan Funds

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
	Total 1499			\$0.00				
	1501 Collateralization or Debt Service	1501						
	Total 1501			\$0.00				
	1502 Project Contingency	1501						
	Project Contingency							
	Total 1502			\$0.00				
	Total Cost for Development # 2			\$7,600,000.00				

**Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages**

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

Capital Funds Program: Proposed Loan Funds

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	

**Annual Statement /
Performance and Evaluation Report**
Part III: Implementation Schedule
Capital Fund Program: Proposed Loan Funds

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

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)	
PHA-Wide							

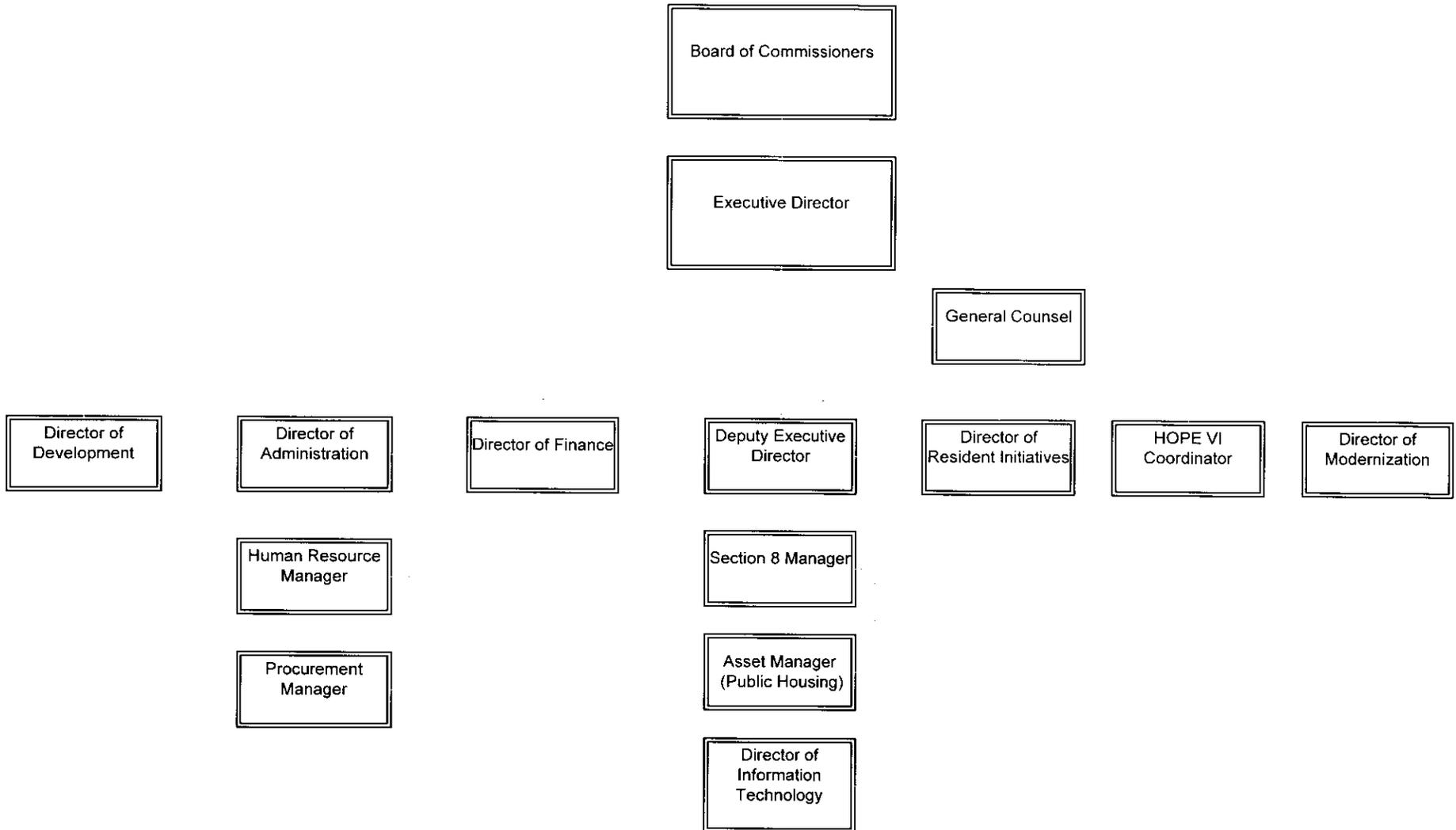
To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

Signature of Executive Director and Date

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

St. Louis Housing Authority Table of Organization



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

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

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

Office of Public and Indian Housing

9/25/2007

HA Name: St. Louis Housing Authority		Locality: (City/County & State) St. Louis, MO		<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No:	
A. Development Number/Name	Work Stmt. for Year 1 2007	Work Statement for Year 2 FFY: 2008	Work Statement for Year 3 FFY: 2009	Work Statement for Year 4 FFY: 2010	Work Statement for Year 5 FFY: 2011
MO1-01 Carr Square MO1-02 Clinton Peabody MO1-03 Cochran Gardens MO1-03E Cochran Towers MO1-06A Central Office MO1-06E Vaughn Towers MO1-09E Blumeyer Elderly MO1-09F Blumeyer Family MO1-16 McMillan Manor MO1-10 James House MO1-18 Kingsbury Terrace MO1-19 Parkview MO1-21 Mark Twain MO1-22 Lafayette Elderly	See Annual Statement	\$733,844	\$500,000	\$1,463,920	\$1,463,920
B. Physical Improvements Subtotal		\$1,291,148	\$1,464,039	\$1,463,920	\$1,463,920
C. Management Improvements		\$1,177,531	\$1,246,687	\$1,246,639	\$1,246,639
D. HA-Wide Nondwelling Structures and Equipment		\$0	\$0	\$0	\$0
E. Administration		\$588,763	\$623,344	\$623,321	\$623,321
F. Other		\$1,652,678	\$1,652,678	\$1,652,678	\$1,652,678
G. Operations		\$1,177,531	\$1,246,687	\$1,246,639	\$1,246,639
H. Demolition				\$0	\$0
I. Replacement Reserve		\$0	\$0	\$0	\$0
J. Mod Used for Development		\$0	\$0	\$0	\$0
K. Total CGP Funds		\$5,887,651	\$6,233,435	\$6,233,197	\$6,233,197
L. Total Non-CGP Funds		\$0	\$0	\$0	\$0
M. Grand Total		\$5,887,651	\$6,233,435	\$6,233,197	\$6,233,197
Signature of Executive Director and Date: X			Signature of Public Housing Director/Office of Native American Programs Administrator and Date: X		

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

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

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

Office of Public and Indian Housing

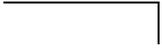
A. Development Number/Name	Work Stmt. for Year 1 FFY: 2007	Work Statement for Year 2 FFY: 2008	Work Statement for Year 3 FFY: 2009	Work Statement for Year 4 FFY: 2010	Work Statement for Year 5 FFY: 2011
MO1-24 Warwood MO1-26 Page Manor MO1-28 Badenhous Elderly MO1-34 LaSalle Park MO1-37 Cochran Plaza MO1-39 Badenfest Elderly MO1-41A South Broadway	See Annual Statement	\$557,303	\$500,000		
MEMO: Line F. Other Fees & Costs Relocation Cost Debt Service Contingency		\$1,652,678	\$1,652,678	\$1,652,678	\$1,652,678
		\$0	\$0	\$0	\$0

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

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

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

Work Statement for Year 1 FFY: 2007	Work Statement for Year 2 FFY: 2008			Work Statement for Year 3 FFY: 2009			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	MO1-09F Blumeyer Family Plumbing and Mechanical systems improvements TOTAL	143 units	\$733,844 \$733,844	MO1-09F Blumeyer Family Plumbing and Mechanical systems improvements TOTAL	143 units	\$500,000 \$500,000	
	MO1-24E and 24F Warwood Family and Elderly Roof repairs, Mechanical systems improvements and interior finishes improvements TOTAL	124 units	\$557,303 \$557,303	MO1-24E and 24F Warwood Family and Elderly Roof repairs, Mechanical systems improvements and interior finishes improvements TOTAL	124 units	\$500,000 \$500,000	
				MO1-39 Badenfest Elderly Interior finishes improvements TOTAL	21 units	\$464,039 \$464,039	
	Subtotal of Estimated Cost			\$1,291,148	Subtotal of Estimated Cost		



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

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

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

Work Statement for Year 1 FFY: 2007	Work Statement for Year 4 FFY: 2010			Work Statement for Year 5 FFY: 2011		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MO1-10 James House			MO1-10 James House		
	Limited modernization of building interior			Limited modernization of building interior		
	TOTAL	155 units	\$1,463,920 \$1,463,920	TOTAL	155 units	\$1,463,920 \$1,463,920
	Subtotal of Estimated Cost		\$1,463,920	Subtotal of Estimated Cost		\$1,463,920

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

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

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

Work Statement for Year 1 FFY: 2007	Work Statement for Year 2 FFY: 2008			Work Statement for Year 3 FFY: 2009			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	Management, Financial, & Accounting Control Systems: Computer Software Costs Grant Planning and Applications TOTAL	1 Year	\$10,000 \$10,000 \$20,000	Management, Financial, & Accounting Control Systems: Computer Software Costs Grant Planning and Applications TOTAL	1 Year	\$10,000 \$10,000 \$20,000	
	Adequacy & Efficacy of Resident & Development Security: Resident Initiatives Costs - Direct Provision of Social Services TOTAL	1 Year	\$230,850 \$230,850	Adequacy & Efficacy of Resident & Development Security: Resident Initiatives Costs - Direct Provision of Social Services TOTAL	1 Year	\$230,850 \$230,850	
	Other Management Improvements		\$926,681 \$926,681	Other Management Improvements		\$995,837 \$995,837	
	TOTAL			TOTAL			
	Other: Fees & Cost Relocation Debt Service	1 Year	\$0 \$0 \$1,652,678 \$1,652,678	Other: Fees & Cost Relocation Debt Service	1 Year 75 Families 1 Year	\$0 \$0 \$1,652,678 \$1,652,678	
	Operations Adequacy and Efficacy Resident and Development security	1 Year	\$1,177,531 \$1,177,531	Operations Adequacy and Efficacy Resident and Development security	1 Year	\$1,246,687 \$1,246,687	
	Subtotal of Estimated Cost			\$2,355,062	Subtotal of Estimated Cost		
					\$2,493,374		

**St. Louis Housing Authority (SLHA)
Public Hearing Comments and Responses
Annual Plan FY 2007**

The St. Louis Housing Authority issued the proposed Agency Plan for public comments on April 24, 2007 for a 45-day comment period. One (1) speaker made comments that were formally recorded at the Public Hearing held on May 31, 2007 and several letters from interested parties were received during the comment period. A summary of the comments and the Agency's responses to the comments are listed below.

Additionally, SLHA has made revisions to the Admissions and Continued Occupancy Policy (ACOP), these policies changes have been made available for public comment and have run concurrently with the Agency Plan. Comments received regarding the ACOP follow the comments to the Agency Plan.

COMMENTS TO THE AGENCY PLAN:

- In a letter dated May 31, 2007, Mr. Richard Belcher, resident of West Pine Apartments listed his items of concern. The comments and responses are as follows:

Comment #1:

As mentioned the last several years and because there is currently so much relocation occurring throughout the developments, I would like to reiterate my comments regarding the relocation process to ensure that a similar incident does not happen to others. I would like to suggest, that during relocation, SLHA try to have all the "ducks in a row" before scheduling moves. In my case, movers were very late (expected at 8:30 am), phone jack in new apartment was not working, and the laundry service was not yet available. The movers were so late that the move had to be rescheduled for another day late that afternoon. I had someone waiting for me all day at the new location and I had no way to contact them to let them know what was going on. Additionally, I had to reinstall utility services because the move was rescheduled. Once moved, since the phone jack, and laundry service was not in place, I had to depend on others to use a telephone and to find a place to wash my clothing. It took several weeks to get telephone and cable service restored and the paperwork in the office straighten out. It was very inconvenient and stressful; it should have been better coordinated to avoid the inconvenience to residents being relocated.

SLHA Response:

Relocation coordination is complicated due to the numerous tasks that must be completed simultaneously. The relocation specialists make every effort to coordinate moves and to make moves less stressful; however, when one thing goes wrong, it is like a falling domino effect that trickle things down all at once. With respect to the unit or building not being completely ready, occasionally, timing does not work out; however, you should have been notified about the situation prior to the move. Units are inspected before they are accepted, however, with a telephone line, we would not have known about the defect until it was found at the point of installation of the service. We regret that your situation did not go as planned, and we will continue to improve coordination efforts to our best abilities.

Comment #2:

I am pleased to be back in West Pine's familiar surrounding that I am able to get to public transportation easily. People should get familiar with transportation services available when selecting the developments to reside at. I am glad that the bank that I have been doing business with, Pulaski has moved into the Central West End making it more accessible.

SLHA Response:

The majority of our developments are near public transportation and other service facilities. Some locations are more easily accessed than others. We agree with your comment that residents should consider the surrounding area and available facilities when making a decision on where to reside.

Comments #3:

Kingsbury has "High Point" refrigerators that have wheels to make them easier to maneuver for cleaning. I would like to recommend that similar units be used when renovating other apartments.

SLHA Response:

Due to procurement regulations, SLHA cannot specify manufactures when bidding because it would limit the competition. As units are renovated, generally more modern updated models are installed that have more desirable features than older models from the past.

Comment #4:

I was pleased to see that the dryers were not stacked at West Pine; however, I would also recommend the same consideration of not stacking dryers in the laundry rooms at all other developments. Stacking the dryers makes it difficult for visually impaired people to know which machine they are putting money into to start up. Additionally, it is great that we have more than one laundry room to service the entire building – it really makes it more convenient.

SLHA Response:

The layout of the laundry areas at West Pine allowed for appliances not to be stack; however at other developments that may not be the case and the equipment may hinder use. Residents faced with this problem should notify management office to make special accommodations to address the specific problem.

Comment #5:

I am very pleased with the emergency system put in place at West pine that warns residents of emergencies through a speaker system. However, once the emergency is over, the elevator system has to be restarted and that seems to take longer than necessary. I would like to see elevator services returned back normal for residents as quickly as possible after an emergency has occurred.

SLHA Response:

Your comment is duly noted and appreciated. Once an emergency is over, systems are brought back to service as soon as practical because systems must be carefully checked before they are put back in service, this may appear to be a delay, but it really is a safety precaution.

Comment #6:

The new West Pine Community area furnishings are very nice, especially the rocking chairs. The new furnishings are a nice finishing touch.

SLHA Response:

Your comment is duly noted and appreciated. We are please to receive the positive feedback.

Comment #7:

To report progress on obtaining the piano for West Pine, we received the old piano back from before the renovation which required tuning. Since there were no available funds for tuning the piano, I was able to get donation from a piano tuning person to tune the piano. The piano has been put to good use for the residents; I often play at special events throughout the year.

Response:

SLHA commends you on your effort to getting the piano tuned and are pleased to know that the piano is being put to good use for the enjoyment of the residents at West Pine.

Comment #8:

The Lockout policy should be reviewed because the fee charged to residents by management is too high. SLHA should consider lowering the charge to a more reasonable amount than the current \$57.00 which is too excessive.

SLHA Response:

This comment specifically relates to the ACOP and will be addressed in the ACOP response section of this document.

Comment #9:

The Commissioners should attend all the Public Hearings held by SLHA to directly hear the concerns and comments from residents so that they may get a better understanding of what is really happening at the developments.

SLHA Response:

Your comment is duly noted.

Comment #10:

For SLHA to improve its overall services it must persistently take steps to improve the services to make the developments more desirable for tenants. Maintenance and customer services must be a priority. Maintaining units and elevators services as well as management services to handle conflicts or resolutions of tenant concerns. Every aspect should always be looked at for improvement from year to year and not allow yourselves to become complacent.

SLHA Response:

SLHA strives to provide quality service to all its clients and is always looking to improve services. There are several methods for SLHA to gain knowledge of areas that need improvement such as the reviewing of HUD's annual resident survey results, need and concerns raised at the resident meetings held annually, communication from TAB and City-Wide TAB, and information obtain at the Board of Commissioners meetings. In addition, SLHA is assessed on its performance through HUD's Public Housing Assessment System (PHAS) which grades authorities in various operational functions. SLHA has a PHAS score of 88 as of 2005 and set our goals to achieve a high-performance level.

Comment #11:

I would highly recommend people watching the movie RAY, because the movie reminds us that people with disabilities are not all the same. The paradox is that people who are blind are not always helpless or need to depend on others as caretakers, or to live a certain way. We can all learn from Ray Charles mother's philosophy - by not treating her son as disabled lead him to be very successful in life. I admire four women in my life, my wife Maui, Anne Sullivan who taught Helen Keller how to communicate, Mrs. Allato who had three strikes against her back in the day; she was a woman, blind and from a foreign country. She taught me to walk as a child when my parents could not. Finally Aretha Robinson, Ray Charles's Mother who set up a great example. Ray Charles is an inspiration to me as well as many artists in the music world.

This relates to the Agency Plan because, more people with disability are becoming independent and moving into their own apartments. The SLHA should be informed and prepared on how to appropriately interact with their residents.

SLHA Response:

Your comment is duly noted.

-
- In a letter dated May 11, 2007, Ms. Paula Foster, President of Blumeyer Village Tenant Association (BVTA) provided priority of physical improvements for 3501 Franklin. The purpose of the letter was to revise the resident's needs and concerns to present day needs.

SLHA Response:

On May 16, 2007, SLHA provided a response letter to BVTA explaining that the needs and concerns spreadsheet was appropriately revised. Additionally, SLHA has budgeted Capital Funds to address the plumbing and mechanical issues in the five-year action plan.

**St. Louis Housing Authority (SLHA)
Public Hearing Comments and Responses
Admissions and Continued Occupancy Policy (ACOP)
Annual Plan FY 2007**

The St. Louis Housing Authority issued the proposed Annual Plan for comments on April 16, 2007 for a 45-day comment period. A summary of the comments and the Agency's responses to the comments are listed below:

- In a letter dated April 16, 2007, comments were received from Ms. Marvin Thompkins, President of the Habitat Company listed her concerns. The comment and response are as follows:

Comment #1:

Applicant requiring a Live-In Aide

The live-in aide must be available to provide care/service 24-hrs per day and must be willing to provide all necessary tasks to maintain the unit in a clean, safe and sanitary condition in regards to living areas designated for Head of Household. To ensure that all required duties are completed with the best interest of the Head of Household (i.e: dr. appointments, cleanliness of unit, cleaning of H.O.H. (if required), cleaning of all areas such as: bathroom, kitchen, bedroom of H.O.H. The person should not be a full-time student or have a full-time job outside of the unit.

SLHA Response:

SLHA does not accept this recommendation. SLHA policies concerning live-in aides, adopted pursuant to 24 CFR.49d(3), govern eligibility of the live-in aide to reside in a public housing unit, unit size considerations, and tenant responsibility for the acts of the live-in aide that might violate the terms of the lease. These policies do not, and are not meant to, establish requirements relating to the ability of the live-in aide to carry out his or her functions. If a live-in aide who is a full-time student or a full-time employee is not able to perform effectively as a live-in aide, then the public housing resident must consider whether to obtain a different live-in aide.

-
- In a letter dated May 31, 2007, several comments received regarding the Agency Plan but one in particular to the ACOP.

Comment #2

Tenants requesting lockout (fee) decreased.

The lockout policy should be reviewed because the fee charged to residents by management is too high. SLHA should consider lowering the charge to a more reasonable amount than the current \$57.00 which is too excessive.

SLHA Response:

The SLHA has established a flat rate charge of \$25.00 for lock-outs that occur after business hours. There is no charge for unlocking the door for a resident who is locked out during regular business hours.

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

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



Signed / Dated by Appropriate State or Local Official

GARY PARKER
Chairman
LAWSON CALHOUN
Vice-Chairman
THOMAS JERRY
Treasurer
VIVIAN BEASLEY
Commissioner
SAL F. MARTINEZ
Commissioner
SHONNAH PAREDES
Commissioner



Francis G. Slay
Mayor

ST. LOUIS HOUSING AUTHORITY
4100 Lindell Boulevard
Saint Louis, Missouri 63108
Office: 314/531-4770
Fax: 314/531-0184
TDD: 314/286-4223

April 30, 2007

Ms. Barbara Geisman
Mayor's Office
1200 Market Street, Suite 200
St. Louis, MO 63103

Subject: Agency Plan Annual Submission

Dear Ms. Geisman,

The St. Louis Housing Authority (SLHA) is submitting to the U. S. Department of Housing and Urban Development (HUD) the Annual Submission of the Agency Plan. Attached is the Agency Plan draft for your reviewing. The draft plan is also available for public review and comment. This review period started on April 16, 2007 and will end with the public hearing on May 31, 2007.

Simultaneously, SLHA is providing a copy of the draft plan to Mr. Rollin Stanley, at Planning and Urban Design Agency. As a part of the submission process we need to include a certification that our Agency Plan is consistent with the City's Consolidated Plan.

If you should have any questions, or require more information, please contact our office at (314) 286-4355.

Sincerely,

Cheryl A. Lovell
Executive Director

CAL/fb
Enclosures

GARY PARKER
Chairman
LAWSON CALHOUN
Vice-Chairman
THOMAS JERRY
Treasurer
VIVIAN BEASLEY
Commissioner
SAL F. MARTINEZ
Commissioner
SHONNAH PAREDES
Commissioner



Francis G. Slay
Mayor

ST. LOUIS HOUSING AUTHORITY
4100 Lindell Boulevard
Saint Louis, Missouri 63108
Office: 314/531-4770
Fax: 314/531-0184
TDD: 314/286-4223

April 30, 2007

Mr. Rollin Stanley, Director
Planning and Urban Design Agency
1015 Locust Street, 11th Floor
St. Louis, MO 63101

**Subject: Agency Plan Annual Submission –
Certification of Consistency with Consolidated Plan**

Dear Mr. Stanley,

Attached is the "Draft" of the Agency Plan which has been put out for public review and comment period which will last approximately 45 days. This review period started on April 16, 2007 and will end with the Public Hearing on May 31, 2007.

Subsequently, the St. Louis Housing Authority (SLHA) is submitting to the U. S. Department of Housing and Urban Development (HUD) the Annual Submission for the Agency Plan. As a part of that submission we need to include a certification that our Agency Plan is consistent with the City's Consolidated Plan.

To facilitate this, we have enclosed two (2) copies of the draft submission along with two (2) copies of the certification we would like to have signed. We would appreciate the forms returned back to our office by May 31, 2007.

If you should need more information, or have any questions, please contact Fran Bruce, Development and Planning Manager at (314) 286-4365.

Best regards,

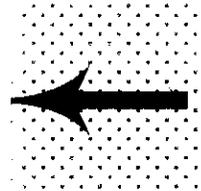
Cheryl Lovell
Executive Director



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

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

Signed / Dated by Appropriate State or Local Official



**SIGN
& DATE**

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

PHA Plans

5 Year Plan for Fiscal Years 2007 - 2011
Annual Plan for Fiscal Year 2007

Draft: April 20, 2007
Revised: April 26, 2007

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

St. Louis Housing Authority

Agency Plan FY 2007 Annual Submission



Capital Fund Budgets
DRAFTS

April 26, 2007

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and
Streamlined 5-Year/Annual PHA Plans***

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___standard Annual, X standard 5-Year/Annual or ___streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning October 1, 2007, hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

St. Louis Housing Authority (SLHA)
PHA Name

MO36-P001
PHA Number/HA Code

Standard PHA Plan for Fiscal Year: 20__

Standard Five-Year PHA Plan for Fiscal Years 2007 - 2011, including Annual Plan for FY 2007

Streamlined Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Gary Parker	Chair
Signature	Date
X	July 13, 2007

Redevelopment Department



Francis G. Slay
Mayor

ST. LOUIS HOUSING AUTHORITY

4100 Lindell Boulevard
Saint Louis, Missouri 63108

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

TO: Board of Commissioners

FROM: Geoffrey M. Lowe

THROUGH: Cheryl A. Lovell

DATE: June 18, 2007

RE: Resolution No. 2519
Approving and authorizing the submission of the Agency Plan Annual Submission for fiscal year 2007

Board approval is requested to authorize the St. Louis Housing Authority to submit the Agency Plan Annual Submission for fiscal year 2007.

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

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

Enclosed for your review are the following exhibits:

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

Resolution Approving and Authorizing Submission of the Agency Plan Annual Submission for FY 2007

WHEREAS, the St. Louis Housing Authority (SLHA) desires to submit the Agency Plan Annual Submission for fiscal year 2007; and

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

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

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

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

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

WHEREAS, SLHA conducted a Public Hearing on May 31, 2007 to obtain public comments regarding the proposed Annual Submission; and

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

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

1. The Executive Director of the St. Louis Housing Authority is authorized and directed to submit the Agency Plan Annual Submission for fiscal year 2007 to HUD.

Gary Parker, Chair
Board of Commissioners
St. Louis Housing Authority

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

Approved by the Board of Commissioners on June 28, 2007

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Program/Activity Receiving Federal Grant Funding

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

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

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

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

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

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

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

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

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

St. Louis Housing Authority (SLHA)

Program/Activity Receiving Federal Grant Funding

Agency Plan/Capital Fund Program

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

See Attached.

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

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

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

Name of Authorized Official

Cheryl A. Lovell

Title

Executive Director

Signature

Date

X

July 13, 2007

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

mo001k01

Zip Code	HUD Proj. #	Development	Address	Phone	# Units
63106	MO1-1	Carr Square	1521 Carr Street	421-4183	124
63104	MO1-2	Clinton-Peabody	1308-1316 Dillon	231-7595	358
63106	MO1-3	Cochran Gardens	1112 N. 9th Street	436-9598	242
63106	MO1-3	Cochran Towers	1228 N. 9th Street	436-9598	132
63106	MO1-6	Vaughn Towers	1908-1912 O'Fallon	Demolished	0
63106	MO1-9	Blumeyer Family	3501 Franklin	531-1886	143
63106	MO1-9	Blumeyer Elderly I	3210 Martin Luther King	Demolished	0
63106	MO1-9	Blumeyer Elderly II	3330 Page	Demolished	0
63113	MO1-10	James House	4310 St. Ferdinand	535-3399	155
63113	MO1-13B	Euclid Plaza Elderly	5310 N. Euclid	382-9211	108
63112	MO1-15	Towne XV	5400 Page	371-1169	8
63108	MO1-16	McMillian Manor	4503-41 McMillan	371-1169	20
63108	MO1-17	West Pine	4490 West Pine	534-1920	99
63112	MO1-18	Kingsbury Terrace	5655 Kingsbury	361-1920	147
63108	MO1-19	Parkview Elderly	4451 Forest Park	533-3350	295
63111	MO1-22	Lafayette Apartments	3447 Lafayette	772-1687	32
63118	MO1-23	California Gardens	2910-26 California	772-1687	28
63113	MO1-24	Warwood Family	4942-76 Warwick	367-6161	29
63113	MO1-24	Warwood Elderly	1610 N. Kingshighway	367-6161	95
63112	MO1-26	Page Manor	5836-5840 Page	371-1169	10
63115	MO1-28	Badenhaus Elderly	8450 Gast Place	388-1300	100
63104	MO1-34	LaSalle Park	1001 Hickory	241-3001	148
63113	MO1-35	Armand & Ohio	2647,49,51,57 Armand	772-1687	4
63106	MO1-37	Cochran Plaza	1-33 New Haven	436-9598	90
63110	MO1-38	Folsom	3919 Folsom	772-1687	6
63103	MO1-38	Samuel Shepard	2926 Samuel Shepard	371-1169	16
63110	MO1-38	Marie Fanger	4377 Norfolk	772-1687	6
63113	MO1-38	Cupples	4704 Cupples	371-1169	4
63115	MO1-38	Hodiamont	1949 Hodiamont	371-1169	22
63113	MO1-38	Highland	4724 Highland	371-1169	8
63147	MO1-39	Badenfest Elderly	8220 N. Broadway	388-1300	21
63110	MO1-41	South Broadway	8500 S. Broadway	772-1687	10
Various	MO1-41	Walnut Park	5616 Park Lane	371-1169	13
63137	MO1-41	Lookaway	10784-10850 Lookaway	371-1169	17
63111	MO1-42	Lafayette Townhomes	2618 Rutger - 2900C Park	772-1687	38
63110	MO1-42	Tiffany Turnkey	1505-11 39th Street	772-1687	25
63106	MO1-44	Murphy Park I	1920 Cass	436-2351	93
63106	MO1-45	Murphy Park II	1920 Cass	436-2351	64
63106	MO1-46	Murphy Park III	1920 Cass	436-2351	65
63104	MO1-47	King Louis Square I	1524 S. 13th	621-6256	36
63104	MO1-48	Les Cheateaux	1330 Chouteau	436-7523	40
63104	MO1-49	King Louis Square II	1129 Hickory	241-6256	44
63106	MO1-50	Renaissance Place	1001 N. Compton	533-1880	62
63108	MO1-51	McMillian Manor II	4543-4569 McMillan	535-3399	14
63104	MO1-52	King Louis Square III	1129 Hickory	241-6256	24
63106	MO1-54	Sr. Living at Ren. Pl.	3217 Martin Luther King	652-8900	75
63106	MO1-55	Gardens at Ren. Pl.	3217 Martin Luther King	652-8900	22
63106	MO1-56	Cahill House	1919 O'Fallon	436-5061	80
63106	MO1-57	Renaissance Place II	1001 N. Compton	533-1880	36
TOTALS					3,208

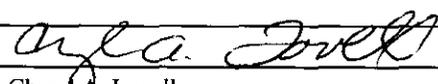
DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: St. Louis Housing Authority (SLHA) 4100 Lindell Boulevard St. Louis, MO 63108 Congressional District, if known: MO 1st	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: NONE Congressional District, if known:	
6. Federal Department/Agency: U. S. Department of Housing and Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: 14.872	
8. Federal Action Number, if known: MO36-P001-50106	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Cheryl A. Lovell</u> Title: <u>Executive Director</u> Telephone No.: <u>(314) 286-4357</u> Date: <u>8/28/07</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

AGENCY PLAN FY 2007
CAPITAL FUND BUDGETS

Attachment M - mo001m03
Capital Fund Program
Form HUD-52837

Performance and Evaluation Report
FY 2004 - MO36P00150104

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

PHA Name: St. Louis Housing Authority	Grant Type and Number		Federal FY of Grant: 2004
	Capital Fund Program Grant No:	MO36P00150104	
	Replacement Housing Factor No:		

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 3/31/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 2,510,041	\$ 2,510,041	\$ 2,310,041	1,841,380.66
3	1408 Management Improvements	2,510,041	2,510,041	2,485,751	2,476,318.67
4	1410 Administration	1,255,021	1,255,021	1,255,021	1,099,866.66
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	969,523	969,523	811,698	669,756.24
8	1440 Site Acquisition	50,000	50,000	31,973	31,972.66
9	1450 Site Improvement	80,336	80,336	163,551	163,550.80
10	1460 Dwelling Structures	4,267,326	4,267,326	4,373,462	2,008,265
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	60,432	60,432	364,105	364,104.80
14	1485 Demolition	657,527	657,527	657,527	614,324.30
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	189,957	189,957	97,076	50,182.75
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 12,550,205	\$ 12,550,205	\$ 12,550,205	9,319,722.22
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	-	-		
24	Amount of line 21 Related to Security-Soft Costs	1,960,041	1,960,041		
25	Amount of line 21 Related to Security-Hard Costs	-	-		
26	Amount of line 21 Related to Energy Conservation Measures	\$ -	\$ -		

Signature of Executive Director	Date (mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:		Grant Type and Number						Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No:				MO36P00150104		2004	
		Replacement Housing Factor No:							
Development Number Name/ HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide									
Operations 1406									
Operations									
Total Operations					\$ 2,510,041	\$ 2,510,041	\$ 2,310,041	1,841,380.66	Ongoing - Budget Revision to be completed
Management Improvements 1408									
Computer Software, Support, Training									
Planning & Applications									
Resident Initiatives Cost									
Security Costs									
Training Costs									
Total Management Improvements					\$ 2,510,041	\$ 2,510,041	\$ 2,485,751	2,476,318.67	
Administration 1410									
Salaries & benefits									
Sundry									
Training									
Travel									
Total Administration					\$ 1,255,021	\$ 1,255,021	\$ 1,255,021	1,099,866.66	
Fees and Costs 1430									
Construction administration for modernization at MO1-016, MO1-006A, MO1-037 and financial consultant for capital fund financing program.									
Dwelling Equipment - Nonexpendable					\$ 969,523	\$ 969,523	\$ 811,698	669,756.24	Ongoing - Budget Revision to be completed
Site Acquisition 1440									
Appraisals for various activities to support CFFP Proposal									
Total Site Acquisition					\$ 50,000	\$ 50,000	\$ 31,973	31,972.66	Completed in this program
Site Improvement 1450									
Site Improvement									
Total Site Improvement					\$ 50,000	\$ 50,000			
Dwelling Structures 1460									
Total Dwelling Structures					\$ -	\$ -	\$ -	\$ -	
Dwelling Equipment - Nonexpendable 1465.1									
Total Dwelling Equipment					\$ -	\$ -	\$ -	\$ -	
Nondwelling Structures 1470									
Total Nondwelling Structures					\$ -	\$ -	\$ -	\$ -	
Nondwelling Equipment 1475									
Computer Equipment									
Total Nondwelling Equipment					\$ 60,432	\$ 60,432	\$ 364,105	364,104.80	Ongoing - Budget Revision to be completed
Demolition 1485									
Total Demolition					\$ -	\$ -	\$ -	\$ -	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary									
PHA Name:			Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority			Capital Fund Program Grant No: MO36P00150104				2004		
			Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Total Demolition				\$ -	\$ -	\$ -	\$ -	

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

PHA Name:			Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority			Capital Fund Program Grant No: MO36P00150104				2004		
Replacement Housing Factor No:									
Development Number Name/ HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide cont.	Relocation Costs		1495.1						
					\$ -	\$ -	\$ -	\$ -	
	Total Relocation Costs				\$ -	\$ -	\$ -	\$ -	
	Development Activities		1499						
					\$ -	\$ -	\$ -	\$ -	
	Total Development Activities				\$ -	\$ -	\$ -	\$ -	
	Collateralization or Debt Service		1501						
					\$ -	\$ -	\$ -	\$ -	
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	
	Total PHA Wide				\$ 7,405,058	\$ 7,405,058	\$ 7,258,588	6,483,399.69	

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

PHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor No:		MO36P00150104				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
MO1-002 Clinton Peabody	Fees and Costs		1430						
	Total Fees and Costs				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450						
	Replacement of main project domestic water valve				\$ 6,232	\$ 6,232	\$ 6,232	6,232.14	Completed in this program
	Total Site Improvement				\$ 6,232	\$ 6,232	\$ 6,232	6,232.14	
	Dwelling Structures		1460						
	SLHA has budgeted funding for roof replacement, canopy replacement, plumbing and electrical work. This development is associated with SLHA Hope VI Mixed Finance Project (Phase 4C)	Pyramid Construction Phase 4C		358 units	\$ 131,654	\$ 131,654	\$ 131,654	131,654.26	Total project budget is \$10,222,507. The capital fund portion for this project is \$5,003,994.11. 64% was expended 501-03; 33% - 1,680,042 was expended in 502-03 and 3% - \$131,654.26 was expended in this program. The remaining balance was expended from Hope VI.
	Total Dwelling Structures				\$ 131,654	\$ 131,654	\$ 131,654	131,654.26	
	Dwelling Equipment - Nonexpendable		1465.1						
	Total Dwelling Equipment								
	Nondwelling Structures		1470						
	Total Nondwelling Structures								
	Nondwelling Equipment		1475						
	Demolition		1485						
	Total Demolition								
	Relocation Costs		1495.1						
	Total Relocation Costs								
	Development Activities		1499						
	Total Development Activities								
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service								
	Total Clinton Peabody				\$ 137,886	\$ 137,886	\$ 137,886	137,886.40	

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

PHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor No:				Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
MO1-003 Cochran Gardens	Fees and Costs		1430						
	Total Fees and Costs				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450						
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
	Total Dwelling Structures					\$ -			
	Dwelling Equipment - Nonexpendable		1465.1						
	Total Dwelling Equipment								
	Nondwelling Structures		1470						
	Total Nondwelling Structures								
	Nondwelling Equipment		1475						
	Demolition		1485						
	Relocation Costs		1495.1						
	Total Relocation Costs						47,000.00	11,457.70	Ongoing - Budget Revision to be completed
	Development Activities		1499						
	Total Development Activities								
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service								
Total Cochran Gardens						47,000.00	11,457.70		

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

PHA Name:		Grant Type and Number						Federal FY of Grant:		
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150104						2004		
		Replacement Housing Factor No:								
Development Number Name/ HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Funds Obligated	Funds Expended		
MO1-006A Vaughn Elderly	Fees and Costs		1430							
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -		
	Site Acquisition		1440							
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -		
	Site Improvement		1450							
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -		
	Dwelling Structures		1460							
	Total Dwelling Structures				\$ -	\$ -	\$ -	\$ -		
	Dwelling Equipment - Nonexpendable		1465.1							
	Total Dwelling Equipment				\$ -	\$ -	\$ -	\$ -		
	Nondwelling Structures		1470							
	Total Nondwelling Structures				\$ -	\$ -	\$ -	\$ -		
	Nondwelling Equipment		1475							
	Total Nondwelling Equipment				\$ -	\$ -	\$ -	\$ -		
	Demolition		1485							
	SLHA has budgeted for the demolition of a 112 unit, 9 story masonry building, one story maintenance facility, electric generator and underground storage tank, abandonment of utilities, excavation and compaction.		Ahrens Contracting RD-06-06		112 units	\$ 657,527	\$ 657,527	\$ 657,527	614,324.30	Ongoing - final payment forthcoming
	Total Demolition					\$ 657,527	\$ 657,527	\$ 657,527	614,324.30	
	Relocation Costs		1495.1							
	Total Relocation Costs					\$ -	\$ -	\$ -	\$ -	
	Development Activities		1499							
	Total Development Activities					\$ -	\$ -	\$ -	\$ -	
	Collateralization or Debt Service		1501							
	Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -	
Total Vaughn Elderly					\$ 657,527	\$ 657,527	\$ 657,527	614,324.30		

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

PHA Name:		Grant Type and Number						Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150104						2004	
Replacement Housing Factor No:		Dev. Acct. No.		Quantity		Total Estimated Cost		Total Actual Cost	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
MO1-016 McMillan Manor	Fees and Costs		1430						
					\$ -	\$ -	\$ -	\$ -	
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
					\$ -	\$ -	\$ -	\$ -	
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450						
	SLHA is budgeting for the continuation of sidewalks, paving, streets, etc.	J. Thomas & Co. Inc. RD 05-10		20 Units - Post reconfiguration	\$ 18,996	\$ 18,996	\$ 149,900	149,900.09	Completed in this program - Budget Revision to be completed
	Total Site Improvement				\$ 18,996	\$ 18,996	\$ 149,900	149,900.09	
	Dwelling Structures		1460						
	SLHA is budgeting for the continuation of comprehensive modernization of this development. This modernization encompasses complete gut rehabilitation of 20 units remaining after approved demolition. Work includes replacement of all systems, interior and exterior finishes.	J. Thomas & Co. Inc. RD 05-10		20 Units - Post reconfiguration	\$ 1,693,118	\$ 1,693,118	\$ 1,166,665	1,161,666.24	Completed in this program (Retention of \$4,999.13 to date has not been released) - Budget Revision to be completed.
	Total Dwelling Structures				\$ 1,693,118	\$ 1,693,118	\$ 1,166,665	1,161,666.24	
	Dwelling Equipment - Nonexpendable		1465.1						
					\$ -	\$ -	\$ -	\$ -	
	Total Dwelling Equipment				\$ -	\$ -	\$ -	\$ -	
	Nondwelling Structures		1470						
					\$ -	\$ -	\$ -	\$ -	
	Total Nondwelling Structures				\$ -	\$ -	\$ -	\$ -	
	Nondwelling Equipment		1475						
					\$ -	\$ -	\$ -	\$ -	
	Total Nondwelling Equipment				\$ -	\$ -	\$ -	\$ -	
	Demolition		1485						
					\$ -	\$ -	\$ -	\$ -	
	Total Demolition				\$ -	\$ -	\$ -	\$ -	
	Relocation Costs		1495.1						
	Relocation of residents to facilitate modernization.			14 Units	\$ 15,000	\$ 15,000	\$ -	\$ -	Budget Revision to be completed
	Total Relocation Costs				\$ 15,000	\$ 15,000	\$ -	\$ -	
	Development Activities		1499						
					\$ -	\$ -	\$ -	\$ -	
	Total Development Activities				\$ -	\$ -	\$ -	\$ -	
	Collateralization or Debt Service		1501						
					\$ -	\$ -	\$ -	\$ -	
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary									
PHA Name:			Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority			Capital Fund Program Grant No: MO36P00150104				2004		
			Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
MO1-016									
	Total McMillan Manor				\$ 1,727,114	\$ 1,727,114	\$ 1,316,565	1,311,566.33	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:				
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150104				2004				
Replacement Housing Factor No:		Dev. Acct. No.		Quantity		Total Estimated Cost		Total Actual Cost		Status of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Original	Revised	Funds Obligated	Funds Expended				
MO1-018 Kingsbury	Fees and Costs	1430								
					\$ -	\$ -	\$ -	\$ -		
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -		
	Site Acquisition	1440								
						\$ -	\$ -	\$ -	\$ -	
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -		
	Site Improvement	1450								
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -		
	Dwelling Structures	1460								
	Dwelling Equipment - Nonexpendable	1465.1								
						\$ -	\$ -	\$ -	\$ -	
	Total Dwelling Equipment				\$ -	\$ -	\$ -	\$ -		
	Nondwelling Structures	1470								
						\$ -	\$ -	\$ -	\$ -	
	Total Nondwelling Structures				\$ -	\$ -	\$ -	\$ -		
	Nondwelling Equipment	1475								
						\$ -	\$ -	\$ -	\$ -	
	Total Nondwelling Equipment				\$ -	\$ -	\$ -	\$ -		
	Demolition	1485								
						\$ -	\$ -	\$ -	\$ -	
	Total Demolition				\$ -	\$ -	\$ -	\$ -		
	Relocation Costs	1495.1								
Relocation of residents to facilitate modernization.			Units	\$ 4,392	\$ 4,392	\$ 46,433	9,284.41	Ongoing - Budget Revision to be completed		
Total Relocation Costs				\$ 4,392	\$ 4,392	\$ 46,433	9,284.41			
Development Activities	1499									
					\$ -	\$ -	\$ -	\$ -		
Total Development Activities				\$ -	\$ -	\$ -	\$ -			
Collateralization or Debt Service	1501									
					\$ -	\$ -	\$ -	\$ -		
Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -			
Total Kingsbury Terrace				\$ 4,392	\$ 4,392	\$ 46,433	9,284.41			

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

PHA Name:		Grant Type and Number						Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No:			MO36P00150104			2004	
		Replacement Housing Factor No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
MO1-037 Cochran Plaza	Fees and Costs			1430					
					\$-	\$-	\$-	\$-	
	Total Costs and Fees				\$	-	\$	-	\$
	Site Acquisition			1440					
						\$-	\$-	\$-	\$-
	Total Site Acquisition				\$	-	\$	-	\$
	Site Improvement			1450					
	SLHA is budgeting for the continuation of Phase I comprehensive modernization to include sidewalks, paving, streets, etc.	Hart Contracting 503-8-37		24 Units Phase I Post reconfiguration	\$ 5,108	\$ 5,108	\$ 7,419	7,418.57	Completed in this program - budget revision to be completed
	Total Site Improvement				\$ 5,108	\$ 5,108	7,419	7,418.57	
	Dwelling Structures			1460					
	SLHA is budgeting for the continuation of Phase I of comprehensive improvements including reconfiguration of units. Replacement of all electrical, HVAC, plumbing, cabinets, floor tile and painting.	Hart Contracting 503-8-37		24 Units Phase I Post reconfiguration	\$ 229,954	\$ 229,954	\$ 229,954	229,953.92	Ongoing - budget revision to be completed
	Continued Phase II and III of comprehensive improvements including reconfiguration of units. Replacement of all electrical, HVAC plumbing, cabinets, floor tile and painting.	K&S Associates, Inc.		54 units Phase II & III Post Reconfiguration	\$ 2,204,495	\$ 2,204,495	\$ 1,243,057		
	Total Dwelling Structures				\$ 2,434,449	\$ 2,434,449	\$ 1,473,011	229,953.92	
	Dwelling Equipment - Nonexpendable			1465.1					
						\$-	\$-	\$-	\$-
	Total Dwelling Equipment				\$	-	\$	-	\$
	Nondwelling Structures			1470					
						\$	\$	\$	\$
	Total Nondwelling Structures				\$	-	\$	-	\$
	Nondwelling Equipment			1475					
						\$-	\$-	\$-	\$-
	Total Nondwelling Equipment				\$	-	\$	-	\$
	Demolition			1485					
					\$	-	\$	-	
Relocation Costs			1495.1						
Relocation of residents to facilitate modernization.			37 Units - Pre reconfiguration	\$ 150,000	\$ 150,000	\$ 30,000	19,190.49	Ongoing - budget revision to be completed	
Total Relocation Costs				\$ 150,000	\$ 150,000	\$ 30,000	19,190.49		
Development Activities			1499						
					\$	\$	\$	\$	
Total Development Activities				\$	-	\$	-	\$	
Collateralization or Debt Service			1501						
					\$-	\$-	\$-	\$-	
Total Collateralization or Debt Service				\$	-	\$	-	\$	
Total Cochran Plaza				\$ 2,589,557	\$ 2,589,557	\$ 1,510,429	256,562.98		

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

PHA Name: St. Louis Housing Authority		Grant Type and Number Replacement Housing Factor No: MO36P00150104		Federal FY of Grant:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
MO1-42 Lafayette Townhouse	Fees and Costs		1430						
	Total Fees and Costs				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450						
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
	Tuckpointing of all building facades.			17 Units	\$ 8,105	\$ 8,105	\$ 8,105	8,105.00	Completed in this program
	Total Dwelling Structures				\$ 8,105	\$ 8,105	\$ 8,105	8,105.00	
	Dwelling Equipment - Nonexpendable		1465.1						
	Total Dwelling Equipment				\$ -				
	Nondwelling Structures		1470						
	Total Nondwelling Structures				\$ -				
	Nondwelling Equipment		1475						
	Total Nondwelling Equipment				\$ -				
	Demolition		1485						
	Total Demolition				\$ -				
	Relocation Costs		1495.1						
	Total Relocation Costs				\$ -				
	Development Activities		1499						
Total Development Activities				\$ -					
Collateralization or Debt Service		1501							
Total Collateralization or Debt Service				\$ -					
Total Lafayette Townhouse					\$ 8,105	\$ 8,105	\$ 8,105	8,105.00	

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

PHA Name:		Grant Type and Number					Federal FY of Grant:
St. Louis Housing Authority		Capital Fund Program Grant No:			MO36P00150104		
		Replacement Housing Factor No:					
							2004
Development Number/Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	Sep. 30, 2006		Sep. 30, 2006	Sep. 30, 2007			
MO1-002 Clinton Peabody	Sep. 30, 2006		Sep. 30, 2006	Sep. 30, 2007			
MO1-003 Cochran Gardens	Sep. 30, 2006		Sep. 30, 2006	Sep. 30, 2007			
MO1-006A Vaughn Elderly	Sep. 30, 2006		Sep. 30, 2006	Sep. 30, 2007			
MO1-016 McMillan Manor	Sep. 30, 2006		Sep. 30, 2006	Sep. 30, 2007			
MO1-018 Kingsbury Terrace	Sep. 30, 2006		Sep. 30, 2006	Sep. 30, 2007			
MO1-022 Lafayette Elderly	Sep. 30, 2006		Sep. 30, 2006	Sep. 30, 2007			
MO1-037 Cochran Plaza	Sep. 30, 2006		Sep. 30, 2006	Sep. 30, 2007			
MO1-042 Lafayette Townhouse	Sep. 30, 2006		Sep. 30, 2006	Sep. 30, 2007			

Signature of Executive Director	Date (mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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AGENCY PLAN FY 2007
CAPITAL FUND BUDGETS

Attachment M - mo001m03
Capital Fund Program-Replacement Housing Factor
Form HUD-52837

Performance and Evaluation Report
FY 2004 - MO36R00150104

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

PHA Name: St. Louis Housing Authority	Grant Type and Number		Federal FY of Grant: 2004
	Capital Fund Program Grant No:		
	Replacement Housing Factor No:	MO36R00150104	

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 3/31/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	4,593,227	4,593,227	4,593,227	3,458,949.37
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 4,593,227	\$ 4,593,227	\$ 4,593,227	3,458,949.37
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 compliance	-	-	-	-
24	Amount of line 21 Related to Security-Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security-Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

Signature of Executive Director	Date (mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name:		Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36R00150104				2004	
		Replacement Housing Factor No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations		1406						
					\$ -	\$ -	\$ -	\$ -	
	Total Operations				\$ -	\$ -	\$ -	\$ -	
	Management Improvements		1408						
						\$ -	\$ -	\$ -	\$ -
	Total Management Improvements					\$ -	\$ -	\$ -	\$ -
	Administration		1410						
						\$ -	\$ -	\$ -	\$ -
	Total Administration					\$ -	\$ -	\$ -	\$ -
	Fees and Costs		1430						
						\$ -	\$ -	\$ -	\$ -
	Total Costs and Fees					\$ -	\$ -	\$ -	\$ -
	Site Acquisition		1440						
						\$ -	\$ -	\$ -	\$ -
	Total Site Acquisition					\$ -	\$ -	\$ -	\$ -
	Site Improvement		1450						
						\$ -	\$ -	\$ -	\$ -
	Total Site Improvement					\$ -	\$ -	\$ -	\$ -
	Dwelling Structures		1460						
						\$ -	\$ -	\$ -	\$ -
	Total Dwelling Structures					\$ -	\$ -	\$ -	\$ -
	Dwelling Equipment - Nonexpendable		1465.1						
						\$ -	\$ -	\$ -	\$ -
	Total Dwelling Equipment					\$ -	\$ -	\$ -	\$ -
	Nondwelling Structures		1470						
						\$ -	\$ -	\$ -	\$ -
	Total Nondwelling Structures					\$ -	\$ -	\$ -	\$ -
	Nondwelling Equipment		1475						
						\$ -	\$ -	\$ -	\$ -
	Total Nondwelling Equipment					\$ -	\$ -	\$ -	\$ -
Demolition		1485							
					\$ -	\$ -	\$ -	\$ -	
Total Demolition					\$ -	\$ -	\$ -	\$ -	
Relocation Costs		1495.1							
					\$ -	\$ -	\$ -	\$ -	
Total Relocation Costs					\$ -	\$ -	\$ -	\$ -	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary									
PHA Name:			Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority			Capital Fund Program Grant No:		MO36R00150104				2004
			Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide cont.	Development Activities		1499						
	Salaries & Benefits/Sundry/Legal	1 year			\$ 459,323	\$ 459,323	\$ 459,323	3,193.60	Ongoing
	Total Development Activities				\$ 459,323	\$ 459,323	\$ 459,323	3,193.60	
	Collateralization or Debt Service		1501						
					\$ -	\$ -	\$ -	\$ -	
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	
	Total PHA Wide				\$ 459,323	\$ 459,323	\$ 459,323	3,193.60	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36R00150104				2004	
		Replacement Housing Factor No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
MO1-051 McMillan II	Fees and Costs		1430						
					\$ -	\$ -	\$ -	\$ -	
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
						\$ -	\$ -	\$ -	\$ -
	Total Site Acquisition					\$ -	\$ -	\$ -	\$ -
	Site Improvement		1450						
						\$ -	\$ -	\$ -	\$ -
	Total Site Improvement					\$ -	\$ -	\$ -	\$ -
	Dwelling Structures		1460						
	Total Dwelling Structures								
	Dwelling Equipment - Nonexpendable		1465.1						
						\$ -	\$ -	\$ -	\$ -
	Total Dwelling Equipment					\$ -	\$ -	\$ -	\$ -
	Nondwelling Structures		1470						
						\$ -	\$ -	\$ -	\$ -
	Total Nondwelling Structures					\$ -	\$ -	\$ -	\$ -
	Nondwelling Equipment		1475						
						\$ -	\$ -	\$ -	\$ -
	Total Nondwelling Equipment					\$ -	\$ -	\$ -	\$ -
	Demolition		1485						
						\$ -	\$ -	\$ -	\$ -
	Total Demolition					\$ -	\$ -	\$ -	\$ -
	Relocation Costs		1495.1						
						\$ -	\$ -	\$ -	\$ -
	Total Relocation Costs					\$ -	\$ -	\$ -	\$ -
Development Activities		1499							
	Budget for parking area resurfacing, irrigation system installation and landscaping. This work was deducted from previous contract for comprehensive project improvements due to contractor performance issues.	Mac's Quality Landscaping		14 units		\$ 25,500	\$ 25,500	25,500.00	Completed in this program
Total Development Activities					\$ -	\$ 25,500	\$ 25,500	25,500.00	
Collateralization or Debt Service		1501							
					\$ -	\$ -	\$ -	\$ -	
Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -	
Total McMillan II					\$ -	\$ 25,500	\$ 25,500	25,500.00	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary									
PHA Name:			Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority			Capital Fund Program Grant No:		MO36R00150104			2004	
			Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
MO1-056 Cahill House	Fees and Costs		1430						
					\$ -	\$ -	\$ -	\$ -	
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
						\$ -	\$ -	\$ -	\$ -
	Total Site Acquisition					\$ -	\$ -	\$ -	\$ -
	Site Improvement		1450						
						\$ -	\$ -	\$ -	\$ -
	Total Site Improvement					\$ -	\$ -	\$ -	\$ -
	Dwelling Structures		1460						
	Total Dwelling Structures								
	Dwelling Equipment - Nonexpendable		1465.1						
						\$ -	\$ -	\$ -	\$ -
	Total Dwelling Equipment					\$ -	\$ -	\$ -	\$ -
	Nondwelling Structures		1470						
						\$ -	\$ -	\$ -	\$ -
	Total Nondwelling Structures					\$ -	\$ -	\$ -	\$ -
	Nondwelling Equipment		1475						
						\$ -	\$ -	\$ -	\$ -
	Total Nondwelling Equipment					\$ -	\$ -	\$ -	\$ -
	Demolition		1485						
						\$ -	\$ -	\$ -	\$ -
	Total Demolition					\$ -	\$ -	\$ -	\$ -
	Relocation Costs		1495.1						
						\$ -	\$ -	\$ -	\$ -
	Total Relocation Costs					\$ -	\$ -	\$ -	\$ -
Development Activities		1499							
	SLHA is budgeting for the construction of a new 111 (80 public housing units)	McCormack Baron Salazar		80 units	\$ 1,363,786	\$ 1,363,824	\$ 1,363,824	1,363,823.96	Completed in this program
Total Development Activities					\$ 1,363,786	\$ 1,363,824	\$ 1,363,824	1,363,823.96	
Collateralization or Debt Service		1501							
					\$ -	\$ -	\$ -	\$ -	
Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -	
Total Cahill House					\$ 1,363,786	\$ 1,363,824	\$ 1,363,824	1,363,823.96	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:				
St. Louis Housing Authority		Capital Fund Program Grant No.		MO36R00150104		2004				
		Replacement Housing Factor No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Funds Obligated	Funds Expended		
MO1-059 Renaissance Place at Grand Phase III	Fees and Costs		1430							
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -		
	Site Acquisition		1440							
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -		
	Site Improvement		1450							
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -		
	Dwelling Structures		1460							
	Total Dwelling Structures				\$ -	\$ -	\$ -	\$ -		
	Dwelling Equipment - Nonexpendable		1465.1							
	Total Dwelling Equipment				\$ -	\$ -	\$ -	\$ -		
	Nondwelling Structures		1470							
	Total Nondwelling Structures				\$ -	\$ -	\$ -	\$ -		
	Nondwelling Equipment		1475							
	Total Nondwelling Equipment				\$ -	\$ -	\$ -	\$ -		
	Demolition		1485							
	Total Demolition				\$ -	\$ -	\$ -	\$ -		
	Relocation Costs		1495.1							
	Total Relocation Costs				\$ -	\$ -	\$ -	\$ -		
	Development Activities		1499							
		SLHA is budgeting for the construction of 50 public housing units			50 Units	\$ 2,770,118	\$ 2,744,580	\$ 2,744,580	2,066,431.81	Ongoing
	Total Development Activities					\$ 2,770,118	\$ 2,744,580	\$ 2,744,580	2,066,431.81	
	Collateralization or Debt Service		1501							
	Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -	
	Total Renaissance Place at Grand Phase III					\$ 2,770,118	\$ 2,744,580	\$ 2,744,580	2,066,431.81	

AGENCY PLAN FY 2007
CAPITAL FUND BUDGETS

Attachment N - mo001n03
Capital Fund Program
Form HUD-52837

Performance and Evaluation Report
FY 2005 - MO36P00150105

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

PHA Name: St. Louis Housing Authority	Grant Type and Number		Federal FY of Grant: 2005
	Capital Fund Program Grant No:	MO36P00150105	
	Replacement Housing Factor No:		

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 1,814,810	\$ 1,814,810	\$ 889,462	\$ -
3	1408 Management Improvements	1,814,810	1,814,810	-	-
4	1410 Administration	907,405	907,405	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	75,000	75,000	326,046	-
8	1440 Site Acquisition	25,000	25,000	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures		700,000	4,435,219	-
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	902,025	902,025	497,975	-
14	1485 Demolition	1,600,000	900,000	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	35,000	35,000	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	1,900,000	1,900,000	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 9,074,050	\$ 9,074,050	\$ 6,148,702	\$ -
22	Amount of line 21 Related to LBP Activities		-	-	-
23	Amount of line 21 Related to Section 504 compliance	-	-	-	-
24	Amount of line 21 Related to Security-Soft Costs	1,539,810	1,539,810	-	-
25	Amount of line 21 Related to Security-Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

Signature of Executive Director	Date (mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:		Grant Type and Number						Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150105						2005	
		Replacement Housing Factor No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide									
Operations 1406									
	Operations				\$ 1,814,810	\$ 1,814,810	\$ 889,462	\$ -	Ongoing
	Total Operations				\$ 1,814,810	\$ 1,814,810	\$ 889,462	\$ -	
Management Improvements 1408									
	Computer Software, Support, Training			1 year	\$ 75,000	\$ 75,000	\$ -	\$ -	No activity begun in this program
	Planning & Applications			1 year	75,000	75,000	-	-	No activity begun in this program
	Resident Initiatives Cost			1 year	75,000	75,000	-	-	No activity begun in this program
	Security Costs			1 year	1,539,810	1,539,810	-	-	No activity begun in this program
	Training Costs			1 year	50,000	50,000	-	-	No activity begun in this program
	Total Management Improvments				\$ 1,814,810	\$ 1,814,810	\$ -	\$ -	
Administration 1410									
	Salaries & benefits			1 year	\$ 846,405	\$ 846,405	\$ -	\$ -	No activity begun in this program
	Sundry			1 year	20,000	20,000	-	-	No activity begun in this program
	Training			1 year	25,000	25,000	-	-	No activity begun in this program
	Travel			1 year	16,000	16,000	-	-	No activity begun in this program
	Total Administration				\$ 907,405	\$ 907,405	\$ -	\$ -	
Fees and Costs 1430									
	Construction administration for modernization at MO1016, MO1-006A, MO1-037 and financial consultant for debt service.			1 Year	\$ 75,000	\$ 75,000	\$ 326,046	\$ -	Ongoing
	Dwelling Equipment - Nonexpendable				\$ 75,000	\$ 75,000	\$ 326,046	\$ -	
Site Acquisition 1440									
	Appraisals for MO1-016 and MO1-006A			1 Year	\$ 25,000	\$ 25,000	\$ -	\$ -	No activity begun in this program
	Total Site Acquisition				\$ 25,000	\$ 25,000	\$ -	\$ -	
Site Improvement 1450									
	Site Improvement				\$ -	\$ -	\$ -	\$ -	
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	
Dwelling Structures 1460									
	Total Dwelling Structures				\$ -	\$ -	\$ -	\$ -	
Dwelling Equipment - Nonexpendable 1465.1									
	Total Dwelling Equipment				\$ -	\$ -	\$ -	\$ -	
Nondwelling Structures 1470									
	Total Nondwelling Structures				\$ -	\$ -	\$ -	\$ -	
Nondwelling Equipment 1475									
	Computer Systems upgrade for entire agency				\$ 902,025	\$ 902,025	\$ 497,975	\$ -	Ongoing
	Total Nondwelling Equipment				\$ 902,025	\$ 902,025	\$ 497,975	\$ -	
Demolition 1485									
	Total Demolition				\$ -	\$ -	\$ -	\$ -	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary									
PHA Name:			Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority			Capital Fund Program Grant No: MO36P00150105				2005		
Development Number Name/ HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide cont.	Relocation Costs		1495.1						
					\$ -	\$ -	\$ -	\$ -	
	Total Relocation Costs				\$ -	\$ -	\$ -	\$ -	
	Development Activities		1499						
					\$ -	\$ -	\$ -	\$ -	
	Total Development Activities				\$ -	\$ -	\$ -	\$ -	
	Collateralization or Debt Service		1501						
	Debt Service for Kingsbury and Cochran Plaza				\$ 1,900,000	\$ 1,900,000	\$ -	\$ -	No activity begun
	Total Collateralization or Debt Service				\$ 1,900,000	\$ 1,900,000	\$ -	\$ -	
	Total PHA Wide				\$ 7,439,050	\$ 7,439,050	\$ 1,713,484	\$ -	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36P00150105				2005	
		Replacement Housing Factor No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
MO1-003 Cochran Gardens	Fees and Costs		1430						
	Total Costs and Fees				\$-	\$-	\$-	\$-	
					\$-	\$-	\$-	\$-	
	Site Acquisition		1440						
	Total Site Acquisition				\$-	\$-	\$-	\$-	
					\$-	\$-	\$-	\$-	
	Site Improvement		1450						
	Total Site Improvement				\$-	\$-	\$-	\$-	
					\$-	\$-	\$-	\$-	
	Dwelling Structures		1460						
	Total Dwelling Structures				\$-	\$-	\$-	\$-	
					\$-	\$-	\$-	\$-	
	Dwelling Equipment - Nonexpendable		1465.1						
	Total Dwelling Equipment				\$-	\$-	\$-	\$-	
					\$-	\$-	\$-	\$-	
	Nondwelling Structures		1470						
	Total Nondwelling Structures				\$-	\$-	\$-	\$-	
					\$-	\$-	\$-	\$-	
	Nondwelling Equipment		1475						
	Total Nondwelling Equipment				\$-	\$-	\$-	\$-	
					\$-	\$-	\$-	\$-	
	Demolition		1485						
	Demolition of 2 buildings			2 buildings	\$ 900,000	\$ 900,000	\$-	\$-	No activity begun
	Total Demolition				\$ 900,000	\$ 900,000	\$-	\$-	
					\$-	\$-	\$-	\$-	
	Relocation Costs		1495.1						
	Relocation of residents to facilitate demolition.				\$ 35,000	\$ 35,000	\$-	\$-	No activity begun
	Total Relocation Costs				\$ 35,000	\$ 35,000	\$-	\$-	
					\$-	\$-	\$-	\$-	
	Development Activities		1499						
	Total Development Activities				\$-	\$-	\$-	\$-	
					\$-	\$-	\$-	\$-	
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service				\$-	\$-	\$-	\$-	
					\$-	\$-	\$-	\$-	
	Total Cochran Gardens				\$ 935,000	\$ 935,000	\$-	\$-	

Annual Statement/Performance and Evaluation Report										
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary										
PHA Name:				Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority				Capital Fund Program Grant No:		MO36P00150105		2005		
				Replacement Housing Factor No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Funds Obligated	Funds Expended		
MO1-003 E Cochran Towers	Fees and Costs									
	Total Fees and Costs				\$-	\$-	\$-	\$-		
	Site Acquisition									
	Total Site Acquisition					\$-	\$-	\$-	\$-	
	Site Improvement									
	Total Site Improvement					\$-	\$-	\$-	\$-	
	Dwelling Structures									
	Building Mechanical System Upgrades including underground storage tank decommissioning		Sitex Environmental PO 031341				\$ 700,000	\$ 10,100	\$-	Ongoing - PO 031341 for UGST decommissioning only
	Total Dwelling Structures					\$-	\$ 700,000	\$ 10,100	\$-	
	Dwelling Equipment - Nonexpendable									
	Total Dwelling Equipment					\$-	\$-	\$-	\$-	
	Nondwelling Structures									
	Total Nondwelling Structures					\$-	\$-	\$-	\$-	
	Nondwelling Equipment									
Total Nondwelling Equipment					\$-	\$-	\$-	\$-		
Demolition										
Total Demolition					\$-	\$-	\$-	\$-		
Relocation Costs										
Relocation of residents to facilitate modernization.							\$-	\$-		
Total Relocation Costs					\$-	\$-	\$-	\$-		
Development Activities										
Total Development Activities					\$-	\$-	\$-	\$-		
Collateralization or Debt Service										
Total Collateralization or Debt Service					\$-	\$-	\$-	\$-		
Total Cochran Towers					\$-	\$ 700,000	\$ 10,100	\$-		

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

PHA Name:			Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority			Capital Fund Program Grant No:		MO36P00150105		2005		
			Replacement Housing Factor No:						
Development Number Name/ HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
MO1-006 Vaughn Towers	Fees and Costs		1430						
					\$ -	\$ -	\$ -	\$ -	
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
						\$ -	\$ -	\$ -	
	Total Site Acquisition					\$ -	\$ -	\$ -	
	Site Improvement		1450						
						\$ -	\$ -	\$ -	
	Total Site Improvement					\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
						\$ -	\$ -	\$ -	
	Total Dwelling Structures					\$ -	\$ -	\$ -	
	Dwelling Equipment - Nonexpendable		1465.1						
						\$ -	\$ -	\$ -	
	Total Dwelling Equipment					\$ -	\$ -	\$ -	
	Nondwelling Structures		1470						
						\$ -	\$ -	\$ -	
	Total Nondwelling Structures					\$ -	\$ -	\$ -	
	Nondwelling Equipment		1475						
						\$ -	\$ -	\$ -	
	Total Nondwelling Equipment					\$ -	\$ -	\$ -	
	Demolition		1485						
	Demolition of remaining buildings			112 units	\$ 700,000		\$ -	\$ -	Funds to be expended from another program in accordance with fungibility principles. Budget revision needed
	Total Demolition				\$ 700,000	\$ -	\$ -	\$ -	
	Relocation Costs		1495.1						
						\$ -	\$ -	\$ -	
Total Relocation Costs					\$ -	\$ -	\$ -		
Development Activities		1499							
					\$ -	\$ -	\$ -		
Total Development Activities					\$ -	\$ -	\$ -		
Collateralization or Debt Service		1501							
					\$ -	\$ -	\$ -		
Total Collateralization or Debt Service					\$ -	\$ -	\$ -		
Total Vaughn Towers					\$ 700,000	\$ -	\$ -		

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

PHA Name:		Grant Type and Number				Federal FY of Grant:				
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150105				2005				
		Replacement Housing Factor No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Funds Obligated	Funds Expended		
MO1-022 Lafayette Elderly	Fees and Costs		1430							
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -		
	Site Acquisition		1440							
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -		
	Site Improvement		1450							
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -		
	Dwelling Structures		1460							
	SLHA is budgeting for the continuation of phased comprehensive improvements including reconfiguration of units. Replacement of all electrical, HVAC plumbing, cabinets, floor tile and painting.	J. Thomas and Co., Inc. RD-06-08		26 units - Post reconfiguration				\$ 594,027	\$ -	Ongoing - budget revision to be completed
	Total Dwelling Structures					\$ -	\$ -	\$ 594,027	\$ -	
	Dwelling Equipment - Nonexpendable		1465.1							
	Total Dwelling Equipment					\$ -	\$ -	\$ -	\$ -	
	Nondwelling Structures		1470							
	Total Nondwelling Structures					\$ -	\$ -	\$ -	\$ -	
	Nondwelling Equipment		1475							
	Total Nondwelling Equipment					\$ -	\$ -	\$ -	\$ -	
	Demolition		1485							
	Total Demolition					\$ -	\$ -	\$ -	\$ -	
	Relocation Costs		1495.1							
	Total Relocation Costs					\$ -	\$ -	\$ -	\$ -	
	Development Activities		1499							
	Total Development Activities					\$ -	\$ -	\$ -	\$ -	
	Collateralization or Debt Service		1501							
Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -		

Total Lafayette Elderly		\$	-	\$	-	\$ 594,027	\$	-

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

PIHA Name:		Grant Type and Number				Federal FY of Grant:				
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150105				2005				
		Replacement Housing Factor No:								
Development Number Name/ HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Funds Obligated	Funds Expended		
MO1-037 Cochran Plaza	Fees and Costs		1430							
					\$ -	\$ -	\$ -	\$ -		
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -		
	Site Acquisition		1440							
						\$ -	\$ -	\$ -	\$ -	
	Total Site Acquisition					\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450							
						\$ -	\$ -	\$ -	\$ -	
	Total Site Improvement					\$ -	\$ -	\$ -	\$ -	
	Dwelling Structures		1460							
	SLHA is budgeting for the continuation of Phase II and III of comprehensive improvements including reconfiguration of units. Replacement of all electrical, HVAC plumbing, cabinets, floor tile and painting.	K&S Associates, Inc. RD-05-20		54 units - Phase II and III Post reconfiguration				\$ 3,831,091	\$ -	Ongoing - budget revision to be completed
	Total Dwelling Structures					\$ -	\$ -	\$ 3,831,091	\$ -	
	Dwelling Equipment - Nonexpendable		1465.1							
						\$ -	\$ -	\$ -	\$ -	
	Total Dwelling Equipment					\$ -	\$ -	\$ -	\$ -	
	Nondwelling Structures		1470							
							\$ -	\$ -	\$ -	
	Total Nondwelling Structures						\$ -	\$ -	\$ -	
	Nondwelling Equipment		1475							
						\$ -	\$ -	\$ -	\$ -	
	Total Nondwelling Equipment					\$ -	\$ -	\$ -	\$ -	
	Demolition		1485							
							\$ -	\$ -	\$ -	
	Total Demolition					\$ -	\$ -	\$ -	\$ -	
	Relocation Costs		1495.1							
							\$ -	\$ -	\$ -	
	Total Relocation Costs						\$ -	\$ -	\$ -	
Development Activities		1499								
					\$ -	\$ -	\$ -	\$ -		
Total Development Activities					\$ -	\$ -	\$ -	\$ -		
Collateralization or Debt Service		1501								
					\$ -	\$ -	\$ -	\$ -		
Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -		
Total Cochran Plaza					\$ -	\$ -	\$ 3,831,091	\$ -		

AGENCY PLAN FY 2007
CAPITAL FUND BUDGETS

Attachment N - mo001n03
Capital Fund Program-Replacement Housing Factor
Form HUD-52837

Performance and Evaluation Report
FY 2005 - MO36R00150105

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

PHA Name: St. Louis Housing Authority	Grant Type and Number		Federal FY of Grant: 2005
	Capital Fund Program Grant No:		
	Replacement Housing Factor No:	MO36R00150105	

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	4,153,044	4,153,044	3,737,740	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 4,153,044	\$ 4,153,044	\$ 3,737,740	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 compliance	-	-	-	-
24	Amount of line 21 Related to Security-Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security-Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

Signature of Executive Director	Date (mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:		Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36R00150105				2005	
		Replacement Housing Factor No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations		1406						
					\$ -	\$ -	\$ -	\$ -	
	Total Operations				\$ -	\$ -	\$ -	\$ -	
	Management Improvements		1408						
						\$ -	\$ -	\$ -	
	Total Management Improvements					\$ -	\$ -	\$ -	
	Administration		1410						
						\$ -	\$ -	\$ -	
	Total Administration					\$ -	\$ -	\$ -	
	Fees and Costs		1430						
						\$ -	\$ -	\$ -	
	Total Costs and Fees					\$ -	\$ -	\$ -	
	Site Acquisition		1440						
						\$ -	\$ -	\$ -	
	Total Site Acquisition					\$ -	\$ -	\$ -	
	Site Improvement		1450						
						\$ -	\$ -	\$ -	
	Total Site Improvement					\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
						\$ -	\$ -	\$ -	
	Total Dwelling Structures					\$ -	\$ -	\$ -	
	Dwelling Equipment - Nonexpendable		1465.1						
						\$ -	\$ -	\$ -	
	Total Dwelling Equipment					\$ -	\$ -	\$ -	
	Nondwelling Structures		1470						
						\$ -	\$ -	\$ -	
	Total Nondwelling Structures					\$ -	\$ -	\$ -	
Nondwelling Equipment		1475							
					\$ -	\$ -	\$ -		
Total Nondwelling Equipment					\$ -	\$ -	\$ -		
Demolition		1485							
					\$ -	\$ -	\$ -		
Total Demolition					\$ -	\$ -	\$ -		
Relocation Costs		1495.1							
					\$ -	\$ -	\$ -		
Total Relocation Costs					\$ -	\$ -	\$ -		

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36R00150105		2005			
		Replacement Housing Factor No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide cont.	Development Activities		1499						
	Salaries & Benefits	1 year			\$ 415,304	\$ 415,304	\$ -	\$ -	No activity begun
	Total Development Activities				\$ 415,304	\$ 415,304	\$ -	\$ -	
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	
	Total PHA Wide				\$ 415,304	\$ 415,304	\$ -	\$ -	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority		Capital Fund Program Grant No.		MO36R00150105		2005			
		Replacement Housing Factor No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
MO1-059 Renaissance Place at Grand Phase III	Fees and Costs		1430						
					\$ -	\$ -	\$ -	\$ -	
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
						\$ -	\$ -	\$ -	
	Total Site Acquisition					\$ -	\$ -	\$ -	
	Site Improvement		1450						
						\$ -	\$ -	\$ -	
	Total Site Improvement					\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
						\$ -	\$ -	\$ -	
	Total Dwelling Structures					\$ -	\$ -	\$ -	
	Dwelling Equipment - Nonexpendable		1465.1						
						\$ -	\$ -	\$ -	
	Total Dwelling Equipment					\$ -	\$ -	\$ -	
	Nondwelling Structures		1470						
						\$ -	\$ -	\$ -	
	Total Nondwelling Structures					\$ -	\$ -	\$ -	
	Nondwelling Equipment		1475						
						\$ -	\$ -	\$ -	
	Total Nondwelling Equipment					\$ -	\$ -	\$ -	
	Demolition		1485						
						\$ -	\$ -	\$ -	
	Total Demolition					\$ -	\$ -	\$ -	
	Relocation Costs		1495.1						
						\$ -	\$ -	\$ -	
	Total Relocation Costs					\$ -	\$ -	\$ -	
	Development Activities		1499						
	SLHA is budgeting for the construction of 50 public housing units			50 Units	\$ 3,737,740	\$ 3,737,740	\$ 3,737,740	\$ -	Ongoing
Total Development Activities					\$ 3,737,740	\$ 3,737,740	\$ 3,737,740	\$ -	
Collateralization or Debt Service		1501							
					\$ -	\$ -	\$ -	\$ -	
Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -	
Total Renaissance Place & Grand Phase III					\$ 3,737,740	\$ 3,737,740	\$ 3,737,740	\$ -	

AGENCY PLAN FY 2007
CAPITAL FUND BUDGETS

Attachment N - mo001n03
Capital Fund Program-Replacement Housing Factor
Form HUD-52837

Performance and Evaluation Report
FY 2005 - MO36R00150205

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

PHA Name: St. Louis Housing Authority	Grant Type and Number		Federal FY of Grant: 2005
	Capital Fund Program Grant No:		
	Replacement Housing Factor No:	MO36R00150205	

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	1,551,754	1,551,754	1,396,579	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 1,551,754	\$ 1,551,754	\$ 1,396,579	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 compliance	-	-	-	-
24	Amount of line 21 Related to Security-Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security-Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

Signature of Executive Director	Date (mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name:		Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36R00150205				2005	
		Replacement Housing Factor No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations		1406						
					\$ -	\$ -	\$ -	\$ -	
	Total Operations				\$ -	\$ -	\$ -	\$ -	
	Management Improvements		1408						
					\$ -	\$ -	\$ -	\$ -	
	Total Management Improvements				\$ -	\$ -	\$ -	\$ -	
	Administration		1410						
					\$ -	\$ -	\$ -	\$ -	
	Total Administration				\$ -	\$ -	\$ -	\$ -	
	Fees and Costs		1430						
					\$ -	\$ -	\$ -	\$ -	
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
					\$ -	\$ -	\$ -	\$ -	
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450						
					\$ -	\$ -	\$ -	\$ -	
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
					\$ -	\$ -	\$ -	\$ -	
	Total Dwelling Structures				\$ -	\$ -	\$ -	\$ -	
	Dwelling Equipment - Nonexpendable		1465.1						
					\$ -	\$ -	\$ -	\$ -	
	Total Dwelling Equipment				\$ -	\$ -	\$ -	\$ -	
	Nondwelling Structures		1470						
					\$ -	\$ -	\$ -	\$ -	
	Total Nondwelling Structures				\$ -	\$ -	\$ -	\$ -	
	Nondwelling Equipment		1475						
				\$ -	\$ -	\$ -	\$ -		
Total Nondwelling Equipment				\$ -	\$ -	\$ -	\$ -		
Demolition		1485							
				\$ -	\$ -	\$ -	\$ -		
Total Demolition				\$ -	\$ -	\$ -	\$ -		
Relocation Costs		1495.1							
				\$ -	\$ -	\$ -	\$ -		
Total Relocation Costs				\$ -	\$ -	\$ -	\$ -		

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36R00150205		2005			
		Replacement Housing Factor No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide cont.	Development Activities		1499						
	Salaries & Benefits	1 year			\$ 155,175	\$ 155,175	\$ -	\$ -	No activity begun
	Total Development Activities				\$ 155,175	\$ 155,175	\$ -	\$ -	
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	
	Total PHA Wide				\$ 155,175	\$ 155,175	\$ -	\$ -	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority		Capital Fund Program Grant No.		MO36R00150205		2005			
		Replacement Housing Factor No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
MO1-059 Renaissance Place at Grand Phase III	Fees and Costs		1430						
					\$ -	\$ -	\$ -	\$ -	
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
						\$ -	\$ -	\$ -	
	Total Site Acquisition					\$ -	\$ -	\$ -	
	Site Improvement		1450						
						\$ -	\$ -	\$ -	
	Total Site Improvement					\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
						\$ -	\$ -	\$ -	
	Total Dwelling Structures					\$ -	\$ -	\$ -	
	Dwelling Equipment - Nonexpendable		1465.1						
						\$ -	\$ -	\$ -	
	Total Dwelling Equipment					\$ -	\$ -	\$ -	
	Nondwelling Structures		1470						
						\$ -	\$ -	\$ -	
	Total Nondwelling Structures					\$ -	\$ -	\$ -	
	Nondwelling Equipment		1475						
						\$ -	\$ -	\$ -	
	Total Nondwelling Equipment					\$ -	\$ -	\$ -	
	Demolition		1485						
						\$ -	\$ -	\$ -	
Total Demolition					\$ -	\$ -	\$ -		
Relocation Costs		1495.1							
					\$ -	\$ -	\$ -		
Total Relocation Costs					\$ -	\$ -	\$ -		
Development Activities		1499							
	SLHA is budgeting for the construction of 50 public housing units			50 Units	\$ 1,396,579	\$ 1,396,579	\$ 1,396,579	\$ -	Ongoing
Total Development Activities					\$ 1,396,579	\$ 1,396,579	\$ 1,396,579	\$ -	
Collateralization or Debt Service		1501							
					\$ -	\$ -	\$ -	\$ -	
Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -	
Total Renaissance Place & Grand Phase III					\$ 1,396,579	\$ 1,396,579	\$ 1,396,579	\$ -	

AGENCY PLAN FY 2007
CAPITAL FUND BUDGETS

Attachment 0 - mo001o03
Capital Fund Program
Form HUD-52837

Performance and Evaluation Report
FY 2006 - MO36P00150106

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

PHA Name: St. Louis Housing Authority	Grant Type and Number		Federal FY of Grant: 2006
	Capital Fund Program Grant No:	MO36P00150106	
	Replacement Housing Factor No:		

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 1,711,068	\$ 1,711,068	\$ 943,173	\$ -
3	1408 Management Improvements	1,711,068	1,711,068	-	-
4	1410 Administration	855,534	855,534	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	75,000	75,000	224,441	-
8	1440 Site Acquisition	25,000	25,000	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	390,000	390,000	3,110,057	-
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	450,000	450,000	-	-
13	1475 Nondwelling Equipment	450,000	450,000	-	-
14	1485 Demolition	1,364,097	1,364,097	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	15,000	15,000	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	1,508,575	1,508,575	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 8,555,342	\$ 8,555,342	\$ 4,277,671	\$ -
22	Amount of line 21 Related to LBP Activities		-	-	-
23	Amount of line 21 Related to Section 504 compliance	-	-	-	-
24	Amount of line 21 Related to Security-Soft Costs	1,436,068	1,436,068	-	-
25	Amount of line 21 Related to Security-Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

Signature of Executive Director	Date (mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:		Grant Type and Number						Federal FY of Grant:	
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150106						2006	
		Replacement Housing Factor No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide									
Operations 1406									
	Operations				\$ 1,711,068	\$ 1,711,068	\$ 943,173	\$ -	Ongoing
	Total Operations				\$ 1,711,068	\$ 1,711,068	\$ 943,173	\$ -	
Management Improvements 1408									
	Computer Software, Support, Training			1 year	\$ 75,000	\$ 75,000	\$ -	\$ -	
	Planning & Applications			1 year	75,000	75,000	-	-	
	Resident Initiatives Cost			1 year	75,000	75,000	-	-	
	Security Costs			1 year	1,436,068	1,436,068	-	-	
	Training Costs			1 year	50,000	50,000	-	-	
	Total Management Improvments				\$ 1,711,068	\$ 1,711,068	\$ -	\$ -	
Administration 1410									
	Salaries & benefits			1 year	\$ 794,534	\$ 794,534	\$ -	\$ -	
	Sundry			1 year	20,000	20,000	-	-	
	Training			1 year	25,000	25,000	-	-	
	Travel			1 year	16,000	16,000	-	-	
	Total Administration				\$ 855,534	\$ 855,534	\$ -	\$ -	
Fees and Costs 1430									
	Construction administration for modernization at MO1006A and financial consultant for debt service.			1 Year	\$ 75,000	\$ 75,000	\$ 224,441	\$ -	Ongoing
	Dwelling Equipment - Nonexpendable				\$ 75,000	\$ 75,000	\$ 224,441	\$ -	
Site Acquisition 1440									
	Potential appraisals for Central Office and other new developments			1 Year	\$ 25,000	\$ 25,000	\$ -	\$ -	No activity begun
	Total Site Acquisition				\$ 25,000	\$ 25,000	\$ -	\$ -	
Site Improvement 1450									
	Site Improvement				\$ -	\$ -	\$ -	\$ -	
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	
Dwelling Structures 1460									
					\$ -	\$ -	\$ -	\$ -	
	Total Dwelling Structures				\$ -	\$ -	\$ -	\$ -	
Dwelling Equipment - Nonexpendable 1465.1									
					\$ -	\$ -	\$ -	\$ -	
	Total Dwelling Equipment				\$ -	\$ -	\$ -	\$ -	
Nondwelling Structures 1470									
					\$ -	\$ -	\$ -	\$ -	
	Total Nondwelling Structures				\$ -	\$ -	\$ -	\$ -	
Nondwelling Equipment 1475									
	Computer Systems upgrade for entire agency				\$ 450,000	\$ 450,000	\$ -	\$ -	No activity begun
	Total Nondwelling Equipment				\$ 450,000	\$ 450,000	\$ -	\$ -	
Demolition 1485									
					\$ -	\$ -	\$ -	\$ -	
	Total Demolition				\$ -	\$ -	\$ -	\$ -	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary									
PHA Name:			Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority			Capital Fund Program Grant No: MO36P00150106				2006		
Development Number Name/ HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide cont.	Relocation Costs		1495.1						
					\$ -	\$ -	\$ -	\$ -	
	Total Relocation Costs				\$ -	\$ -	\$ -	\$ -	
	Development Activities		1499						
					\$ -	\$ -	\$ -	\$ -	
	Total Development Activities				\$ -	\$ -	\$ -	\$ -	
	Collateralization or Debt Service		1501						
	Debt Service for Kingsbury and Cochran Plaza				\$ 1,508,575	\$ 1,508,575	\$ -	\$ -	No activity begun
	Total Collateralization or Debt Service				\$ 1,508,575	\$ 1,508,575	\$ -	\$ -	
	Total PHA Wide				\$ 6,336,245	\$ 6,336,245	\$ 1,167,614	\$ -	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:				
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36P00150106				2006		
		Replacement Housing Factor No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Funds Obligated	Funds Expended		
MO1-003 Cochran Gardens	Fees and Costs		1430							
	Total Fees and Costs				\$-	\$-	\$-	\$-		
	Site Acquisition		1440							
	Total Site Acquisition				\$-	\$-	\$-	\$-		
	Site Improvement		1450							
	Total Site Improvement					\$-	\$-	\$-		
	Dwelling Structures		1460							
	Total Dwelling Structures						\$-	\$-		
	Dwelling Equipment - Nonexpendable		1465.1							
	Total Dwelling Equipment						\$-	\$-		
	Nondwelling Structures		1470							
	Total Nondwelling Structures					\$-	\$-	\$-		
	Nondwelling Equipment		1475							
	Total Nondwelling Equipment					\$-	\$-	\$-		
	Demolition		1485							
	Demolition of (4) buildings			121 units	\$	1,364,097	\$	1,364,097	\$-	No activity begun
Total Demolition				\$	1,364,097	\$	1,364,097	\$	-	
Relocation Costs		1495.1								
Relocation of residents to facilitate demolition.				\$	15,000	\$	15,000	\$-	No activity begun	
Total Relocation Costs				\$	15,000	\$	15,000	\$	-	
Development Activities		1499								
Total Development Activities					\$-	\$-	\$-	\$-		
Collateralization or Debt Service		1501								
Total Collateralization or Debt Service					\$-	\$-	\$-	\$-		
Total Cochran Gardens					\$	1,379,097	\$	1,379,097	\$	-

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

PHA Name: St. Louis Housing Authority		Capital Fund Program Grant No:		Replacement Housing Factor No:		2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
MO1-19 Parkview	Fees and Costs		1430						
	Total Fees and Costs				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450						
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
	Caulking and sealing all building openings			295 units	\$ 390,000	\$ 390,000	\$ -	\$ -	No activity begun
	Total Dwelling Structures				\$ 390,000	\$ 390,000	\$ -	\$ -	
	Dwelling Equipment - Nonexpendable		1465.1						
	Total Dwelling Equipment								
	Nondwelling Structures		1470						
	Total Nondwelling Structures								
	Nondwelling Equipment		1475						
	Total Nondwelling Equipment								
	Demolition		1485						
	Total Demolition								
	Relocation Costs		1495.1						
	Total Relocation Costs								
	Development Activities		1499						
	Total Development Activities								
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service								
Total Parkview					\$ 390,000	\$ 390,000			

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

PHA Name:		Grant Type and Number				Federal FY of Grant:				
St. Louis Housing Authority		Capital Fund Program Grant No: MO36P00150106				2006				
		Replacement Housing Factor No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Funds Obligated	Funds Expended		
MO1-037 Cochran Plaza	Fees and Costs		1430							
					\$ -	\$ -	\$ -	\$ -		
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -		
	Site Acquisition		1440							
						\$ -	\$ -	\$ -		
	Total Site Acquisition					\$ -	\$ -	\$ -		
	Site Improvement		1450							
						\$ -	\$ -	\$ -		
	Total Site Improvement					\$ -	\$ -	\$ -		
	Dwelling Structures		1460							
	Continued Phase II and III comprehensive improvements including reconfiguration of units. Replacement of all electrical, HVAC plumbing, cabinets, floor tile and painting.	K&S Associates, Inc. RD-05-20		54 units - Phase II and III Post reconfiguration				\$ 3,110,057	\$ -	Ongoing - budget revision to be completed
	Total Dwelling Structures					\$ -	\$ -	\$ 3,110,057	\$ -	
	Dwelling Equipment - Nonexpendable		1465.1							
						\$ -	\$ -	\$ -	\$ -	
	Total Dwelling Equipment					\$ -	\$ -	\$ -	\$ -	
	Nondwelling Structures		1470							
						\$ -	\$ -	\$ -	\$ -	
	Total Nondwelling Structures					\$ -	\$ -	\$ -	\$ -	
	Nondwelling Equipment		1475							
						\$ -	\$ -	\$ -	\$ -	
	Total Nondwelling Equipment					\$ -	\$ -	\$ -	\$ -	
	Demolition		1485							
					\$ -	\$ -	\$ -	\$ -		
Total Demolition					\$ -	\$ -	\$ -	\$ -		
Relocation Costs		1495.1								
					\$ -	\$ -	\$ -	\$ -		
Total Relocation Costs					\$ -	\$ -	\$ -	\$ -		
Development Activities		1499								
					\$ -	\$ -	\$ -	\$ -		
Total Development Activities					\$ -	\$ -	\$ -	\$ -		
Collateralization or Debt Service		1501								
					\$ -	\$ -	\$ -	\$ -		
Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -		

Total Cochran Plaza		\$ -	\$ -	\$ 3,110,057	\$ -		

Annual Statement/Performance and Evaluation Report

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

PHA Name: St. Louis Housing Authority		Capital Fund Program Grant No: Replacement Housing Factor No:				2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
MO1-51 McMillan II	Fees and Costs		1430						
	Total Fees and Costs				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450						
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
	Total Dwelling Structures				\$ -	\$ -	\$ -	\$ -	
	Dwelling Equipment - Nonexpendable		1465.1						
	Total Dwelling Equipment					\$ -	\$ -	\$ -	
	Nondwelling Structures		1470						
	Budget for development of site community center and management office facility					\$ 450,000	\$ 450,000		No activity begun
	Total Nondwelling Structures					\$ 450,000	\$ 450,000		
	Nondwelling Equipment		1475						
	Total Nondwelling Equipment								
	Demolition		1485						
	Total Demolition								
	Relocation Costs		1495.1						
	Total Relocation Costs								
	Development Activities		1499						
	Total Development Activities								
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service								
Total McMillan II					\$ 450,000				

AGENCY PLAN FY 2007
CAPITAL FUND BUDGETS

Attachment 0 - mo001o03
Capital Fund Program
Form HUD-52837

Performance and Evaluation Report
FY 2006 - MO36P00150206

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

PHA Name: St. Louis Housing Authority	Grant Type and Number		Federal FY of Grant: 2006
	Capital Fund Program Grant No:		
	Replacement Housing Factor No:	MO36P00150206	

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	25,276	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	227,483	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 252,759	\$ -	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 compliance	-	-	-	-
24	Amount of line 21 Related to Security-Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security-Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

Signature of Executive Director	Date (mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name:		Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36P00150206		2006			
Replacement Housing Factor No:									
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations		1406						
					\$ -	\$ -	\$ -	\$ -	
	Total Operations				\$ -	\$ -	\$ -	\$ -	
	Management Improvements		1408						
						\$ -	\$ -	\$ -	\$ -
	Total Management Improvements					\$ -	\$ -	\$ -	\$ -
	Administration		1410						
						\$ 25,276	\$ -	\$ -	\$ -
	Total Administration					\$ 25,276	\$ -	\$ -	\$ -
	Fees and Costs		1430						
						\$ -	\$ -	\$ -	\$ -
	Total Costs and Fees					\$ -	\$ -	\$ -	\$ -
	Site Acquisition		1440						
						\$ -	\$ -	\$ -	\$ -
	Total Site Acquisition					\$ -	\$ -	\$ -	\$ -
	Site Improvement		1450						
						\$ -	\$ -	\$ -	\$ -
	Total Site Improvement					\$ -	\$ -	\$ -	\$ -
	Dwelling Structures		1460						
						\$ -	\$ -	\$ -	\$ -
	Total Dwelling Structures					\$ -	\$ -	\$ -	\$ -
	Dwelling Equipment - Nonexpendable		1465.1						
						\$ -	\$ -	\$ -	\$ -
	Total Dwelling Equipment					\$ -	\$ -	\$ -	\$ -
	Nondwelling Structures		1470						
						\$ -	\$ -	\$ -	\$ -
	Total Nondwelling Structures					\$ -	\$ -	\$ -	\$ -
	Nondwelling Equipment		1475						
					\$ -	\$ -	\$ -	\$ -	
Total Nondwelling Equipment					\$ -	\$ -	\$ -	\$ -	
Demolition		1485							
					\$ -	\$ -	\$ -	\$ -	
Total Demolition					\$ -	\$ -	\$ -	\$ -	
Relocation Costs		1495.1							
					\$ -	\$ -	\$ -	\$ -	
Total Relocation Costs					\$ -	\$ -	\$ -	\$ -	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary									
PHA Name:				Grant Type and Number				Federal FY of Grant:	
St. Louis Housing Authority				Capital Fund Program Grant No:		MO36P00150206			
				Replacement Housing Factor No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide cont.	Development Activities		1499						
	Salaries & Benefits	1 year					\$ -	\$ -	
	Total Development Activities				\$ -	\$ -	\$ -	\$ -	
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	
	Total PHA Wide				\$ 25,276	\$ -	\$ -	\$ -	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36P00150206				2006	
		Replacement Housing Factor No:							
Development Number Name/ HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
MO1-006 Central Office	Fees and Costs		1430						
					\$ -	\$ -	\$ -	\$ -	
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
						\$ -	\$ -	\$ -	
	Total Site Acquisition					\$ -	\$ -	\$ -	
	Site Improvement		1450						
						\$ -	\$ -	\$ -	
	Total Site Improvement					\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
							\$ -	\$ -	
	Total Dwelling Structures					\$ -	\$ -	\$ -	
	Dwelling Equipment - Nonexpendable		1465.1						
						\$ -	\$ -	\$ -	
	Total Dwelling Equipment					\$ -	\$ -	\$ -	
	Nondwelling Structures		1470						
		New construction of SLHA Central office				\$ 227,483	\$ -	\$ -	
	Total Nondwelling Structures					\$ 227,483	\$ -	\$ -	
	Nondwelling Equipment		1475						
						\$ -	\$ -	\$ -	
	Total Nondwelling Equipment					\$ -	\$ -	\$ -	
	Demolition		1485						
						\$ -	\$ -	\$ -	
Total Demolition					\$ -	\$ -	\$ -		
Relocation Costs		1495.1							
					\$ -	\$ -	\$ -		
Total Relocation Costs					\$ -	\$ -	\$ -		
Development Activities		1499							
					\$ -	\$ -	\$ -		
Total Development Activities					\$ -	\$ -	\$ -		
Collateralization or Debt Service		1501							
					\$ -	\$ -	\$ -		
Total Collateralization or Debt Service					\$ -	\$ -	\$ -		
Total Central Office					\$ 227,483	\$ -	\$ -		

AGENCY PLAN FY 2007
CAPITAL FUND BUDGETS

Attachment O - mo001o03
Capital Fund Program-Replacement Housing Factor
Form HUD-52837

Performance and Evaluation Report
FY 2006 - MO36R00150106

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

PHA Name: St. Louis Housing Authority	Grant Type and Number		Federal FY of Grant: 2006
	Capital Fund Program Grant No:		
	Replacement Housing Factor No:	MO36R00150106	

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	1,922,129	1,922,129	1,729,916	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 1,922,129	\$ 1,922,129	\$ 1,729,916	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 compliance	-	-	-	-
24	Amount of line 21 Related to Security-Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security-Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

Signature of Executive Director	Date (mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name:		Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36R00150106				2006	
		Replacement Housing Factor No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations		1406						
					\$ -	\$ -	\$ -	\$ -	
	Total Operations				\$ -	\$ -	\$ -	\$ -	
	Management Improvements		1408						
						\$ -	\$ -	\$ -	
	Total Management Improvements					\$ -	\$ -	\$ -	
	Administration		1410						
						\$ -	\$ -	\$ -	
	Total Administration					\$ -	\$ -	\$ -	
	Fees and Costs		1430						
						\$ -	\$ -	\$ -	
	Total Costs and Fees					\$ -	\$ -	\$ -	
	Site Acquisition		1440						
						\$ -	\$ -	\$ -	
	Total Site Acquisition					\$ -	\$ -	\$ -	
	Site Improvement		1450						
						\$ -	\$ -	\$ -	
	Total Site Improvement					\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
						\$ -	\$ -	\$ -	
	Total Dwelling Structures					\$ -	\$ -	\$ -	
	Dwelling Equipment - Nonexpendable		1465.1						
						\$ -	\$ -	\$ -	
	Total Dwelling Equipment					\$ -	\$ -	\$ -	
	Nondwelling Structures		1470						
						\$ -	\$ -	\$ -	
	Total Nondwelling Structures					\$ -	\$ -	\$ -	
	Nondwelling Equipment		1475						
					\$ -	\$ -	\$ -		
Total Nondwelling Equipment					\$ -	\$ -	\$ -		
Demolition		1485							
					\$ -	\$ -	\$ -		
Total Demolition					\$ -	\$ -	\$ -		
Relocation Costs		1495.1							
					\$ -	\$ -	\$ -		
Total Relocation Costs					\$ -	\$ -	\$ -		

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

PHA Name: St. Louis Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor No: MO36R00150106				Federal FY of Grant: 2006		
Development Number Name/ HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide cont.	Development Activities		1499						
	Salaries & Benefits	1 year			\$ 192,213	\$ 192,213	\$ -	\$ -	No activity begun
	Total Development Activities				\$ 192,213	\$ 192,213	\$ -	\$ -	
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	
	Total PHA Wide				\$ 192,213	\$ 192,213	\$ -	\$ -	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary									
PHA Name:			Grant Type and Number				Federal FY of Grant:		
St. Louis Housing Authority			Capital Fund Program Grant No.					2006	
			Replacement Housing Factor No:		MO36R00150106				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
MO1-059 Renaissance Place at Grand Phase III	Fees and Costs		1430						
					\$ -	\$ -	\$ -	\$ -	
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
						\$ -	\$ -	\$ -	
	Total Site Acquisition					\$ -	\$ -	\$ -	
	Site Improvement		1450						
						\$ -	\$ -	\$ -	
	Total Site Improvement					\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
						\$ -	\$ -	\$ -	
	Total Dwelling Structures					\$ -	\$ -	\$ -	
	Dwelling Equipment - Nonexpendable		1465.1						
						\$ -	\$ -	\$ -	
	Total Dwelling Equipment					\$ -	\$ -	\$ -	
	Nondwelling Structures		1470						
						\$ -	\$ -	\$ -	
	Total Nondwelling Structures					\$ -	\$ -	\$ -	
	Nondwelling Equipment		1475						
						\$ -	\$ -	\$ -	
	Total Nondwelling Equipment					\$ -	\$ -	\$ -	
	Demolition		1485						
						\$ -	\$ -	\$ -	
	Total Demolition					\$ -	\$ -	\$ -	
	Relocation Costs		1495.1						
						\$ -	\$ -	\$ -	
	Total Relocation Costs					\$ -	\$ -	\$ -	
Development Activities		1499							
	SLHA is budgeting for the construction of 50 public housing units			50 Units	\$ 1,729,916	\$ 1,729,916	\$ 1,729,916	\$ -	Ongoing
Total Development Activities					\$ 1,729,916	\$ 1,729,916	\$ 1,729,916	\$ -	
Collateralization or Debt Service		1501							
					\$ -	\$ -	\$ -	\$ -	
Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -	
Total Renaissance Place & Grand Phase III					\$ 1,729,916	\$ 1,729,916	\$ 1,729,916	\$ -	

AGENCY PLAN FY 2007
CAPITAL FUND BUDGETS

Attachment O - mo001o03
Capital Fund Program-Replacement Housing Factor
Form HUD-52837

Performance and Evaluation Report
FY 2006 - MO36R00150206

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

PHA Name: St. Louis Housing Authority	Grant Type and Number		Federal FY of Grant: 2006
	Capital Fund Program Grant No:		
	Replacement Housing Factor No:	MO36R00150206	

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	3,257,712	3,257,712	206,590	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 3,257,712	\$ 3,257,712	\$ 206,590	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 compliance	-	-	-	-
24	Amount of line 21 Related to Security-Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security-Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

Signature of Executive Director	Date (mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name:		Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36R00150206				2006	
Replacement Housing Factor No:									
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations		1406						
					\$ -	\$ -	\$ -	\$ -	
	Total Operations				\$ -	\$ -	\$ -	\$ -	
	Management Improvements		1408						
						\$ -	\$ -	\$ -	
	Total Management Improvements					\$ -	\$ -	\$ -	
	Administration		1410						
						\$ -	\$ -	\$ -	
	Total Administration					\$ -	\$ -	\$ -	
	Fees and Costs		1430						
						\$ -	\$ -	\$ -	
	Total Costs and Fees					\$ -	\$ -	\$ -	
	Site Acquisition		1440						
						\$ -	\$ -	\$ -	
	Total Site Acquisition					\$ -	\$ -	\$ -	
	Site Improvement		1450						
						\$ -	\$ -	\$ -	
	Total Site Improvement					\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
						\$ -	\$ -	\$ -	
	Total Dwelling Structures					\$ -	\$ -	\$ -	
	Dwelling Equipment - Nonexpendable		1465.1						
						\$ -	\$ -	\$ -	
	Total Dwelling Equipment					\$ -	\$ -	\$ -	
	Nondwelling Structures		1470						
						\$ -	\$ -	\$ -	
	Total Nondwelling Structures					\$ -	\$ -	\$ -	
	Nondwelling Equipment		1475						
					\$ -	\$ -	\$ -		
Total Nondwelling Equipment					\$ -	\$ -	\$ -		
Demolition		1485							
					\$ -	\$ -	\$ -		
Total Demolition					\$ -	\$ -	\$ -		
Relocation Costs		1495.1							
					\$ -	\$ -	\$ -		
Total Relocation Costs					\$ -	\$ -	\$ -		

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36R00150206		2006			
		Replacement Housing Factor No:							
Development Number Name/ HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide cont.	Development Activities		1499						
	Salaries & Benefits	1 year			\$ 325,771	\$ 325,771	\$ -	\$ -	No activity begun
	Total Development Activities				\$ 325,771	\$ 325,771	\$ -	\$ -	
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	
	Total PHA Wide				\$ 325,771	\$ 325,771	\$ -	\$ -	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority		Capital Fund Program Grant No.		MO36R00150206				2006	
		Replacement Housing Factor No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
MO1-059 Renaissance Place at Grand Phase III	Fees and Costs		1430						
					\$ -	\$ -	\$ -	\$ -	
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
					\$ -	\$ -	\$ -	\$ -	
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450						
					\$ -	\$ -	\$ -	\$ -	
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
					\$ -	\$ -	\$ -	\$ -	
	Total Dwelling Structures				\$ -	\$ -	\$ -	\$ -	
	Dwelling Equipment - Nonexpendable		1465.1						
					\$ -	\$ -	\$ -	\$ -	
	Total Dwelling Equipment				\$ -	\$ -	\$ -	\$ -	
	Nondwelling Structures		1470						
					\$ -	\$ -	\$ -	\$ -	
	Total Nondwelling Structures				\$ -	\$ -	\$ -	\$ -	
	Nondwelling Equipment		1475						
					\$ -	\$ -	\$ -	\$ -	
	Total Nondwelling Equipment				\$ -	\$ -	\$ -	\$ -	
	Demolition		1485						
					\$ -	\$ -	\$ -	\$ -	
	Total Demolition				\$ -	\$ -	\$ -	\$ -	
	Relocation Costs		1495.1						
					\$ -	\$ -	\$ -	\$ -	
	Total Relocation Costs				\$ -	\$ -	\$ -	\$ -	
	Development Activities		1499						
	SLHA is budgeting for the construction of 50 public housing units		50 Units	\$ 2,931,941	\$ 2,931,941	\$ 206,590	\$ -	Ongoing	
Total Development Activities				\$ 2,931,941	\$ 2,931,941	\$ 206,590	\$ -		
Collateralization or Debt Service		1501							
				\$ -	\$ -	\$ -	\$ -		
Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -		
Total Renaissance Place & Grand Phase III				\$ 2,931,941	\$ 2,931,941	\$ 206,590	\$ -		

AGENCY PLAN FY 2007
CAPITAL FUND BUDGETS

Attachment O - mo001o01
Capital Fund Program-Replacement Housing Factor
Form HUD-52837

Performance and Evaluation Report
FY 2006 - MO36R00150306

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

PHA Name: St. Louis Housing Authority	Grant Type and Number		Federal FY of Grant: 2006
	Capital Fund Program Grant No:		
	Replacement Housing Factor No:	MO36R00150306	

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	5,679	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	51,108	-	-	-
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 56,787	\$ -	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 compliance	-	-	-	-
24	Amount of line 21 Related to Security-Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security-Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

Signature of Executive Director	Date (mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name:		Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36R00150306				2006	
		Replacement Housing Factor No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations		1406						
					\$ -	\$ -	\$ -	\$ -	
	Total Operations				\$ -	\$ -	\$ -	\$ -	
	Management Improvements		1408						
						\$ -	\$ -	\$ -	\$ -
	Total Management Improvements					\$ -	\$ -	\$ -	\$ -
	Administration		1410						
						\$ 5,679	\$ -	\$ -	\$ -
	Total Administration					\$ 5,679	\$ -	\$ -	\$ -
	Fees and Costs		1430						
						\$ -	\$ -	\$ -	\$ -
	Total Costs and Fees					\$ -	\$ -	\$ -	\$ -
	Site Acquisition		1440						
						\$ -	\$ -	\$ -	\$ -
	Total Site Acquisition					\$ -	\$ -	\$ -	\$ -
	Site Improvement		1450						
						\$ -	\$ -	\$ -	\$ -
	Total Site Improvement					\$ -	\$ -	\$ -	\$ -
	Dwelling Structures		1460						
						\$ -	\$ -	\$ -	\$ -
	Total Dwelling Structures					\$ -	\$ -	\$ -	\$ -
	Dwelling Equipment - Nonexpendable		1465.1						
						\$ -	\$ -	\$ -	\$ -
	Total Dwelling Equipment					\$ -	\$ -	\$ -	\$ -
	Nondwelling Structures		1470						
						\$ -	\$ -	\$ -	\$ -
	Total Nondwelling Structures					\$ -	\$ -	\$ -	\$ -
	Nondwelling Equipment		1475						
						\$ -	\$ -	\$ -	\$ -
	Total Nondwelling Equipment					\$ -	\$ -	\$ -	\$ -
Demolition		1485							
					\$ -	\$ -	\$ -	\$ -	
Total Demolition					\$ -	\$ -	\$ -	\$ -	
Relocation Costs		1495.1							
					\$ -	\$ -	\$ -	\$ -	
Total Relocation Costs					\$ -	\$ -	\$ -	\$ -	

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

PHA Name: St. Louis Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor No: MO36R00150306				Federal FY of Grant: 2006		
Development Number Name/ HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide cont.	Development Activities		1499						
	Salaries & Benefits	1 year					\$ -	\$ -	
	Total Development Activities				\$ -	\$ -	\$ -	\$ -	
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	
	Total PHA Wide				\$ 5,679	\$ -	\$ -	\$ -	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36R00150306				2006	
		Replacement Housing Factor No:							
Development Number Name/ HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
MO1-051 McMillan II	Fees and Costs		1430						
					\$ -	\$ -	\$ -	\$ -	
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
						\$ -	\$ -	\$ -	\$ -
	Total Site Acquisition					\$ -	\$ -	\$ -	\$ -
	Site Improvement		1450						
						\$ -	\$ -	\$ -	\$ -
	Total Site Improvement					\$ -	\$ -	\$ -	\$ -
	Dwelling Structures		1460						
						\$ 51,108		\$ -	\$ -
	Total Dwelling Structures					\$ 51,108	\$ -	\$ -	\$ -
	Dwelling Equipment - Nonexpendable		1465.1						
						\$ -	\$ -	\$ -	\$ -
	Total Dwelling Equipment					\$ -	\$ -	\$ -	\$ -
	Nondwelling Structures		1470						
						\$ -	\$ -	\$ -	\$ -
	Total Nondwelling Structures					\$ -	\$ -	\$ -	\$ -
	Nondwelling Equipment		1475						
						\$ -	\$ -	\$ -	\$ -
	Total Nondwelling Equipment					\$ -	\$ -	\$ -	\$ -
	Demolition		1485						
						\$ -	\$ -	\$ -	\$ -
Total Demolition					\$ -	\$ -	\$ -	\$ -	
Relocation Costs		1495.1							
					\$ -	\$ -	\$ -	\$ -	
Total Relocation Costs					\$ -	\$ -	\$ -	\$ -	
Development Activities		1499							
	SLHA is budgeting for the construction of a new 4 unit Family Development				\$ -		\$ -	\$ -	
Total Development Activities					\$ -	\$ -	\$ -	\$ -	
Collateralization or Debt Service		1501							
					\$ -	\$ -	\$ -	\$ -	
Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -	
Total McMillan II - Phase III					\$ 51,108	\$ -	\$ -	\$ -	

AGENCY PLAN FY 2007
CAPITAL FUND BUDGETS

Attachment O - mo001o01
Capital Fund Program-Replacement Housing Factor
Form HUD-52837

Performance and Evaluation Report
FY 2006 - MO36R00150406

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

PHA Name: St. Louis Housing Authority	Grant Type and Number		Federal FY of Grant: 2006
	Capital Fund Program Grant No:		
	Replacement Housing Factor No:	MO36R00150406	

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	9,643	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	#REF!	#REF!	#REF!	-
10	1460 Dwelling Structures	86,603	#REF!	#REF!	-
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	#REF!	#REF!	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	#REF!	#REF!	#REF!	#REF!
18	1499 Development Activities		96,426	-	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	#REF!	#REF!	#REF!	#REF!
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 compliance	-	-	-	-
24	Amount of line 21 Related to Security-Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security-Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

Signature of Executive Director	Date (mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name:		Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36R00150406				2006	
Replacement Housing Factor No:									
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations		1406						
					\$ -	\$ -	\$ -	\$ -	
	Total Operations				\$ -	\$ -	\$ -	\$ -	
	Management Improvements		1408						
					\$ -	\$ -	\$ -	\$ -	
	Total Management Improvements				\$ -	\$ -	\$ -	\$ -	
	Administration		1410						
					\$ 9,643	\$ -	\$ -	\$ -	
	Total Administration				\$ 9,643	\$ -	\$ -	\$ -	
	Fees and Costs		1430						
					\$ -	\$ -	\$ -	\$ -	
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
					\$ -	\$ -	\$ -	\$ -	
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450						
					\$ -	\$ -	\$ -	\$ -	
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
					\$ -	\$ -	\$ -	\$ -	
	Total Dwelling Structures				\$ -	\$ -	\$ -	\$ -	
	Dwelling Equipment - Nonexpendable		1465.1						
					\$ -	\$ -	\$ -	\$ -	
	Total Dwelling Equipment				\$ -	\$ -	\$ -	\$ -	
	Nondwelling Structures		1470						
					\$ -	\$ -	\$ -	\$ -	
	Total Nondwelling Structures				\$ -	\$ -	\$ -	\$ -	
	Nondwelling Equipment		1475						
				\$ -	\$ -	\$ -	\$ -		
Total Nondwelling Equipment				\$ -	\$ -	\$ -	\$ -		
Demolition		1485							
				\$ -	\$ -	\$ -	\$ -		
Total Demolition				\$ -	\$ -	\$ -	\$ -		
Relocation Costs		1495.1							
				\$ -	\$ -	\$ -	\$ -		
Total Relocation Costs				\$ -	\$ -	\$ -	\$ -		

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary									
PHA Name:				Grant Type and Number				Federal FY of Grant:	
St. Louis Housing Authority				Capital Fund Program Grant No:		MO36R00150406			
				Replacement Housing Factor No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide cont.	Development Activities		1499						
	Salaries & Benefits	1 year			\$	9,643	\$	-	- No activity begun
	Total Development Activities				\$	-	\$	9,643	\$ - \$ -
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service				\$	-	\$	-	\$ - \$ -
	Total PHA Wide				\$	9,643	\$	9,643	\$ - \$ -

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36R00150406				2006	
		Replacement Housing Factor No:							
Development Number Name/ HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
McMillan II	Fees and Costs		1430						
					\$ -	\$ -	\$ -	\$ -	
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
					\$ -	\$ -	\$ -	\$ -	
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450						
					\$ -	\$ -	\$ -	\$ -	
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
					\$ 86,603		\$ -	\$ -	
	Total Dwelling Structures				\$ 86,603	\$ -	\$ -	\$ -	
	Dwelling Equipment - Nonexpendable		1465.1						
					\$ -	\$ -	\$ -	\$ -	
	Total Dwelling Equipment				\$ -	\$ -	\$ -	\$ -	
	Nondwelling Structures		1470						
					\$ -	\$ -	\$ -	\$ -	
	Total Nondwelling Structures				\$ -	\$ -	\$ -	\$ -	
	Nondwelling Equipment		1475						
					\$ -	\$ -	\$ -	\$ -	
	Total Nondwelling Equipment				\$ -	\$ -	\$ -	\$ -	
	Demolition		1485						
					\$ -	\$ -	\$ -	\$ -	
	Total Demolition				\$ -	\$ -	\$ -	\$ -	
	Relocation Costs		1495.1						
					\$ -	\$ -	\$ -	\$ -	
	Total Relocation Costs				\$ -	\$ -	\$ -	\$ -	
Development Activities		1499							
	SLHA is budgeting for the construction of a new 4 unit Family Development				\$ -	\$ 86,783	\$ -	\$ -	No activity begun
Total Development Activities					\$ -	\$ 86,783	\$ -	\$ -	
Collateralization or Debt Service		1501							
					\$ -	\$ -	\$ -	\$ -	
Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -	
Total McMillan II - Phase III					\$ 86,603	\$ 86,783	\$ -	\$ -	

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

PHA Name: St. Louis Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor No: MO36R00150406			Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	May. 04, 2009			May. 04, 2010			
MO1-051 McMillan II - Phase III	May. 04, 2009			May. 04, 2010			
Signature of Executive Director			Date (mm/dd/yyyy)		Signature of Public Housing Director		Date (mm/dd/yyyy)

SECTION VIII COMMUNITY SERVICE AND OPTIONAL PROGRAMS FOR SLHA TENANTS

A. COMMUNITY SERVICE REQUIREMENT

Introduction

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

General Requirements

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

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

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

Compliance Verification

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

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

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

Assessment of demographic changes of Site-based Wait List for 2004

The analysis of the combined site based wait list compared to individual site-based wait lists indicates that the distribution of racial, ethnic and disability characteristics are generally consistent. Please note that in some cases the combined demographic is based on development type (family or elderly/disabled) instead of the demographic of the entire wait list. This was done to create a more accurate assessment because some developments do not have family units and some developments are set aside for elderly/disabled residents. In some cases the number of families on the wait list are very small which results in skewed percentages. For example, James House has only 22 families on the wait list, one family is caucasian which is nearly doubled the combined list percentage of caucasian families. Because the list is so small one family causes a vast shift in percentage.

The only list that varies is the percentage of Asian families on the near southside scattered site wait list. As the percentage of Asian families agency wide is less than one percent. The six Asian families on the list pushes the percentage of Asian families on the list to over 7%. However, because the number of Asian families is still a very small percentage the number is statistically insignificant. This is due to the fact that the number of families on that particular wait list is low thus skewing the Asian percentage for that site.

Carr Square Family	Combined Wait Lists for 2004		Site Based Wait List for 2004	
	No. of Families	Percent Total Families	No. of Families	Percent Total Families
Waiting List	2013		26	
Extremely low income <=30% AMI	1812	90.01%	23	88.46%
Very low income (.30% but <=50% AMI)	169	8.40%	3	11.54%
Low Income (>50% but <80% AMI)	19	0.94%	0	0.00%
Families with children	1216 *	75.00%	24	92.31%
Elderly families	93	4.62%	1	3.85%
Families with Disabilities	200 *	9.94%	2	7.69%
Caucasian	45	2.24%	0	0.00%
African American	1949	96.82%	26	100.00%
American Indian/Alaskan	2	0.10%	0	0.00%
Asian	18	0.89%	0	0.00%

* Considers Family Develoments Only.

Clinton Peabody Family	Combined Wait Lists for 2004		Site Based Wait List for 2004	
	No. of Families	Percent Total Families	No. of Families	Percent Total Families
Waiting List	2013		181	
Extremely low income <=30% AMI	1812	90.01%	171	94.48%
Very low income (.30% but <=50% AMI)	169	8.40%	2	1.10%
Low Income (>50% but <80% AMI)	19	0.94%	1	0.55%
Families with children	1216 *	75.00%	122	67.40%
Elderly families	93	4.62%	2	1.10%
Families with Disabilities	200 *	9.94%	25	13.81%
Caucasian	45	2.24%	4	2.21%
African American	1949	96.82%	177	97.79%
American Indian/Alaskan	2	0.10%	0	0.00%
Asian	18	0.89%	0	0.00%

* Considers Family Develoments Only.

Cochran Gardens and Plaza (Family & Elderly)	Combined Wait Lists for 2004		Site Based List for 2004	
	No. of Families	Percent Total Families	No. of Families	Percent Total Families
Waiting List	2013		176	
Extremely low income <=30% AMI	1812	90.01%	166	94.32%
Very low income (.30% but <=50% AMI)	169	8.40%	10	5.68%
Low Income (>50% but <80% AMI)	19	0.94%	0	0.00%
Families with children	1216 *	75.00%	153	86.93%
Elderly families	93	4.62%	2	1.14%
Families with Disabilities	200 *	9.94%	29	16.48%
Caucasian	45	2.24%	2	1.14%
African American	1949	96.82%	168	95.45%
American Indian/Alaskan	2	0.10%	1	0.57%
Asian	18	0.89%	5	2.84%

* Considers Family Developments Only.

Vaughn Towers Elderly	Combined Wait Lists for 2004		Site Based Wait List for 2004	
	No. of Families	Percent Total Families	Vaughn	Percent Total Families
Waiting List	2013		19	
Extremely low income <=30% AMI	1812	90.01%	18	94.74%
Very low income (.30% but <=50% AMI)	169	8.40%	1	5.26%
Low Income (>50% but <80% AMI)	19	0.94%	0	0.00%
Families with children	0 *	0.00%	0	0.00%
Elderly families	93	4.62%	1	5.26%
Families with Disabilities	351 **	91.00%	11	57.89%
Caucasian	45	2.24%	0	0.00%
African American	1949	96.82%	19	100.00%
American Indian/Alaskan	2	0.10%	0	0.00%
Asian	18	0.89%	0	0.00%

* Families with children are not eligible at Elderly/Mixed Population Developments.

** Considers Elderly and Disabled/Mixed Population Only.

Blumeyer Family	Combined Wait Lists for 2004		Site Based Wait List for 2004	
	No. of Families	Percent Total Families	No. of Families	Percent Total Families
Waiting List	2013		202	
Extremely low income <=30% AMI	1812	90.01%	188	93.07%
Very low income (.30% but <=50% AMI)	169	8.40%	11	5.45%
Low Income (>50% but <80% AMI)	19	0.94%	2	0.99%
Families with children	1216 *	75.00%	156	77.23%
Elderly families	93	4.62%	2	0.99%
Families with Disabilities	200 *	9.94%	23	11.39%
Caucasian	45	2.24%	4	1.98%
African American	1949	96.82%	198	98.02%
American Indian/Alaskan	2	0.10%	0	0.00%
Asian	18	0.89%	0	0.00%

* Considers Family Develoments Only.

Blumeyer Elderly I & II	Combined Wait Lists for 2004		Site Based Wait List for 2004	
	No. of Families		No. of Families	Percent Total Families
Waiting List	2013		83	
Extremely low income <=30% AMI	1812	90.01%	83	100.00%
Very low income (.30% but <=50% AMI)	169	8.40%	0	0.00%
Low Income (>50% but <80% AMI)	19	0.94%	0	0.00%
Families with children	0 *	0.00%	0	0.00%
Elderly families	93	4.62%	12	14.46%
Families with Disabilities	351 **	91.00%	58	69.88%
Caucasian	45	2.24%	0	0.00%
African American	1949	96.82%	83	100.00%
American Indian/Alaskan	2	0.10%	0	0.00%
Asian	18	0.89%	0	0.00%

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** Considers Elderly and Disabled/Mixed Population Only.

James House Elderly	Combined Wait Lists for 2004		Site Based Wait List for 2004	
	No. of Families	Percent Total Families	No. of Families	Percent Total Families
Waiting List	2013		22	
Extremely low income <=30% AMI	1812	90.01%	22	100.00%
Very low income (.30% but <=50% AMI)	169	8.40%	0	0.00%
Low Income (>50% but <80% AMI)	19	0.94%	0	0.00%
Families with children	0 *	0.00%	0	0.00%
Elderly families	93	4.62%	2	9.09%
Families with Disabilities	351 **	91.00%	22	100.00%
Caucasian	45	2.24%	1	4.55%
African American	1949	96.82%	21	95.45%
American Indian/Alaskan	2	0.10%	0	0.00%
Asian	18	0.89%	0	0.00%

* Families with children are not eligible at Elderly/Mixed Population Developments.

** Considers Elderly and Disabled/Mixed Population Only.

Euclid Plaza Elderly	Combined Wait Lists for 2004		Site Based Wait List for 2004	
	No. of Families	Percent Total Families	No. of Families	Percent Total Families
Waiting List	2013		66	
Extremely low income <=30% AMI	1812	90.01%	65	98.48%
Very low income (.30% but <=50% AMI)	169	8.40%	1	1.52%
Low Income (>50% but <80% AMI)	19	0.94%	0	0.00%
Families with children	0 *	0.00%	0	0.00%
Elderly families	93	4.62%	17	25.76%
Families with Disabilities	351 **	91.00%	58	87.88%
Caucasian	45	2.24%	2	3.03%
African American	1949	96.82%	63	95.45%
American Indian/Alaskan	2	0.10%	0	0.00%
Asian	18	0.89%	1	1.52%

* Families with children are not eligible at Elderly/Mixed Population Developments.

** Considers Elderly and Disabled/Mixed Population Only.

West Pine Elderly	Combined Wait Lists for 2004		Site Based Wait List for 2004	
	No. of Families	Percent Total Families	No. of Families	Percent Total Families
Waiting List	2013		23	
Extremely low income <=30% AMI	1812	90.01%	23	100.00%
Very low income (.30% but <=50% AMI)	169	8.40%	0	0.00%
Low Income (>50% but <80% AMI)	19	0.94%	0	0.00%
Families with children	0 *	0.00%	0	0.00%
Elderly families	93	4.62%	5	21.74%
Families with Disabilities	351 **	91.00%	21	91.30%
Caucasian	45	2.24%	3	13.04%
African American	1949	96.82%	20	86.96%
American Indian/Alaskan	2	0.10%	0	0.00%
Asian	18	0.89%	0	0.00%

* Families with children are not eligible at Elderly/Mixed Population Developments.

** Considers Elderly and Disabled/Mixed Population Only.

Kingsbury Elderly	Combined Wait Lists for 2004		Site Based Wait List for 2004	
	No. of Families	Percent Total Families	No. of Families	Percent Total Families
Waiting List	2013		30	
Extremely low income <=30% AMI	1812	90.01%	30	100.00%
Very low income (.30% but <=50% AMI)	169	8.40%	0	0.00%
Low Income (>50% but <80% AMI)	19	0.94%	0	0.00%
Families with children	0 *	0.00%	0	0.00%
Elderly families	93	4.62%	0	0.00%
Families with Disabilities	351 **	91.00%	26	86.67%
Caucasian	45	2.24%	4	13.33%
African American	1949	96.82%	26	86.67%
American Indian/Alaskan	2	0.10%	0	0.00%
Asian	18	0.89%	0	0.00%

* Families with children are not eligible at Elderly/Mixed Population Developments.

** Considers Elderly and Disabled/Mixed Population Only.

Parkview Elderly	Combined Wait Lists for 2004		Site Based Wait List for 2004	
	No. of Families	Percent Total Families	No. of Families	Percent Total Families
Waiting List	2013		84	
Extremely low income <=30% AMI	1812	90.01%	81	96.43%
Very low income (.30% but <=50% AMI)	169	8.40%	3	3.57%
Low Income (>50% but <80% AMI)	19	0.94%	0	0.00%
Families with children	0 *	0.00%	0	0.00%
Elderly families	93	4.62%	9	10.71%
Families with Disabilities	351 **	91.00%	69	82.14%
Caucasian	45	2.24%	9	10.71%
African American	1949	96.82%	73	86.90%
American Indian/Alaskan	2	0.10%	0	0.00%
Asian	18	0.89%	0	0.00%

* Families with children are not eligible at Elderly/Mixed Population Developments.

** Considers Elderly and Disabled/Mixed Population Only.

Warwood Family & Elderly	Combined Wait Lists for 2004		Site Based Wait List for 2004	
	No. of Families	Percent Total Families	No. of Families	Percent Total Families
Waiting List	2013		37	
Extremely low income <=30% AMI	1812	90.01%	37	100.00%
Very low income (.30% but <=50% AMI)	169	8.40%	0	0.00%
Low Income (>50% but <80% AMI)	19	0.94%	0	0.00%
Families with children	0 *	0.00%	15	40.54%
Elderly families	93	4.62%	1	2.70%
Families with Disabilities	351 **	91.00%	15	40.54%
Caucasian	45	2.24%	0	0.00%
African American	1949	96.82%	37	100.00%
American Indian/Alaskan	2	0.10%	0	0.00%
Asian	18	0.89%	0	0.00%

* Families with children are not eligible at Elderly/Mixed Population Developments.

** Considers Elderly and Disabled/Mixed Population Only.

Badenhaus/Badenfest Elderly	Combined Wait Lists for 2004		Site Based Wait List for 2004	
	No. of Families	Percent Total Families	No. of Families	Percent Total Families
Waiting List	2013		19	
Extremely low income <=30% AMI	1812	90.01%	19	100.00%
Very low income (.30% but <=50% AMI)	169	8.40%	0	0.00%
Low Income (>50% but <80% AMI)	19	0.94%	0	0.00%
Families with children	0 *	0.00%	0	0.00%
Elderly families	93	4.62%	8	42.11%
Families with Disabilities	351 **	91.00%	13	68.42%
Caucasian	45	2.24%	0	0.00%
African American	1949	96.82%	17	89.47%
American Indian/Alaskan	2	0.10%	0	0.00%
Asian	18	0.89%	0	0.00%

* Families with children are not eligible at Elderly/Mixed Population Developments.

** Considers Elderly and Disabled/Mixed Population Only.

LaSalle Park Family	Combined Wait Lists for 2004		Site Based Wait List for 2004	
	No. of Families	Percent Total Families	No. of Families	Percent Total Families
Waiting List	2013		243	
Extremely low income <=30% AMI	1812	90.01%	224	#DIV/0!
Very low income (>.30% but <=50% AMI)	169	8.40%	16	6.58%
Low Income (>50% but <80% AMI)	19	0.94%	1	0.41%
Families with children	1216 *	75.00%	233	95.88%
Elderly families	93	4.62%	1	0.41%
Families with Disabilities	200 *	9.94%	21	8.64%
Caucasian	45	2.24%	3	1.23%
African American	1949	96.82%	237	97.53%
American Indian/Alaskan	2	0.10%	0	0.00%
Asian	18	0.89%	3	1.23%

* Considers Family Developments Only.

Murphy Park Family	Combined Wait Lists for 2004		Site Based Wait List for 2004	
	No. of Families	Percent Total Families	No. of Families	Percent Total Families
Waiting List	2013		463	
Extremely low income <=30% AMI	1812	90.01%	338	73.00%
Very low income (.30% but <=50% AMI)	169	8.40%	109	23.54%
Low Income (>50% but <80% AMI)	19	0.94%	13	2.81%
Families with children	1216 *	75.00%	421	90.93%
Elderly families	93	4.62%	11	2.38%
Families with Disabilities	200 *	9.94%	73	15.77%
Caucasian	45	2.24%	0	0.00%
African American	1949	96.82%	463	100.00%
American Indian/Alaskan	2	0.10%	0	0.00%
Asian	18	0.89%	0	0.00%

* Considers Family Develoments Only.

Northside Scattered Family Sites	Combined Wait Lists for 2004		Site Based Wait List for 2004	
	No. of Families	Percent Total Families	No. of Families	Percent Total Families
Waiting List	2013		45	
Extremely low income <=30% AMI	1812	90.01%	42	93.33%
Very low income (.30% but <=50% AMI)	169	8.40%	2	4.44%
Low Income (>50% but <80% AMI)	19	0.94%	1	2.22%
Families with children	1216 *	75.00%	44	97.78%
Elderly families	93	4.62%	1	2.22%
Families with Disabilities	200 *	9.94%	7	15.56%
Caucasian	45	2.24%	2	4.44%
African American	1949	96.82%	43	95.56%
American Indian/Alaskan	2	0.10%	0	0.00%
Asian	18	0.89%	0	0.00%

* Considers Family Developments Only.

Southside Scattered Family Sites	Combined Wait Lists for 2004		Site Based Wait List for 2004	
	No. of Families	Percent Total Families	No. of Families	Percent Total Families
Waiting List	2013		103	
Extremely low income <=30% AMI	1812	90.01%	100	97.09%
Very low income (.30% but <=50% AMI)	169	8.40%	3	2.91%
Low Income (>50% but <80% AMI)	19	0.94%	0	0.00%
Families with children	1216 *	75.00%	48	46.60%
Elderly families	93	4.62%	3	2.91%
Families with Disabilities	200 *	9.94%	20	19.42%
Caucasian	45	2.24%	5	4.85%
African American	1949	96.82%	89	86.41%
American Indian/Alaskan	2	0.10%	1	0.97%
Asian	18	0.89%	8	7.77%

* Considers Family Developments Only.