

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

PHA Plans

5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2007

Housing Authority of St. Louis County

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

PHA Plan Agency Identification

PHA Name: Housing Authority of St. Louis County

PHA Number: MO36004

PHA Fiscal Year Beginning: 1/1/07

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

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

A. Mission

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

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

The Housing Authority of St. Louis County:

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies: (traditionally less than 3%)
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments

- Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

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

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

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

Objectives:

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

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.12]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan (optional)

[24 CFR Part 903.12 (b), 24 CFR 903.7(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.

iii. Annual Plan Table of Contents

[24 CFR Part 903.12(b)]

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

Table of Contents

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Attachments

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

Required Attachments:

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

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5-Year Action Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

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		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs of families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.12 (b), 903.7(a)]

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	9243		920
Extremely low income <=30% AMI	9032	98%	
Very low income (>30% but <=50% AMI)	187	2%	
Low income (>50% but <80% AMI)	5	0%	
Families with children	6860	74%	
Elderly families	54	1%	
Families with Disabilities	2329	25%	

Housing Needs of Families on the Waiting List			
White	561	6%	
African American	8671	94%	
Asian/Pacific Isl.	2	0%	
Other/Unknown	9	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	7258	78%	
2 BR	762	8%	
3 BR	518	5%	
4 BR	548	5%	
5 BR	152	1%	
5+ BR	2	0%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 36 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

B. 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 (when available)

- 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 903.12 (b), 903.7 (c)]

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 (FY 2000 grants)		
a) Public Housing Operating Fund	\$913,000	
b) Public Housing Capital Fund	\$850,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$40,950,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$250,000	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Youthbuild	\$700,000	Vocational Education
Re-Entry Grant	\$160,00	Vocational Education
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$795,300	
4. Other income (list below)		
Fraud Recovery	\$60,000	Administration
Laundry Service/Misc.	\$10,000	Administration
Interest	\$90,000	Administration
4. Non-federal sources (list below)		
Total resources	\$44,878,300	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

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

(1) Eligibility

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

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

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

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

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- PHA development site management office

Other (list below)

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in

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

3 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

- Additional affirmative marketing

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

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

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

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

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

B. Section 8

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

(1) Eligibility

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

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

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

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

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

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

- Criminal or drug-related activity
- Other: Prior Rental History

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other: various state, county, and not-for-profit agencies throughout the County

(3) Search Time

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

If yes, state circumstances below:

(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):

Witness Protection

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

Approved referrals from any transitional housing programs with which the Housing Authority has a cooperation agreement, not to exceed 10 vouchers issued per calendar year.

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

2 Date and Time

Former Federal preferences

- 1** Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence

- Substandard housing
- 1 Homelessness
- High rent burden

Other preferences (select all that apply)

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

1 Witness Protection

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

1 Approved referrals from any transitional housing programs with which the Housing Authority has a cooperation agreement, not to exceed 10 vouchers issued per calendar year.

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other: In partnership with affiliated agencies having similar clientele

4. PHA Rent Determination Policies

[24 CFR Part 903.7(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

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

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
 Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Capital Improvement Needs

[24 CFR Part 903.7 (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.

Capital Fund Program

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 765,650

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of this component. If no, skip to next component.

D. Yes No: Does the PHA propose to use any portion of its CFP funds to

repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

E. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided below.

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment A

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

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

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

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

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

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

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

6. Demolition and Disposition

[24 CFR Part 903.7 (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: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

7. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 (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: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below: The Authority will consider applicant credit history, income and standing with the Authority in evaluating otherwise eligible participants.

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

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

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

The Housing Authority of St. Louis County continues to provide affordable housing resources and related services. For over fifty years, our mission has remained constant; to assist low and moderate-income families and individuals in obtaining safe, affordable housing and, ultimately, helps these families become self-sufficient. Throughout the life of the Authority, St. Louis County has continued to change and grow. As the County has evolved and grown so too has its population and housing stock. With more than a million residents today, the need for affordable housing for low and moderate-income people is greater than ever as federal support has stagnated or been reduced. With an aging housing stock in some parts of the County, new development in others, a volatile housing market, and shifting resources our means are ever changing but our mission remains the same.

B. Criteria for Substantial Deviations and Significant Amendments

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

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

C. Other Information

[24 CFR Part 903.13]

A. Resident Advisory Board Recommendations

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

Residents asked that condensing units be cleaned – Management indicated that cleaning the condensing units is part of a seasonal maintenance schedule and will be reviewed beyond that schedule and maintained accordingly.

Residents asked that carpeting of occupied units be replaced – Management indicated that most units do not have installed carpet and that carpet replacement was subject to availability of CAP funds and would be replaced as needed. Occupant owned area rugs are the tenant's responsibility.

Residents asked that occupied units be put on a regular schedule for painting – Management stated that it has a regular schedule for painting units and units are painted, regardless of occupancy, not less than every seven years.

Residents asked that common halls be cleaned – Director indicated that halls are cleaned monthly and may be cleaned more frequently as necessary.

A resident asked that the lawn care contractor do a better job – Management stated that lawn care is contracted subject to a competitive bid and said they would speak with the contractor

A resident asked that management clean the gutters and downspouts of single family homes - Management indicated that in single family homes, cleaning the gutters and lawn care, is the responsibility of the tenant.

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

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

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

1. Yes No: Does the PHA meet the exemption criteria provided in 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:

Members are appointed according Missouri State Statute Chapter 99 and St. Louis County ordinance by the St. Louis County Executive. On October 28, 2000 the Authority added a sixth member to its board of commissioners which has been filled by one of its clients. Presently that commissioner is Ms. Vandessa Lee.

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: St. Louis County

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.
- Other: (list below)

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

10. Project-Based Voucher Program (Not Applicable)

If the PHA plans to use the project-based voucher program, provide a statement of the projected number of project-based units and general locations, and how project basing would be consistent with its PHA Plan.

Attachments

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of St. Louis County MO36-004	Grant Type and Number Capital Fund Program Grant No: MO36P00450107 Replacement Housing Factor Grant No: MO36R00450107	Federal FY of Grant: 2007
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$153,130			
3	1408 Management Improvements				
4	1410 Administration	\$76,565			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$40,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$55,000			
10	1460 Dwelling Structures	\$428,955			
11	1465.1 Dwelling Equipment—Nonexpendable	\$7,000			
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)	\$765,650			
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	\$106,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of St. Louis County MO-004		Grant Type and Number Capital Fund Program Grant No: MO36P00450107 Replacement Housing Factor Grant No: MO36R00450107			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
LHA Wide	Salaries for Program Administration	1410		\$76,565				
LHA Wide	Planning, A&E, and Inspection	1430		\$40,000				
LHA Wide	Operations	1406		\$153,130				
MO4-05 Fee Fee	Replace 10 HVAC systems	1460	10 units	\$25,000				
	Replace concrete	1450	1500 sf	\$10,000				
	Repair fencing	1450	400 lf	\$5,000				
	Install landscaping	1450	5 buildings	\$5,000				
	Install 10 Energy Star refrigerators	1465 1	10	\$3,500				
MO4-08 Arbor Hill	Install central mail system	1475	70 units	\$5,000				
MO4-09 Villa Lago	Replace 10 HVAC systems	1460	10 units	\$25,000				
	Replace concrete	1450	1500 sf	\$10,000				
	Repair fencing	1450	400 lf	\$5,000				
	Install landscaping	1450	10 buildings	\$5,000				
	Install 10 Energy Star refrigerators	1465 1	10	\$3,500				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of St. Louis County MO-004		Grant Type and Number Capital Fund Program Grant No: MO36P00450107 Replacement Housing Factor Grant No: MO36R00450107			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO4-10 Elmwood Park	Repair fencing Install landscape Replace concrete	1450 1450 1450	250lf 7 units 1200sqft	\$3,000 \$4,000 \$8,000				
MO4-11 Tiffany-Tyrell	HVAC 10 units Update bathrooms	1460 1460	10 25 units	\$25,000 \$86,000				
MO4-12 Meacham Homes	Clean and Repair Damaged Exterior	1460	28 units	\$28,000				
MO4-13 Elmwood Rehab	Replace 6 HVAC systems Install drain tile	1460 1460	6 2 units	\$24,000 \$35,000				
MO4-14 Springwood	Interior Renovations	1460	NA	\$102,955				
MO4-16 Highview Homes	Interior Doors	1460	600 doors	\$75,000				
MO4-17 Scattered Sites	Replace Roof	1460	1	\$3,000				
MO4-19 HASLC Homes	None			\$0				

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

PHA Name: Housing Authority of St. Louis County MO-04		Grant Type and Number Capital Fund Program No: MO36P00450107 Replacement Housing Factor No: MO36R00450107				Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MO4-05 Fee Fee	7-18-09			7-18-11			
MO4-08 Arbor Hill	7-18-09			7-18-11			
MO4-09 Villa Lago	7-18-09			7-18-11			
MO4-10 Elmwood Home	7-18-09			7-18-11			
MO4-11 Tiffany/Tyrell	7-18-09			7-18-11			
MO4-12 Meacham Homes	7-18-09			7-18-11			
MO4-13 Elmwood Homes	7-18-09			7-18-11			
MO4-14 Springwood	7-18-09			7-18-11			
MO4-16 Highview	7-18-09			7-18-11			
MO4-17 Scattered Sites	7-18-09			7-18-11			
MO4-19 HASLC Homes	7-18-09			7-18-11			

Capital Fund Program Five-Year Action Plan

Part I: Summary

Housing Authority of St. Louis County				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: MO36P00450108 PHA FY: 2008	Work Statement for Year 3 FFY Grant: MO36P00450109 PHA FY: 2009	Work Statement for Year 4 FFY Grant: MO36P00450110 PHA FY: 2010	Work Statement Year 5 FFY Grant: PO36P00450111 PHA FY: 2011
	Annual Statement				
LHA Wide		\$96,520	\$96,520	\$96,520	\$96,520
LHA Wide		\$153,130	\$153,130	\$153,130	\$153,130
MO4-05 Fee Fee		\$38,000	\$140,000	\$30,000	\$50,000
MO4-08 Arbor Hill		\$247,000	\$69,000	\$65,000	\$75,000
MO4-09 Villa Lago		\$35,000	\$40,000	\$30,000	\$45,000
MO4-10 Elmwood		\$10,000	\$20,000	\$14,000	\$10,000
MO4-11 Tiffany		\$50,000	\$45,000	\$60,000	\$40,000
MO4-12 Meacham		\$25,000	\$20,000	\$15,000	\$77,000
MO4-13 Elmwood		\$18,000	\$30,000	\$60,000	\$25,000
MO4-14 Springwood		\$10,000	\$52,000	\$193,000	\$110,000
MO4-16 Highview		\$70,000	\$85,000	\$10,000	\$50,000
MO4-17 Scattered		\$5,000	\$10,000	\$29,000	\$14,000
MO4-19 HASLC		\$8,000	\$5,000	\$10,000	\$20,000
CFP Funds Listed for 5-year planning		\$765,650	\$765,650	\$765,650	\$765,650
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: <u>2</u> FFY Grant: MO36P00450108 PHA FY: 2008			Activities for Year: <u>3</u> FFY Grant: MO36P00450109 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA WIDE	Administrative Salaries	\$76,520	PHA WIDE	Administrative Salaries	\$76,520
Annual		Fees and Costs	\$20,000		Fees and Costs	\$20,000
Statement		Operations	\$153,130		Operations	\$153,130
	MO4-05 Fee Fee	Replace HVAC	\$30,000	MO4-05 Fee Fee	Replace HVAC	\$30,000
		Seal & Stripe Parking Lot	\$8,000		Replace carpeting	\$50,000
	MO4-08 Arbor Hill	Replace Kitchen Cabinets	\$30,000		Interior painting	\$60,000
		Playground Equipment	\$5,000	MO4-08 Arbor Hill	Concrete & Landscaping	\$25,000
		Renovate Bathrooms	\$212,000		Replace HVAC	\$44,000
	MO4-09 Villa Lago	Replace HVAC	\$35,000	MO4-09 Villa Lago	Replace HVAC	\$30,000
	MO4-10 Elmwood	Install Drain Tile	\$10,000		Seal & Stripe Parking Lot	\$10,000
	MO4-11 Tiffany/Tyrell	Concrete & Landscaping	\$7,000	MO4-10 Elmwood	Replace Kitchen Cabinets	\$20,000
		Seal & Stripe Parking Lot	\$8,000	MO4-11 Tiffany/Tyrell	Tuckpointing	\$15,000
		Replace HVAC	\$35,000		Replace HVAC	\$30,000
	MO4-12 Meacham	Replace Concrete	\$25,000	MO4-12 Meacham	Fencing & Landscaping	\$20,000
	MO4-13 Elmwood	Fencing & Landscaping	\$10,000	MO4-13 Elmwood	Replace Interior Doors	\$30,000
		Replace Concrete	\$8,000	MO4-14 Springwood	Replace Guttering	\$30,000
	MO4-14 Springwood	Seal & Stripe Parking Lot	\$10,000		Concrete & Landscaping	\$22,000
	MO4-16 Highview	Replace Concrete	\$40,000	MO4-16 Highview	Replace Exterior Doors	\$55,000
		Fencing & Landscaping	\$30,000		Replace HVAC	\$30,000
	MO4-17 Scattered	Replace Concrete	\$5,000	MO4-17 Scattered	Fencing & Landscaping	\$10,000
	MO4-19 HASLC	Replace Appliances	\$8,000	MO4-19 HASLC	Replace Concrete	\$5,000
	Total CFP Estimated Cost		\$765,650			\$765,650

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : <u>4</u> FFY Grant: MO36P00450110 PHA FY: 2010			Activities for Year: <u>5</u> FFY Grant: MO36P00450111 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA WIDE	Administrative Salaries	\$76,520	PHA WIDE	Administrative Salaries	\$76,520
	Fees and Costs	\$20,000		Fees and Costs	\$20,000
	Operations	\$153,130		Operations	\$153,130
MO4-05 Fee Fee	Replace HVAC	\$30,000	MO4-05 Fee Fee	Replace HVAC	\$25,000
MO4-08 Arbor Hill	Replace HVAC	\$65,000		Replace Appliances	\$20,000
MO4-09 Villa Lago	Replace HVAC	\$30,000		Install Gutter Guards	\$5,000
MO4-10 Elmwood	Replace Interior Doors	\$14,000	MO4-08 Arbor Hill	Replace HVAC	\$45,000
MO4-11 Tiffany/Tyrell	Replace HVAC	\$40,000		Repair Stucco	\$30,000
	Replace Guttering	\$20,000	MO4-09 Villa Lago	Replace HVAC	\$25,000
MO4-12 Meacham	Replace Garage Doors	\$15,000		Replace Appliances	\$20,000
MO4-13 Elmwood	Replace Roofs	\$60,000	MO4-10 Elmwood	Replace Siding & Gutters	\$10,000
MO4-14 Springwood	Replace Soil Stacks	\$193,000	MO4-11 Tiffany/Tyrell	Replace Soil Stacks	\$40,000
MO4-16 Highview	Replace Garage Doors	\$10,000	MO4-12 Meacham	Replace HVAC	\$30,000
MO4-17 Scattered	Replace Roofs	\$21,000		Replace Roofs	\$47,000
	Replace Interior Doors	\$8,000	MO4-13 Elmwood	Repair Siding & Guttering	\$25,000
MO4-19 HASLC	Fencing & Landscaping	\$10,000	MO4-14 Springwood	Replace Floor Tile	\$80,000
				Replace HVAC	\$30,000
			MO4-16 Highview	Repair Siding & Guttering	\$50,000
			MO4-17 Scattered	Repair Siding & Guttering	\$14,000
			MO4-19 HASLC	Replace Floor Tile	\$20,000
Total CFP Estimated Cost		\$765,650			\$765,650

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

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

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

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

Comprehensive Grant Number
MO36P00450105

FFY of Grant Approval
2005

- Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision Number _____ Performance & Evaluation Report for Program Year Ending 6/30/06
 Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	\$0	\$0	\$0	\$0
2	1406 Operations (May not exceed 20% of line 19)	\$170,390	\$170,390	\$170,390	\$170,390
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration	\$85,190	\$85,190	\$85,190	\$38,623
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$60,000	\$60,000	\$45,000	\$19,595
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$70,000	\$162,407	\$99,407	\$92,407
10	1460 Dwelling Structures	\$466,413	\$374,006	\$84,134	\$18,314
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
17	1499 Development Activity	\$0	\$0	\$0	\$0
18	1502 Contingency (May not exceed 8% of line 19)	\$0	\$0	\$0	\$0
19	Amount of Annual Grant (Sum of lines 2-18)	\$851,993	\$851,993	\$484,121	\$339,329
20	Amount of line 19 Related LBP Activities	\$0	\$0	\$0	\$0
21	Amount of line 19 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
22	Amount of line 19 Related to Security	\$0	\$0	\$0	\$0
23	Amount of line 19 Related to Energy Conservation Measures	\$50,000	\$50,000	\$50,000	\$4,180

Signature of Executive Director and Date

X

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

X

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

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

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

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

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-WIDE	Operations	1406	N/A	\$170,390	\$170,390	\$170,390	\$170,390	Completed
	<u>Subtotal</u>			<u>\$170,390</u>	<u>\$170,390</u>	<u>\$170,390</u>	<u>\$170,390</u>	
PHA-WIDE	Salaries for Program Administration	1410	N/A	\$85,190	\$85,190	\$85,190	\$38,623	Ongoing expenses
	<u>Subtotal</u>			<u>\$85,190</u>	<u>\$85,190</u>	<u>\$85,190</u>	<u>\$38,623</u>	
PHA-WIDE	Planning & Inspection Costs	1430	N/A	\$45,000	\$45,000	\$45,000	\$19,595	Ongoing expenses
PHA-WIDE	Architectual Costs	1430	N/A	\$15,000	\$15,000	\$0	\$0	Ongoing expense
	<u>Subtotal</u>			<u>\$60,000</u>	<u>\$60,000</u>	<u>\$45,000</u>	<u>\$19,595</u>	
MO4-05	Correct Drainage & Grading	1450	NA	\$10,000	\$10,000	\$5,000	\$0	Work in process
FeeFee	Complete Tie Wall Replacement	1450	1000 blks	\$0	\$21,660	\$21,660	\$21,660	Completed
	<u>Subtotal</u>			<u>\$10,000</u>	<u>\$31,660</u>	<u>\$26,660</u>	<u>\$21,660</u>	
MO4-08	Replace Floor Tile	1460	15,000sqft	\$100,000	\$100,000	\$0	\$0	Out for Bid
Arbor Hill	<u>Subtotal</u>			<u>\$100,000</u>	<u>\$100,000</u>	<u>\$0</u>	<u>\$0</u>	
MO4-09	Replace Aerator	1450	1	\$2,000	\$2,000	\$2,000	\$0	Ordered
Villa Lago	Complete Tie Wall Replacement	1450	1600 blks	\$0	\$32,601	\$32,601	\$32,601	Completed
	Replace Carpet	1460	120 sq	\$0	\$2,475	\$2,475	\$2,475	Completed
	Replace HVAC	1460	yds. 10	\$25,000	\$25,000	\$25,000	\$0	Work in process
	<u>Subtotal</u>			<u>\$27,000</u>	<u>\$62,076</u>	<u>\$62,076</u>	<u>\$35,076</u>	

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

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

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

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
MO4-10 Elmwood Homes	Install Utility Sheds	1450	7	\$14,000	\$14,000	\$0	\$0	Out for Bids
	<u>Subtotal</u>			<u>\$14,000</u>	<u>\$14,000</u>	<u>\$5,200</u>	<u>\$0</u>	
MO4-11 Tiffany/Tyrell	Complete Tie Wall Replacement	1450	70 blks	\$0	\$14,850	\$14,850	\$14,850	Completed
	Replace HVAC	1460	10	\$25,000	\$25,000	\$25,000	\$4,180	Work in process
	Replace Exterior Doors	1460	20	\$20,000	\$20,000	\$20,000	\$0	Awaiting Materials
	<u>Subtotal</u>			<u>\$45,000</u>	<u>\$59,850</u>	<u>\$59,850</u>	<u>\$19,030</u>	
MO4-12 Meacham Homes	None	N/A	N/A	\$0	\$0	\$0	\$0	
	<u>Subtotal</u>			<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
MO4-13 Elmwood Rehab	Utility Sheds	1450	12	\$24,000	\$24,000	\$0	\$0	Out for Bids
	<u>Subtotal</u>			<u>\$24,000</u>	<u>\$24,000</u>	<u>\$0</u>	<u>\$0</u>	
MO4-14 Springwood Apts.	Implement Interior/Exterior Renovation	1460	96 units	\$276,413	\$181,531	\$11,659	\$11,659	Reviewing Plans
	<u>Subtotal</u>			<u>\$276,413</u>	<u>\$181,531</u>	<u>\$11,659</u>	<u>\$11,659</u>	
MO4-16 Hghview Homes	Repair Fencing	1450	1600 linft	\$0	\$13,746	\$13,746	\$13,746	Completed
	Landscaping-trimming, fill dirt & brush removal	1450	N/A	\$0	\$9,550	\$9,550	\$9,550	Completed
	<u>Subtotal</u>			<u>\$0</u>	<u>\$23,296</u>	<u>\$23,296</u>	<u>\$23,296</u>	
MO4-17 Scattered Sites	Replace Floor Tile	1460	2,000 sqft	\$20,000	\$20,000	\$0	\$0	Out for Bids
	<u>Subtotal</u>			<u>\$20,000</u>	<u>\$20,000</u>	<u>\$0</u>	<u>\$0</u>	
MO4-19 HASLC Homes	Install Utility Sheds	1450	10	\$20,000	\$20,000	\$0	\$0	Out for Bids
	<u>Subtotal</u>			<u>\$20,000</u>	<u>\$20,000</u>	<u>\$0</u>	<u>\$0</u>	

Signature of Executive Director and Date

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

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

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

Development Number/Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
MO4-05 FEE FEE	8/18/07			8/18/09			
MO4-08 ARBOR HILL	8/18/07			8/18/09			
MO4-09 VILLA LAGO	8/18/07			8/18/09			
MO4-10 ELMWOOD HOMES	8/18/07			8/18/09			
MO4-11 TIFFANY-TYRELL	8/18/07			8/18/09			
MO4-12 MEACHAM HOMES	8/18/07			8/18/09			
MO4-13 ELMWOOD REHABS.	8/18/07			8/18/09			

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

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

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

Development Number/Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
MO4-14 SPRINGWOOD APTS.	8/18/07			8/18/09			
MO4-16 HIGHVIEW HOMES	8/18/07			8/18/09			
MO4-17 SCATTERED SITES	8/18/07			8/18/09			
MO4-19 HASLC HOMES	8/18/07			8/18/09			

Signature of Executive Director and Date

X

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

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

RESIDENT ADVISORY BOARD

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

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

Progress in Meeting 5-Year Plan Mission and Goals

The Authority has made significant progress with regard to its mission, goals and objectives by expanding the supply of affordable housing, improving assessment scores, leveraging public and private funds in its efforts to further serve its target population and continuing to improve and modernize its public housing inventory. The Authority again met or exceeded the criteria necessary to achieve a “standard performer” as that term is defined by the US Department of Housing and Urban Development. The Authority modified its local preferences for admission to public housing.