

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

PHA Plans

5 Year Plan for Fiscal Years 2008 - 2012
Annual Plan for Fiscal Year 2008

Agency Plan: mo001v01
Dated: July 14, 2008

Revision #1: mo001v02
Dated: September 5, 2008

Revision #2: mo001v03
Dated: September 10, 2008

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



HUD |
Confidential

PHA Plan Agency Identification

PHA Name: St. Louis Housing Authority (SLHA)

PHA Number: MO-001

PHA Fiscal Year Beginning: 10/1/08

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only**
 Number of public housing units: 3252 \\
 Number of S8 units: 5174(as of March 30, 2008)

Public Housing Only
 Number of public housing units:

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 2008 - 2012
[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 or receive 200 vouchers per year from FY2005 through FY2010 if vouchers are available and the market can absorb additional vouchers.

Status: SLHA met this goal obtaining 593 vouchers in 2005 and 2006. Additionally, SLHA has obtained 86 to date in 2008. 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 4.75 % (YTD: March 2008)

☒ 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 occurred on May 5, 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 occurred March 14, 2008 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) and four (4) family units were completed at McMillan Manor II (MO36-P001-051). The Authority has completed 46 public housing units at Cambridge Heights (MO36-P001-058).

Additionally, 44 public housing units are under construction at Cambridge Heights Phase II (MO36-P001-060) and 50 family units are under construction at Renaissance Place at Grand (Blumeyer HOPE VI –Phase IV).

The Authority plans to develop approximately 350 housing units over the next five years through the mixed-finance development method. Of the 350 units, 150 will be public housing units comprised of approximately 50 elderly units (Elderly Replacement II), and approximately 100 family units (Family Replacement II and III). SLHA has developed a Qualification Based Selection (QBS) solicitation to seek a Master developer that will partner with the SLHA to accomplish the mixed-finance projects. The Master developer will utilize \$25 to \$30 Million of Replacement Housing Factor Funds (RHFF), leveraged with low-income housing tax credits and other public and private funding to finance the development.

Other (list below)

Goal: Develop an additional 50 affordable homeownership units in the next five years.

Status: Units are being provided through the HOPE VI programs. A total of 44 affordable units were constructed under the Near Southside HOPE VI project; 14 of the proposed 30 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) 90

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

Status: SLHA achieved the goal in FY 2008 by obtaining a score of 90. SLHA will continue to identify areas for improvement and strive maintain the accomplished goal.

Improve voucher management: (SEMAP score) 86

Goal: Increase SEMAP score to 90 by September 30, 2008.

Status: SEMAP Scores increased in FY 2007 from 79 to 86. SLHA will continue to identify areas for improvement and strive to accomplish this goal.

Recommendations and implementation costs from the consultant were reviewed. Unfortunately the cost for the consultant was cost prohibitive. SLHA elected to establish an internal group to review and identify specific recommendation from the consultant for implementation. An action plan was developed outlining specific action items with completion dates. SLHA is currently implementing the Action Plan.

Increase Customer Satisfaction

Goal: To develop a customer service standard of practice:

Status: A Customer Service Team is working to identify current customer service practices, define desired customer service practices and review data results of customer satisfaction surveys.

To date, an internal customer (SLHA employees) service survey was conducted to determine what the current standard of practice is for SLHA customers.

Goal: To identify customer service needs.

Status: The team is developing an external customer survey (outside customers served) to administer. Survey results will be compiled and measured against the internal customer service survey and the team will identify specific needs and make recommendations for the design of customer service training.

Goal: To improve PHAS score for customer service by 2011

Status: SLHA will continue to strive to achieve the maximum score of ten (10). The Customer Service Team has identified the steps toward

meeting with residents to increase input on how SLHA can improve services and to emphasize the importance of completing the annual HUD surveys. The Customer Service Team will continue to pursue this goal and pursue outside consultant to assist with new strategies to achieve the objectives.

- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units: Subject to funding availability and fungibility.

Status: Under the Capital Fund Finance Program (CFFP), 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.

In 2008, SLHA is planning limited modernizations at Carr Square (MO1-P001-001) to complete deck replacements which is scheduled to complete by September, 2008; Blumeyer Family (MO1-P001-009) to replace leaking sanitary plumbing stacks which is scheduled to complete by December, 2008; Warwood Family (MO1-P001-024) to update interior of the 29 units; Parkview (MO1-P001-019) to replace window system flashing; Cochran Towers (MO1-P001-003) to provide parking area expansion; replacement of furnaces and A/C units at scattered sites Lafayette Townhomes (MO1-P001-042) and Tiffany Turnkey (MO1-P001-042); roof repair work and trash compaction equipment replacement at Blumeyer Family (MO1-P001-009), James House (MO1-P001-010), and Warwood Elderly (MO1-P001-024).

In 2009, SLHA is planning limited modernization at Badenfest Elderly (MO36-P001-039) to renovate the interiors of the 21 units; and renovations at Warwood Elderly (MO36-P001-024) for interior and common area improvements.

In 2010, SLHA is planning limited modernization at James House (MO1-P001-010).

In 2011, SLHA is planning to complete the limited modernization at James House (MO1-P001-010); HVAC/Utility upgrades at Clinton Peabody (MO1-P001-002) and replace the boiler systems at Blumeyer Family (MO1-P001-009).

In 2012, SLHA is planning the completion HVAC/ Utility upgrades at Clinton Peabody (MO1-P001-002); and the demolition of Cochran Towers (MO1-P001-003) subject to the prior development of Elderly Replacement II.

Demolish or dispose of obsolete public housing:

Status: The demolition of the two (2) remaining family buildings at Cochran Gardens (MO36-P001-003) is underway and scheduled to complete in 2008.

Provide replacement public housing: **Reference goal to Acquire or build units or developments on page 3.**

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 thirty-seven (37) 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, Blumeyer program having 30 units and Cochran program planned for 20 units. Clients may use second mortgages or closing cost assistance for financing. Since program implementation 51 closings have occurred.

Implement public housing site-based waiting lists:

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

Status: SLHA is in the construction phases of the Cochran Gardens and Blumeyer HOPE VI revitalization projects. Additionally, SLHA is renovating the former Guardian Angels Settlement facility to be a management and community service building 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.

SLHA is currently developing a Qualifications Based Selection (QBS) solicitation for a mixed-finance developer to provide additional mixed-income housing which will further meet this goal.

- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: **Through mixed-finance and HOPE VI revitalization efforts.**

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

SLHA is currently developing an Qualifications Based Selection (QBS) solicitation for a mixed-finance developer to provide additional mixed-income housing which will further meet this goal.

- Implement public housing security improvements:

Goal: Implement a security contract with the City Police Department to improve housing security.

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):

Status: On April 18, 2005 HUD approved the Authority's designated housing plan that proposed 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 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: 152 employed, an increase from 136 employed in 2007.

Number of FSS Participants: 109
Number of Escrow accounts: 48
Number of Persons Employed: 152

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

Status: As of April 1, 2008 there are 11 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
10. Better Family Life - CSSP Cochran Gardens for homeownership
11. Urban Strategies - CSSP Blumeyer for homeownership

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

Status: New clinic opened in FY 2005 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 of waiting lists. In FY 2005 and FY 2006 they conducted fourteen tests. In FY 2006 (January 2006) 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 there are not discriminatory practices. In FY 2007 (December 2006), the local office of HUD FHEO performed training to all management personnel and all Authority employees who have occasion to deal with public housing applicants regarding reasonable accommodation. 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. SLHA continues to include additional accessible units in all development activities. 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: 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 May 1, 2009. 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, Cochran Community Center, Warwood, and Cambridge Heights developments. Additionally, Badenhau Elderly, Badenfest Elderly, Euclid Elderly, LaSalle Park, and West Pine Elderly are currently scheduled for installation. Computers at Parkview and Cochran Community Center are scheduled for an upgrade. This year, installation of two (2) additional labs is scheduled for the Community Activities Building at Renaissance Place at Grand, and Guardian Angels Community Facility to complete by September, 2008.

- ☒ **PHA Goal:** Develop an organizational work environment to attract and retain a productive workforce.

- ☒ **Goal:** Continue pursuing employee survey related action items and see them through to completion by May 20, 2009.

Status: An Employee Opinion Survey was conducted in July 2005 with the intent of identifying important issues that the employees felt needed to be addressed. The information obtained was then used to develop a list of 27 action items. Several committees were formed to address the action items. SLHA's management staff along with the help of many of the employees has made some progress in completing some of the action items (11 of 27) and the purpose of the committee responsible for this goal is to ensure that the Authority continues to pursue these survey related action items.

In December 2007 the committee developed a mini survey. The purpose of the survey was to determine whether or not the action item list was still relevant and if the completion of the previous 11 action items was making an impact. The entire staff had the opportunity to complete the survey. 38 of 84 employees completed the survey which provided some feedback and comments for the committee.

In an effort to obtain more feedback, the team has selected and procured AAIM Management Association to randomly select approximately one-third of staff to participate in focus groups. The groups will be asked to comment on the items from the Employee Opinion Survey that they feel are being successfully addressed, which are not, and what additional items should be addressed. AAIM Management Association will prepare a report for the management staff.

After reviewing the results from the focus groups the committee will determine whether or not the existing list is still relevant. If necessary, the action item list will be revised and prioritized. Teams or work groups will be assigned to complete action items and the status of the action items will be reviewed monthly until all issues identified by the employee survey are addressed.

- PHA Goal: To create and expand business opportunities for SLHA and its affiliates.

- Goal:** Expand business opportunities for the St. Louis Housing Authority Development Corporation (SLHADC) over the next 5 years (FY 2005 through FY 2010).

Status: SLHADC has participated in eight (8) mixed-finance developments as a lender, sub-grantee and/or 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 2007. Unfortunately, the application was unsuccessful.

SLHADC is currently developing a business plan and plans to apply for additional grants in 2008.

- Goal:** Hire a grant writer to identify and obtain an additional \$500,000 by 12/31/08 and \$1,000,000 by 9/30/11.

Status: The SLHA is preparing an RFP to assist in meeting this goal.

- Goal:** Expand business opportunities for SLHA that are not limited to low-income housing by 9/30/10.

Status: SLHA revised this goal and will continue to consult with other Housing Authorities to investigate initiatives undertaken in an effort to identify potential opportunities. Potential income streams are being investigated.

Annual PHA Plan
PHA Fiscal Year 2008
[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 the coming year include:

- Transition to complete project based 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 the 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;
- Complete the revitalization the Blumeyer community through the HOPE VI Revitalization program;
- Continue to revitalize the Cochran community through the HOPE VI Revitalization program;
- Complete the renovation of the newly acquired community facility formally known as Guardian Angels Settlement. This facility was purchased through the HOPE VI program for the Near Southside 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 2008.
- 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 family buildings at Cochran Gardens;
- Obtain a mixed-finance development partner to assist with the planned Replacement Housing Factor development projects;
- Upgrade the plumbing stacks and limited modernization at the Blumeyer Family development at 3501 Franklin Avenue.

- Complete limited modernization of deck replacement at Carr Square; and dispose of Carr Square to the Carr Square Tenant Management Corporation.
- Complete the replacement of 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 to moderate 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 2008 Capital Fund Program Annual Statements (CFP 501-08, CFPRHF501-08, CFPRHF 502-08) (mo001b03)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- C** PHA Management Organizational Chart (mo001c03)
- D** FY 2008 Capital Fund Program 5-Year Action Plan (mo001d03)
- E** Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (mo001e03)
- Other (List below, providing each attachment name)
- F** Certification from the City of St. Louis (mo001f03)
- G** Certification of Compliance-Board Resolution-HUD form (mo001g03)
- H** Certification for submission of Agency Plan-Board Resolution (mo001h03)
- I** Certification of Payments to Influence Federal Transactions (mo001i03)
- J** Certification for Drug-Free Workplace (mo00jl01)
- K** Disclosure of Lobbying Activities (mo001k03)
- L** Annual Statement/Performance and Evaluation Report for CFP 501-05, CFPRHF 501-05, CFPRHF 502-05 2nd Increment of 501-05 (mo001l03)
- M** Annual Statement/Performance and Evaluation Report for CFP 501-06, CFP 502-06, CFPRHF 501-06, CFPRHF 502-06, CFPRHF 503-06, CFPRHF 504-06) (mo001m03)
- N** Annual Statement/Performance and Evaluation Report for CFP 501-07, CFPRHF 501-07, CFPRHF 502-07 (mo001n03)
- O** Community Service and Optional Programs for SLHA Residents (mo001o03)
- P** Assessment of waiting lists demographic changes (mo001p03)

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(a)	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
Volume 2(b)	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	Annual Plan: Capital Needs
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)			
Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	11		4
Extremely low income <=30% AMI	9	81.82	
Very low income (>30% but <=50% AMI)	2	18.18	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	7	63.64	
Elderly families	0	0.00	
Families with Disabilities	1	9.09	
Caucasian	0	0.00	
African American	11	100.00	
American Indian/ Alaskan	0	0.00	
Asian	0	0.00	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	0	0.00	
1 BR	2	18.18	
2 BR	4	36.36	
3 BR	5	45.45	
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)? 85 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes ❖ <i>SLHA will sell this development to the Carr Square Tenant Management Corporation this year; therefore, the waiting list will remain closed until the development is sold.</i> ❖ <i>The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.</i>			

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)**

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	263		74
Extremely low income <=30% AMI	244	92.78	
Very low income (>30% but <=50% AMI)	17	6.46	
Low income (>50% but <80% AMI)	2	0.76	
Families with children	159	60.46	
Elderly families	7	2.66	
Families with Disabilities	58	22.05	
Caucasian	4	1.52	
African American	258	98.10	
American Indian/ Alaskan	1	0.38	
Asian	0	0.00	

Characteristics by
Bedroom Size (Public
Housing Only)

0BR	0	0.00	
1BR	92	34.98	
2 BR	105	39.92	
3 BR	50	19.01	
4 BR	13	4.94	
5 BR	3	1.14	
5+ BR	0	0.00	

Is the waiting list closed? No Yes

How long has it been closed (# of months)? 4

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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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 Towers (M036-P001-003)**

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	37		27
Extremely low income <=30% AMI	36	97.30	
Very low income (>30% but <=50% AMI)	1	2.70	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	0	0.00	
Elderly families	0	0.00	
Families with Disabilities	13	35.14	
Caucasian	3	8.11	
African American	33	89.19	
American Indian/ Alaskan	0	0.00	
Asian	1	2.70	

Characteristics by
Bedroom Size (Public
Housing Only)

0BR	0	0.00	
1BR	37	100.00	
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)? 2

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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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 Plaza (MO36-P001-037)**

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	45		5
Extremely low income <=30% AMI	42	93.33	
Very low income (>30% but <=50% AMI)	3	6.67	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	26	63.41	
Elderly families	0	0.00	
Families with Disabilities	3	7.32	
Caucasian	0	0.00	
African American	44	97.78	
American Indian/ Alaskan	0	0.00	
Asian	1	2.22	

Characteristics by
Bedroom Size (Public
Housing Only)

0BR	0	0.00	
1BR	11	24.44	
2 BR	26	57.78	
3 BR	6	13.33	
4 BR	2	4.44	
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)? **53**

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

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

- ❖ *Development is undergoing modernization and therefore, the waiting list will remain closed until modernization is complete.*
- ❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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)**

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	109		36
Extremely low income <=30% AMI	90	82.57	
Very low income (>30% but <=50% AMI)	17	15.60	
Low income (>50% but <80% AMI)	2	1.83	
Families with children	100	91.74	
Elderly families	2	1.83	
Families with Disabilities	27	24.77	
Caucasian	5	4.59	
African American	104	95.41	
American Indian/ Alaskan	0	0	
Asian	0	0.00	

Characteristics by
Bedroom Size (Public
Housing Only)

0BR	0	0	
1BR	82	75.23	
2 BR	27	24.77	
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)? 20

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

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

❖ *Development is undergoing modernization and therefore, the waiting list will remain closed until modernization is complete.*

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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)**

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	102		41
Extremely low income <=30% AMI	99	97.06	
Very low income (>30% but <=50% AMI)	3	2.94	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	0	0.00	
Elderly families	10	9.80	
Families with Disabilities	72	70.59	
Caucasian	3	2.94	
African American	99	97.06	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0.00	
1BR	102	100.00	
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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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)**

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	170		36
Extremely low income <=30% AMI	166	97.65	
Very low income (>30% but <=50% AMI)	4	2.35	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	21	12.35	
Elderly families	14	8.24	
Families with Disabilities	112	65.88	
Caucasian	9	5.29	
African American	161	94.71	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	

Characteristics by Bedroom Size (Public Housing Only)

0BR	0	0.00	
1BR	136	80.00	
2 BR	34	20.00	
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)? **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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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)**

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	212		17
Extremely low income <=30% AMI	207	97.64	
Very low income (>30% but <=50% AMI)	5	2.36	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	10	4.72	
Elderly families	27	12.74	
Families with Disabilities	158	74.53	
Caucasian	14	6.60	
African American	197	92.92	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	

Characteristics by Bedroom Size (Public Housing Only)

0BR	0	0.00	
1BR	198	93.40	
2 BR	14	6.60	
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)? 2

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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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)**

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	67		14
Extremely low income <=30% AMI	67	100.00	
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	12	17.91	
Families with Disabilities	54	80.60	
Caucasian	5	7.46	
African American	62	92.54	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	

Characteristics by Bedroom Size (Public Housing Only)

0BR	0	0.00	
1BR	67	100.00	
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)? **32**

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

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

- ❖ *Development is undergoing modernization and therefore, the waiting list will remain closed until modernization is complete.*
- ❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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)**

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	205		41
Extremely low income <=30% AMI	200	97.56	
Very low income (>30% but <=50% AMI)	4	1.95	
Low income (>50% but <80% AMI)	1	.49	
Families with children	4	1.95	
Elderly families	24	11.71	
Families with Disabilities	158	77.07	
Caucasian	11	5.37	
African American	192	93.66	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	

Characteristics by Bedroom Size (Public Housing Only)

0BR	0	0.00	
1BR	205	100.00	
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)? 2

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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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
(MO36-P001-024)

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	61		5
Extremely low income <=30% AMI	57	93.44	
Very low income (>30% but <=50% AMI)	3	4.92	
Low income (>50% but <80% AMI)	1	1.64	
Families with children	60	98.36	
Elderly families	0	0.00	
Families with Disabilities	12	19.67	
Caucasian	0	0.00	
African American	61	100.00	
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	61	100.00	
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)? 2

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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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 Elderly
(MO36-P001-024)

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	37		20
Extremely low income <=30% AMI	36	97.30	
Very low income (>30% but <=50% AMI)	1	2.70	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	0	0.00	
Elderly families	1	2.70	
Families with Disabilities	23	62.16	
Caucasian	0	0.00	
African American	36	97.30	
American Indian/Alaskan	1	2.70	
Asian	0	0.00	

Characteristics by Bedroom Size (Public Housing Only)

0BR	0	0.00	
1BR	37	100.00	
2 BR	0	0.00	
3 BR	0	0.00	
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)? 2

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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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)

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	205		28
Extremely low income <=30% AMI	198	96.59	
Very low income (>30% but <=50% AMI)	6	2.93	
Low income (>50% but <80% AMI)	1	.49	
Families with children	6	2.93	
Elderly families	24	11.71	
Families with Disabilities	143	69.76	
Caucasian	9	4.39	
African American	194	94.63	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	

Characteristics by Bedroom Size (Public Housing Only)

0BR	0	0.00	
1BR	189	92.20	
2 BR	16	7.80	
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)? **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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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)

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	451		27
Extremely low income <=30% AMI	396	87.80	
Very low income (>30% but <=50% AMI)	49	10.86	
Low income (>50% but <80% AMI)	5	1.11	
Families with children	428	94.90	
Elderly families	5	1.11	
Families with Disabilities	36	7.98	
Caucasian	3	.67	
African American	447	99.11	
American Indian/Alaskan	0	0.00	
Asian	1	.22	

Characteristics by Bedroom Size (Public Housing Only)

0BR	0	0.00	
1BR	0	0.00	
2 BR	227	50.33	
3 BR	163	36.14	
4 BR	59	13.08	
5 BR	2	.44	
5+ BR	0	0.00	

Is the waiting list closed? No Yes

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

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

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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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)

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	427		25
Extremely low income <=30% AMI	347	81.26	
Very low income (>30% but <=50% AMI)	71	16.63	
Low income (>50% but <80% AMI)	8	1.87	
Families with children	354	82.90	
Elderly families	8	1.87	
Families with Disabilities	40	9.37	
Caucasian	2	.47	
African American	425	99.53	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	

Characteristics by Bedroom Size (Public Housing Only)

0BR	0	0.00	
1BR	48	11.24	
2 BR	209	48.95	
3 BR	129	30.21	
4 BR	38	8.90	
5 BR	3	.70	
5+ BR	0	0.00	

Is the waiting list closed? No Yes

How long has it been closed (# of months)? 27

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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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)

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	175		23
Extremely low income <=30% AMI	153	87.43	
Very low income (>30% but <=50% AMI)	19	10.86	
Low income (>50% but <80% AMI)	3	1.71	
Families with children	166	94.86	
Elderly families	0	0.00	
Families with Disabilities	22	12.57	
Caucasian	4	2.29	
African American	170	97.14	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	

Characteristics by Bedroom Size (Public Housing Only)

0BR	0	0	
1BR	0	0	
2 BR	84	48.00	
3 BR	38	21.71	
4 BR	46	26.29	
5 BR	7	4.00	
5+ BR	0	0.00	

Is the waiting list closed? No Yes

How long has it been closed (# of months)? **1**

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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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)

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	475		18
Extremely low income <=30% AMI	428	90.11	
Very low income (>30% but <=50% AMI)	38	8.00	
Low income (>50% but <80% AMI)	9	1.89	
Families with children	308	64.84	
Elderly families	5	1.05	
Families with Disabilities	60	12.63	
Caucasian	12	2.53	
African American	461	97.05	
American Indian/Alaskan	0	0.00	
Asian	1	.21	

Characteristics by Bedroom Size (Public Housing Only)

0BR	0	0.00	
1BR	152	32.00	
2 BR	192	40.42	
3 BR	104	21.89	
4 BR	27	5.68	
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)? 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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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)

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	16		5
Extremely low income <=30% AMI	15	93.75	
Very low income (>30% but <=50% AMI)	1	6.25	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	11	68.75	
Elderly families	0	0.00	
Families with Disabilities	1	6.25	
Caucasian	0	0.00	
African American	16	100.00	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	

Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0.00	
1BR	3	18.75	
2 BR	8	50.00	
3 BR	5	31.25	
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)? **62**

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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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)

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	42		4
Extremely low income <=30% AMI	37	88.10	
Very low income (>30% but <=50% AMI)	4	9.52	
Low income (>50% but <80% AMI)	1	2.38	
Families with children	33	78.57	
Elderly families	1	2.38	
Families with Disabilities	3	7.14	
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	5	11.90	
2 BR	33	78.57	
3 BR	4	9.52	
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)? 44
 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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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)

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	41		12
Extremely low income <=30% AMI	39	95.12	
Very low income (>30% but <=50% AMI)	2	4.88	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	1	2.44	
Elderly families	28	68.29	
Families with Disabilities	18	43.90	
Caucasian	2	4.88	
African American	39	95.12	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	

Characteristics by Bedroom Size (Public Housing Only)

0BR	0	0.00	
1BR	38	92.68	
2 BR	3	7.32	
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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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)

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	10		0
Extremely low income <=30% AMI	8	80.00	
Very low income (>30% but <=50% AMI)	2	20.00	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	10	100.00	
Elderly families	0	0.00	
Families with Disabilities	1	10.00	
Caucasian	0	0.00	
African American	10	100.00	
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	4	40.00	
4 BR	0	0.00	
5 BR	6	60.00	
5+ BR	0	0.00	

Is the waiting list closed? No Yes

How long has it been closed (# of months)? 47

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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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)

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	42		12
Extremely low income <=30% AMI	37	88.10	
Very low income (>30% but <=50% AMI)	4	9.52	
Low income (>50% but <80% AMI)	1	2.38	
Families with children	37	88.10	
Elderly families	0	0.00	
Families with Disabilities	0	0.00	
Caucasian	0	0.00	
African American	42	100.00	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	

Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0.00	
1BR	2	4.76	
2 BR	35	83.33	
3 BR	2	4.76	
4 BR	0	0.00	
5 BR	3	7.14	
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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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: Senior Living @ Renaissance Place
(MO36-P001-054)

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	40		12
Extremely low income <=30% AMI	37	92.50	
Very low income (>30% but <=50% AMI)	3	7.50	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	0	0.00	
Elderly families	37	92.50	
Families with Disabilities	32	80.00	
Caucasian	0	0.00	
African American	40	100.00	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	

Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0.00	
1BR	38	95.00	
2 BR	2	5.00	
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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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: Gardens@ Renaissance Place
 (MO36-P001-055)

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	271		5
Extremely low income <=30% AMI	253	93.36	
Very low income (>30% but <=50% AMI)	14	5.17	
Low income (>50% but <80% AMI)	4	1.48	
Families with children	124	45.76	
Elderly families	3	1.11	
Families with Disabilities	40	14.76	
Caucasian	2	.74	
African American	268	98.89	
American Indian/Alaskan	0	0.00	
Asian	1	0.37	

Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0.00	
1BR	131	48.34	
2 BR	140	51.66	
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)? 21
 Does the PHA expect to reopen the list in the PHA Plan year? No Yes
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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: Cambridge Heights
(MO36-P001-058)

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	0		0
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	0	0	
Elderly families	0	0	
Families with Disabilities	0	0.00	
Caucasian	0	0.00	
African American	0	0.00	
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	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)? **0 (New Development - Waiting List has not opened yet).**
 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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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 III
(MO36-P001-052)

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	123		2
Extremely low income <=30% AMI	109	88.62	
Very low income (>30% but <=50% AMI)	13	10.57	
Low income (>50% but <80% AMI)	1	.81	
Families with children	38	30.89	
Elderly families	2	1.63	
Families with Disabilities	35	28.46	
Caucasian	1	.81	
African American	122	99.19	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	

Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0.00	
1BR	84	68.29	
2 BR	1	.81	
3 BR	36	29.27	
4 BR	2	1.63	
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)? 6
Does the PHA expect to reopen the list in the PHA Plan year? No Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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: Cahill House
(MO36-P001-056)

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	36		9
Extremely low income <=30% AMI	31	86.11	
Very low income (>30% but <=50% AMI)	5	13.89	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	1	2.78	
Elderly families	34	94.44	
Families with Disabilities	16	44.44	
Caucasian	2	5.56	
African American	34	94.44	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	

Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0.00	
1BR	34	94.44	
2 BR	2	5.56	
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)? **23**
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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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)

Data as of 5/1/08	# of families	% of total families	Annual Unit Turnover
Waiting list total	665		12
Extremely low income <=30% AMI	580	87.22	
Very low income (>30% but <=50% AMI)	73	10.98	
Low income (>50% but <80% AMI)	12	1.80	
Families with children	436	65.56	
Elderly families	20	3.01	
Families with Disabilities	67	10.08	
Caucasian	3	.45	
African American	662	99.55	
American Indian/Alaskan	0	0.00	
Asian	0	0.00	

Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0.00	
1 BR	203	30.53	
2 BR	218	32.78	
3 BR	197	29.62	
4 BR	44	6.62	
5 BR	3	.45	
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

❖ *The determination of expectation to reopen the waiting list is based upon an average of five (5) applications being processed to successfully fill one (1) unit.*

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:

Data as of 3/31/08	# of families	% of total families	Annual Turnover
Waiting list total	7762		823
Extremely low income <=30% AMI	7234	93.20	
Very low income (>30% but <=50% AMI)	482	6.21	
Low income (>50% but <80% AMI)	46	0.59	
Families with children	6496	83.61	
Elderly families	167	2.15	
Families with Disabilities	1105	14.24	
Caucasian	102	1.31	
African American	7647	98.52	
American Indian/Alaskan	7	.09	
Asian	6	.08	

Characteristics by Bedroom Size (Public Housing Only)	N/A	N/A	
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed? No Yes If yes:
 How long has it been closed (# of months)? **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

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 2008 grants)		
a) Public Housing Operating Fund	11,895,733	
b) Public Housing Capital Fund	7,298,536	
c) Public Housing Replacement Housing Factor	7,325,186	
d) HOPE VI Revitalization	0	
e) HOPE VI Demolition	0	
f) Annual Contributions for Section 8 Tenant-Based Assistance	35,758,863	
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)	65,500	FFS Coordinator for Public Housing Program
j) Resident Opportunity and Self-Sufficiency Grants	63,758	FFS Coordinator for Housing Choice Voucher Program
k) Community Development Block Grant	0	
l) HOME	0	
Other Federal Grants (list below)		
Moderate Rehabilitation	123,466	Assistance Payments
Single Room Occupancy (SRO)	157,067	Assistance Payments
2. Prior Year Federal Grants (unobligated funds only) (list below)		<i>As of 3/31/08</i>
FFY 2007-MO36P00150107	9,738,715	Capital Improvements
FFY 2007-MO36R00150107	2,159,143	Replacement Housing
FFY 2007-MO36R00150207	2,916,406	Replacement Housing – 2 nd Incre.
FFY 2006-MO36P00150106	2,918,805	Capital Improvements
FFY 2006-MO36R00150406	9,643	Replacement Housing
FFY 2006-MO36R00150206	3,051,122	Replacement Housing – 2 nd Incre.
FFY 2006-MO36P00150206	252,759	Capital Improvements
MO36URD01I103	8,324,742	HOPE VI – Cochran Gardens I
MO36URD001N103	58,560	HOPE VI – Neighborhood Network
MO001RNN031A005	250,000	ROSS - Neighborhood Network
3. Public Housing Dwelling Rental Income	5,586,343	PHA Operations
4. Other income (list below)		
Interest on Investments	184,592	PHA Operations
Other (Charges to Residents)	57,513	PHA Operations
5. Non-federal sources (list below)	0	
Total resources	98,546,452	

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 of 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)

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:

- 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
- 2 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)
- 2 Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 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:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

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

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

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

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

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

1. Carr Square – MO36-P001-001

Carr Square is reconfiguring its existing HOPE I 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 higher 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

- 2. Carr Square Residents** – Current residents of the Carr Square Development, who either reside in public housing units or cooperative homeownership units, to facilitate the Carr Square Tenant Management Corporation HOPE I Restructuring Plan.

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

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 3 Victims of domestic violence
Substandard housing
- 4 Homelessness
High rent burden
- 4 Disabled
- 1 Carr Square Residents – Current residents of the Carr Square Development, who either reside in public housing units or cooperative homeownership units, to facilitate the Carr Square Tenant Management Corporation HOPE I Restructuring Plan.

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.

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 C (mo001c03)**
- 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	2864	753
Section 8 Vouchers	5195	823
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	35	5
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Family Unification	10	2
Single Room Occupancy	50	10
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 D, (mo001d03)**

-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 HOPE VI Phase IV; Cochran Gardens HOPE VI Phases II, and III; CFFP for Kingsbury Elderly and Cochran Plaza Phases II and III; RHF for Elderly Replacement II, Family Replacement II, and Elderly Replacement III.

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

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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: 10/30/09	

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>(12/14/07)</u>	
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: 9/30/08	

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 <u>approved</u> , submitted, or planned for submission: <u>(4/05/07)</u>	
5. Number of units affected: 147	
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: 6/30/06 b. Projected end date of activity: COMPLETE	

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>5/30/08</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: 6/01/08 b. Projected end date of activity: 10/31/08	

Demolition/Disposition Activity Description	
1a. Development name: Blumeyer	
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 checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(4/04/08)</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: 06/30/08 b. Projected end date of activity: 6/30/09	

Demolition/Disposition Activity Description	
1a. Development name: Vaughn Family – Central Office 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: (8/14/00)	
5. Number of units affected: 0	
6. Coverage of action <input checked="" type="checkbox"/> Part of the development: Non-dwelling –Central Office facility. <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 7/30/08 b. Projected end date of activity: 7/30/09	

Demolition/Disposition Activity Description	
1a. Development name: Cochran Gardens	
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 <u>approved</u> , submitted, or planned for submission: (9/30/08)	
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: 09/30/08 b. Projected end date of activity: 3/30/09	

Demolition/Disposition Activity Description	
1a. Development name: Vaughn Towers	
1b. Development (project) number: MO36P001006	
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: (9/30/08)	
5. Number of units affected: (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: 09/30/08	
b. Projected end date of activity: 3/30/09	

Demolition/Disposition Activity Description	
1a. Development name: Euclid Plaza	
1b. Development (project) number: MO36P001013	
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: (9/30/08)	
5. Number of units affected: (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: 09/30/08	
b. Projected end date of activity: 3/30/09	

Demolition/Disposition Activity Description	
1a. Development name: Cochran Gardens Tower – Elderly Development	
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 approved, submitted, or planned for submission: (9/30/11)	
5. Number of units affected: 132	
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: 1/30/12 b. Projected end date of activity: 9/30/12	

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 <u>approved</u> , 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"/>
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 <u>approved</u> , 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:	80
7. Coverage of action	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Near South Side HOPE VI – Phase II Les Chateaux
1b. Development (project) number:	MO36P001048
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(9/19/01)</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:	40
7. Coverage of action	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name: Vaughn 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: (03/24/2000) <input checked="" type="checkbox"/> Conversion Plan approved by HUD on: (12/05/2001) <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)	
<p>Strategic plan for removing Vaughn Elderly and Vaughn Towers was 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 involved development of a new replacement elderly building utilizing Replacement Housing Funds and 4% Low Income Housing Tax Credits. Construction of the new building was completed September, 2006. 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 was demolished in November 2006. COMPLETE</p>	

Conversion of Public Housing Activity Description	
1a. Development name: Cochran Gardens	
1b. Development (project) number: MO036P001003	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input checked="" type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input checked="" type="checkbox"/> Conversion Plan submitted to HUD on: (03/24/2000) <input checked="" type="checkbox"/> Conversion Plan approved by HUD on: (12/05/2001) <input checked="" type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved): <input checked="" type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: 11/19/2001) <input checked="" type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: 3/25/2005) <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) 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 involved developing 121 replacement units through a HOPE VI Revitalization grant approved in September 2004. Construction of Phase I was completed 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 and December, 2009 respectively.	

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: 03/24/2000 <input checked="" type="checkbox"/> Conversion Plan approved by HUD on: (12/05/2001) <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) DEMOLITION COMPLETE MARCH, 2007.

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
Lafayette	MO36P001022	Complete

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

B. 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
1.) ROSS – Family Homeownership 2.) ROSS Family Self-Sufficiency	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 Better Family Life	Residents of HOPE VI areas
CSSP HOPE VI Cochran Gardens	296	PH Families	CSSP Providers Urban Strategies	Residents of HOPE VI areas
Youth Build City of St. Louis	Open 60 (18-25)	Referral	Section 3 Economic Development Manager	Public Housing Residents
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
Youth Services Programs	Open	PH Families	Resident Initiatives Cochran Community Center Manager & Manager of Youth Services	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 2007 Estimate)	Actual Number of Participants (As of: 03/30/08)	Number of Participant that Completed Program
Public Housing FSS Program	85 – No requirement	109 (48 have escrow accounts)	2 Completed 7 Forfeited
Section 8	100	97 (75 have escrow accounts)	27 Completed

- 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 in attachment Section 18 (page 82).

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 E (mo001e03)**
 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 Elderly 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 exculpating 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.

St. Louis Housing Authority Protections for Victims of Abuse (Violence Against Women Act of 2005) Policy

An incident or incidents of actual or threatened domestic violence, dating violence, or stalking shall not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence and shall not be good cause for terminating the tenancy or occupancy rights of the victim of such violence. Additionally, criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of the tenancy or occupancy rights, if the tenant or immediate member of the tenant's family is a victim of that domestic violence, dating violence, or stalking.

The Authority may bifurcate a lease or remove a household member from a lease without regard to whether a household member is a signatory to a lease, in order to evict, remove, or terminate occupancy rights of any individual who is a tenant or lawful occupant and who engaged in criminal acts of physical violence against family members or others, without evicting, removing, or terminating occupancy rights, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant. Such eviction or removal of occupancy rights shall be effected in accordance with the procedures prescribed by Federal, State, and local law.

SLHA may request a certification that an individual is a victim of domestic violence, dating violence or stalking, and that the incident(s) in question are bona fide incidents of actual or threatened abuse. Such certification must include the name of the perpetrator, and may be in the form of (i) HUD Form 50066, or other HUD approved certification form, (ii) a court record, or (iii) documentation signed by an employee, agent or volunteer of a victim service provider, an attorney, or medical professional from whom the individual has sought assistance which attests to the bona fide existence of such actual or threatened abuse. SLHA may, in its discretion, provide assistance to an individual based solely upon the individual's statement or other corroborating evidence.

Nothing in this sub-section:

- 1. limits the SLHA from honoring court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim or issued to address the distribution or possession of property among the household members in cases where a family breaks up;*
- 2. limits the SLHA from evicting a tenant for any violation of a lease not premised on the act or acts of violence in question against the tenant or a member of the tenant's household, provided that the SLHA does not subject an individual who is or has been a victim of domestic violence, dating violence, or stalking to a more demanding standard than other tenants in determining whether to evict;*
- 3. limits the SLHA from terminating the tenancy of any tenant if the SLHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant is not evicted;*
- 4. supersedes any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, or stalking.*

All information the SLHA may request to confirm domestic violence, dating violence or stalking victim status, pursuant to federal law, shall be retained in confidence by the SLHA, and shall neither be entered into any shared database nor provided to any related entity,

except to the extent that disclosure is:

1. requested or consented to by the individual in writing;
2. required for use in an eviction proceeding; or
3. otherwise required by applicable law.

III.

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)

IV.

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:

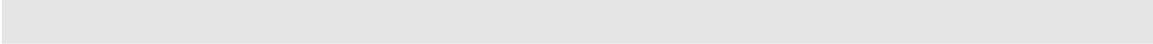
“If a jurisdiction-wide resident council exists that complies with the tenant participation regulations in part 964 of this title, the PHA shall appoint the jurisdiction-wide resident council or the council's representatives as the Resident Advisory Board.”

ST. LOUIS HOUSING AUTHORITY TENANT AFFAIRS BOARD LIST OF PRESIDENTS

April 2008

<u>PRESIDENT</u>	<u>DEVELOPMENT</u>	<u>ADDRESS</u>	<u>PHONE NUMBER</u>
Clarice Woodard	Clinton Peabody	1428 Chouteau - Home Office: 1411 Rutger Lane	231-3408 home 691-5299 cell
Denise Lomax	LaSalle Park	1011 Hickory Office: 1001 Hickory	621-6110 283-2989 cell
Joyce Chapman	Les Chateaux	1020 S. 14 th Street	241-8348
Juanita Brown	Renaissance Advisory	3217 Martin Luther King	
Paula Foster Treasurer of City Wide TAB	Blumeyer Family	1001 Compton Avenue	531-5772 534-6082 office
Blanch Russell	James House	4310 St. Ferdinand, Apt. 710	652-8997 - office
John Cystrunk	Euclid PlazaElderly	5310 N Euclid, Apt. 709	388-5118

*Alicia Brown President of the City Wide TAB	Kingsbury Terrace	4490 West Pine, Apt. 414	531-0323 503-6505 cell no tab office
Roland Lockridge	Parkview	4451 Forest Park, Apt. 1200	534-0700 - office
Brenda Summers	Badenhaus	8450 Gast Place Apt. 373	868-5657 686-4351
Patricia Riles	Cochran TMC	1311 N. 8th Street Apt 206	621-0849 home 231-1347-office
Diane Drive	Badenfest Council	8220 Broadway APT.204	383-7748
Albert Cloudy	Warwood Elderly	1610 N. Kingshighway #502 office: 1610 N. Kingshighway #102	367-9392 494-4506 cell 454-9264 office
Miles Jackson	West Pine	4490 West Pine #814	538-6513
Parthenia White	Carr Square	1230 N 16rh Street	516-3741
Helen Mitchell	California Gardens	2918 California Apt 218	772-6843
Altha Smith	Cahill House	1919 O'Fallon, Apt. 203	621-7279 619-9125



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 2008
CAPITAL FUND BUDGETS

Attachment B - mo001b03
Capital Fund Program
Form HUD-52837

Annual Statement
FY 2008 - MO36P00150108

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: 2008
	Capital Fund Program Grant No:	MO36P00150108	
	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	\$ 1,459,707		\$ -	\$ -
3	1408 Management Improvements	1,459,707		-	-
4	1410 Administration	729,854		-	-
5	1411 Audit	-		-	-
6	1415 Liquidated Damages	-		-	-
7	1430 Fees and Costs	-		-	-
8	1440 Site Acquisition	-		-	-
9	1450 Site Improvement	416,250		-	-
10	1460 Dwelling Structures	1,599,151		-	-
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	1,633,867		-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 7,298,536	\$ -	\$ -	\$ -
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	1,184,707		-	-
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: MO36P00150108				2008			
		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				\$ 1,459,707	\$ -	\$ -	\$ -	No activity begun
	Total Operations				\$ 1,459,707	\$ -	\$ -	\$ -	
Management Improvements 1408									
	Computer Software, Support, Training			1 year	\$ 75,000	\$ -	\$ -	\$ -	No activity begun
	Planning & Applications			1 year	75,000				No activity begun
	Resident Initiatives Cost			1 year	75,000				No activity begun
	Security Costs			1 year	1,184,707				No activity begun
	Training Costs			1 year	50,000				No activity begun
	Total Management Improvements				\$ 1,459,707	\$ -	\$ -	\$ -	
Administration 1410									
	Salaries & benefits			1 year	\$ 668,854	\$ -	\$ -	\$ -	No activity begun
	Sundry			1 year	20,000				No activity begun
	Training			1 year	25,000				No activity begun
	Travel			1 year	16,000				No activity begun
	Total Administration				\$ 729,854	\$ -	\$ -	\$ -	
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: MO36P00150108				2008		
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				\$ 1,633,867	\$ -	\$ -	\$ -	No activity begun
	Total Collateralization or Debt Service				\$ 1,633,867	\$ -	\$ -	\$ -	
	Total PHA Wide				\$ 5,283,135	\$ -	\$ -	\$ -	

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: MO36P00150108		Federal FY of Grant: 2008					
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	
MO1-3 Cochran Towers	Fees and Costs		1430						
	Total Fees and Costs				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450						
	Parking Expansion - Construct parking area to provide parking for elderly building lost due to redevelopment of surrounding site. Including concrete curb and gutter, drainage structures, and site lighting.			10,000 Sq. Feet 40 parking spaces					No activity begun
	Total Site Improvement				\$ 416,250	\$ -	\$ -	\$ -	
					\$ 416,250	\$ -	\$ -	\$ -	
	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 Structures				\$ -	\$ -	\$ -	\$ -	
	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 Towers					\$ 416,250	\$ -	\$ -	\$ -	

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: MO36P00150108		Federal FY of Grant: 2008					
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	
MO1-9 Blumeyer Family	Fees and Costs		1430						
	Total Fees and Costs				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450						
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
	Replace building trash compaction equipment, including necessary wiring and handling equipment			143 units / 1 trash compactor	\$ 50,000				No activity begun
	Repairs to roof perimeter flashing system and flashing at roof penetrations.			143 units / 1 roof	\$ 60,000	\$ -	\$ -	\$ -	No activity begun
	Total Dwelling Structures				\$ 110,000				
	Dwelling Equipment - Nonexpendable		1465.1						
	Total Dwelling Equipment				\$ -	\$ -	\$ -	\$ -	
	Nondwelling Structures		1470						
	Total Nondwelling Structures				\$ -	\$ -	\$ -	\$ -	
	Nondwelling Equipment		1475						
	Total Nondwelling Structures				\$ -	\$ -	\$ -	\$ -	
	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 Blumeyer Family				\$ 110,000	\$ -	\$ -	\$ -		

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:			Federal FY of Grant: 2008				
Development Number Name/HA-Wide Activities MO1-19 Parkview	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 Fees and Costs				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450						
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
	Replacement of flashing system at existing window systems to correct water penetration at upper stories of building during wind driven rain events.			295 units	\$ 350,785	\$ -	\$ -	\$ -	No activity begun
	Total Dwelling Structures				\$ 350,785	\$ -	\$ -	\$ -	
	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 Parkview				\$ 350,785	\$ -	\$ -	\$ -	

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: MO36P00150108				Federal FY of Grant:	
								2008	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contactor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
MO1-10 James House	Fees and Costs		1430						
	Total Fees and Costs				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450						
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
	Repairs to roof perimeter flashing system and flashing at roof penetrations.			155 units / 1 roof					No activity begun
						\$ 60,000	\$ -	\$ -	\$ -
	Total Dwelling Structures					\$ 60,000	\$ -	\$ -	\$ -
	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 James House					\$ 60,000	\$ -	\$ -	\$ -	

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: MO36P00150108		Federal FY of Grant: 2008					
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	
MO1-24 Warwood Elderly	Fees and Costs		1430						
	Total Fees and Costs				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450						
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
	Repairs to roof perimeter flashing system and flashing at roof penetrations.			95 units / 1 roof	\$ 50,000	\$ -	\$ -	\$ -	No activity begun
	Replace building trash compaction equipment, including necessary wiring and handling equipment			95 units / 1 trash compactor	\$ 50,000				No activity begun
	Total Dwelling Structures				\$ 100,000	\$ -	\$ -	\$ -	
	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						
	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 Warwood Elderly					\$ 100,000	\$ -	\$ -	\$ -

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: MO36P00150108		Federal FY of Grant: 2008						
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		
MO1-24 Warwood Family	Fees and Costs		1430							
	Total Fees and Costs				\$ -	\$ -	\$ -	\$ -		
	Site Acquisition		1440							
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -		
	Site Improvement		1450							
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -		
	Dwelling Structures		1460							
	Limited Interior improvements including replacement of cabinets, floor tile and stair treads, interior doors, light fixtures, bath and kitchen fixtures. Replace all electrical devices to be compatible with aluminum branch wiring. Upgrade all fire safety devices. Paint all units.				29 Units	\$ 728,366	\$ -	\$ -	\$ -	No activity begun
	Total Dwelling Structures					\$ 728,366	\$ -	\$ -	\$ -	
	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 Warwood Family					\$ 728,366	\$ -	\$ -	\$ -		

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: MO36P00150108		Federal FY of Grant: 2008					
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 Townhomes	Fees and Costs		1430						
	Total Fees and Costs				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450						
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
	Replace existing heating and air conditioning equipment. Install high efficiency equipment.			38 Units	\$ 125,000	\$ -	\$ -	\$ -	No activity begun
	Total Dwelling Structures				\$ 125,000	\$ -	\$ -	\$ -	
	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 Lafayette Townhomes					\$ 125,000	\$ -	\$ -	\$ -	

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: MO36P00150108		Federal FY of Grant: 2008					
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 Tiffany Turnkey	Fees and Costs		1430						
	Total Fees and Costs				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450						
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
	Replace existing heating and air conditioning equipment. Install high efficiency equipment.			25 Units	\$ 125,000	\$ -	\$ -	\$ -	No activity begun
	Total Dwelling Structures				\$ 125,000	\$ -	\$ -	\$ -	
	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 Tiffany Turnkey					\$ 125,000	\$ -	\$ -	\$ -	

AGENCY PLAN FY 2008
CAPITAL FUND BUDGETS

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

Annual Statement
FY 2008 - MO36R00150108

**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: MO36R00150108 Replacement Housing Factor No:	2008

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	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	4,518,297		-	-
19	1501 Collateralization or Debt Service	-		-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 4,518,297	\$ -	\$ -	\$ -
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: MO36R00150108				2008			
		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						
	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: MO36R00150108				2008		
			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						
	Salaries & benefits				\$ 451,830	\$ -	\$ -	\$ -	No activity begun
	Total Development Activities				\$ 451,830	\$ -	\$ -	\$ -	
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	
	Total PHA Wide				\$ 451,830	\$ -	\$ -	\$ -	

**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:	MO36R00150108		2008				
		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 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						
	New development - Elderly Replacement II				\$ 4,066,467	\$-	\$-	\$-	No activity begun
	Total Development Activities				\$ 4,066,467	\$ -	\$ -	\$ -	
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	
	Total New Development				\$ 4,066,467	\$ -	\$ -	\$ -	

AGENCY PLAN FY 2008
CAPITAL FUND BUDGETS

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

Annual Statement
FY 2008 - MO36R00150208

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: 2008
	Capital Fund Program Grant No:	MO36R00150208	
	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	-	-	-	-
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	2,806,889	-	-	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 2,806,889	\$ -	\$ -	\$ -
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

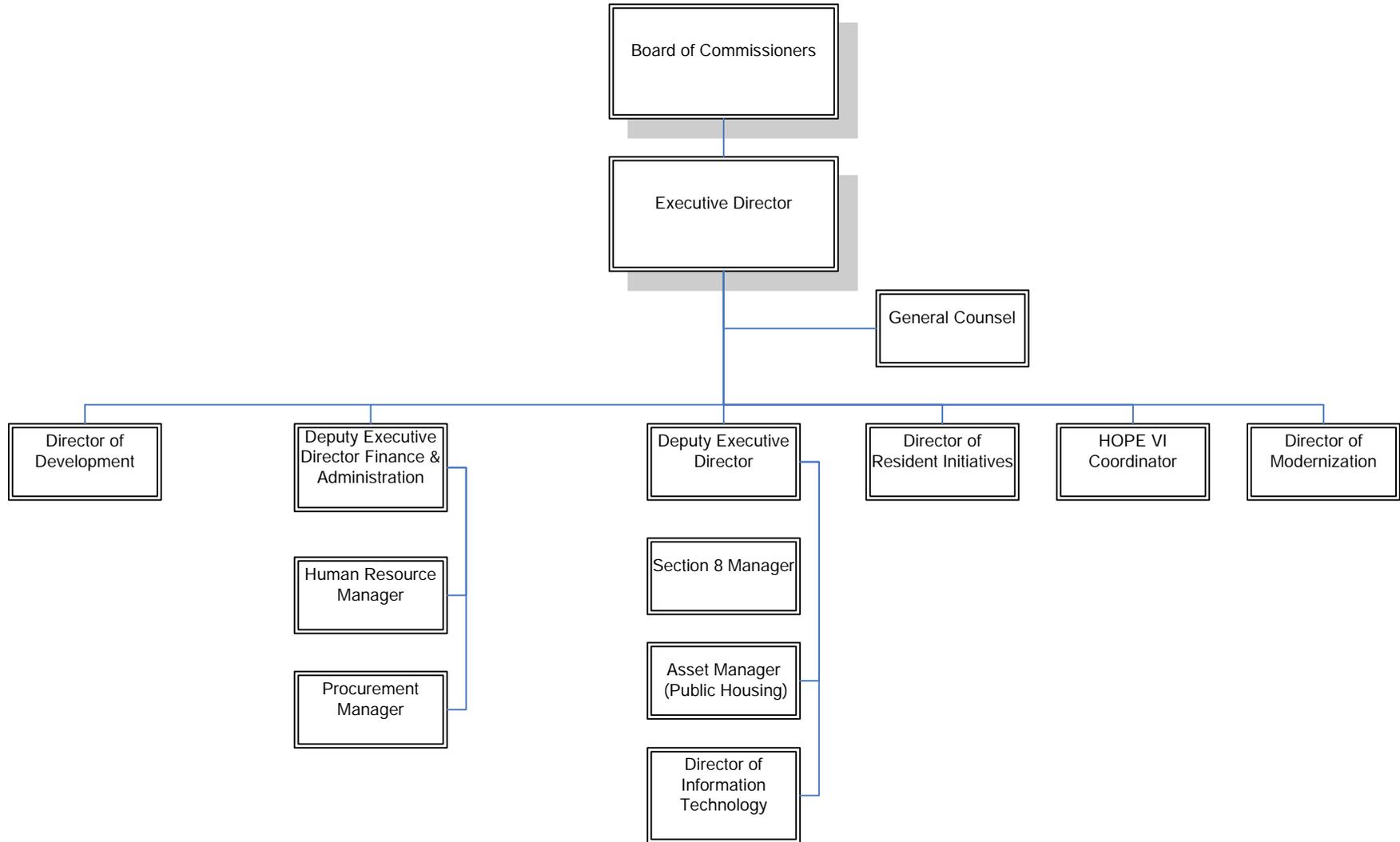
PHA Name:		Grant Type and Number				Federal FY of Grant:			
St. Louis Housing Authority		Capital Fund Program Grant No: MO36R00150208				2008			
		Replacement Housing Factor No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contractor and Contract No.	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						
				1 year					
				1 year					
				1 year					
				1 year					
	Total Management Improvements					\$ -	\$ -	\$ -	\$ -
	Administration		1410						
				1 year					
				1 year					
				1 year					
	Total Administration					\$ -	\$ -	\$ -	\$ -
	Fees and Costs		1430						
				1 Year					
	Dwelling Equipment - Nonexpendable					\$ -	\$ -	\$ -	\$ -
	Site Acquisition		1440						
				1 Year					
	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: MO36R00150208				2008		
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						
	Salaries & Benefits				\$ 280,689	\$ -	\$ -	\$ -	
	Total Development Activities				\$ 280,689	\$ -	\$ -	\$ -	
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	
	Total PHA Wide				\$ 280,689	\$ -	\$ -	\$ -	

**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:	MO36R00150208		2008			
		Replacement Housing Factor No:		Status of Work				
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
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					
	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					
	New development - Elderly Replacement II				\$ 2,526,200	\$ -	\$ -	\$ -
	Total Development Activities				\$ 2,526,200	\$ -	\$ -	\$ -
	Collateralization or Debt Service		1501					
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -
	Total New Development				\$ 2,526,200	\$ -	\$ -	\$ -

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

9/10/2008

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 2008	Work Statement for Year 2 FFY: 2009	Work Statement for Year 3 FFY: 2010	Work Statement for Year 4 FFY: 2011	Work Statement for Year 5 FFY: 2012	
MO1-01 Carr Square	See Annual Statement			\$453,484	\$648,659	
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					\$650,000	
MO1-16 McMillan Manor						
MO1-10 James House				\$1,298,659	\$195,175	
MO1-18 Kingsbury Terrace						
MO1-19 Parkview						
MO1-21 Mark Twain						
MO1-22 Lafayette Elderly						
B. Physical Improvements Subtotal		\$1,301,180	\$1,298,659	\$1,298,659	\$648,659	
C. Management Improvements		\$1,174,019	\$1,173,010	\$1,173,010	\$1,173,010	
D. HA-Wide Nondwelling Structures and Equipment		\$0	\$0	\$0	\$0	
E. Administration		\$587,010	\$586,505	\$586,505	\$586,505	
F. Other		\$1,633,867	\$1,633,867	\$1,633,867	\$1,633,867	
G. Operations		\$1,174,019	\$1,173,010	\$1,173,010	\$1,173,010	
H. Demolition		\$0	\$0	\$0	\$650,000	
I. Replacement Reserve		\$0	\$0	\$0	\$0	
J. Mod Used for Development		\$0	\$0	\$0	\$0	
K. Total CGP Funds		\$5,870,095	\$5,865,052	\$5,865,052	\$5,865,052	
L. Total Non-CGP Funds		\$0	\$0	\$0	\$0	
M. Grand Total		\$5,870,095	\$5,865,052	\$5,865,052	\$5,865,052	
Signature of Executive Director and Date:			Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			
X			X			

Five Year Action Plan
Part 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: 2008	Work Statement for Year 4 FFY: 2011			Work Statement for Year 5 FFY: 2012		
	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	MO1-2 Clinton-Peabody Upgrade selective utility infrastructure including site storm and sanitary sewers, domestic water and fire systems. Convert 6 buildings from unit based hot water heating to gas fired forced are systems.	358 Units	\$453,484	MO1-2 Clinton-Peabody Upgrade selective utility infrastructure including site storm and sanitary sewers, domestic water and fire systems. Convert 6 buildings from unit based hot water heating to gas fired forced are systems.	258 Units	\$648,659
	TOTAL		\$453,484	TOTAL		\$648,659
	MO1-9 Blumeyer Family Upgrade building heating and ventilation systems. Convert obsolete hot water boiler plant to more energy efficient system, including all immediate supply piping. Replace circulation control valves within units and install building control system.	229 Units	\$650,000	MO1-31 Cochran Towers Demolition - Budget to accomplish demolition of remaining hi-rise upon completion of relocation of residents to planned elderly replacement housing development.	132 Units	\$650,000
Annual	TOTAL		\$650,000	TOTAL		\$650,000
Statement	MO1-10 James House Interior and common area improvements - Continue limited upgrade of units including, replacement of cabinets and fixtures, appliances, light fixtures, fire safety equipment. Paint all units. Common area upgrade including corridor painting, floor tile replacement, light fixtures, fire safety equipment.	155 Units	\$195,175			
	TOTAL		\$195,175			

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: 2008	Work Statement for Year 2 FFY: 2009			Work Statement for Year 3 FFY: 2010				
	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		\$923,169 \$923,169	Other Management Improvements		\$922,160 \$922,160		
	TOTAL			TOTAL				
	Other: Fees & Cost Relocation Debt Service	1 Year	\$0 \$0 \$1,633,867 \$1,633,867	Other: Fees & Cost Relocation Debt Service	1 Year	\$0 \$0 \$1,633,867 \$1,633,867		
	Operations Adequacy and Efficacy Resident and Development security	1 Year	\$1,174,019 \$1,174,019	Operations Adequacy and Efficacy Resident and Development security	1 Year	\$1,173,010 \$1,173,010		
	Subtotal of Estimated Cost			\$3,981,905	Subtotal of Estimated Cost			\$3,979,887

**St. Louis Housing Authority (SLHA)
Public Hearing Comments and Responses
Annual Plan FY 2008**

The St. Louis Housing Authority issued the proposed Agency Plan for public comments on May 5, 2008 for a 45-day comment period. One (1) speaker sent an audio recording of his comments that were formally recorded at the Public Hearing held on June 18, 2008. Also, comments were received via e-mail on May 9, 2008 from the Director of Modernization 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. No comments were received regarding the ACOP.

COMMENTS TO THE AGENCY PLAN:

- On an audio recording on June 18, 2008, Mr. Richard Belcher (nickname Blind Ricky), resident of West Pine Apartments voiced his items of concern. The paraphrased comments and responses are as follows:

Comment #1:

The renovation of West Pine was very good, especially the doors and the entry key card system which works out pretty good. Previously the keying system did not work out well for me, so it is very good to have the new card system.

SLHA Response:

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

Comment #2:

The new West Pine Community area furnishings are very nice, especially the rocking chairs. The new furnishings are all pretty good.

SLHA Response:

Your comment is duly noted and appreciated.

Comment #3:

I am very much impressed that the washers and 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.

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 #4:

I would recommend when you do remodeling that you have the elevators in good working order. If you want to have elderly and disabled people living in these buildings you want to have things as good as you can have them.

SLHA Response:

SLHA strives to provide quality work when upgrading the building systems; however, the elevators are somewhat old and due to the amount of wear and tear they are a constant challenge to maintain in working order. Management companies have maintenance contracts on the elevators and when they go down they promptly contact the elevator companies for repairs.

Comment #5:

West Pine has a problem with the trash chutes on the second floor of the building. I have spoken with the management company and told them that a contractor needs to work on them. The problem is with that the door is too wide and unfortunately it does not work properly.

SLHA Response:

SLHA is pleased that you contacted the management company about the problem so that they can generate a work order to resolve the issue. The work order system is in place at all developments to provide residents a way of getting maintenance work done more efficiently and properly documented.

Comment #6:

I would suggest that something be done with the sprinklers so that they do not flood the apartments. It is good that they work when there is a fire unit, but it seems to be overboard and cause unnecessary flooding in the entire floor.

SLHA Response:

The sprinkler system cannot be programmed to only turn on at the point of fire. We understand your concern; however, safety must prevail to ensure a fire does not spread so the system is set up to spray water to cover the entire floor.

Comment #7:

I would like to suggest, that during relocation, SLHA try to have all the "ducks in a row" before scheduling moves so there are no snafus/snags.

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, residents are normally notified about the situation prior to the move. SLHA will continue to improve coordination efforts to the best of our abilities.

Comment #8:

I would recommend that residents learn about the RUK program run by the Fire Department and The City of St. Louis for residents of the City. The program is a free service for the elderly and disables people. SLHA should stress the importance of the program and promote awareness of the program to the residents.

SLHA Response:

Your comment is duly noted. The program is worthwhile for all residents. One method to promote awareness of the program is by providing information at the resident TAB meetings.

Comment #9:

I would recommend people watching the movie RAY, because you learn about blind people and people with disabilities. People who are blind are not always helpless or need to depend on others as caretakers, or live near families, or have guard dogs, or live a certain way. Some do and some don't. You have some people in your management offices that do not know how to properly treat elderly or disabled people and need to improve on their communication and people skills so that they talk with people as individuals and don't talk down to them or have an attitude of "I'm better than you are". I had a recent incident during recertification were I was asked who was over me instead of who should we contact in case of an emergency. No one is over me, I have a ceiling over me, I am the boss and I pay the bills. The question should have been better worded. The world is changing and SLHA should prepare for these changes.

SLHA Response:

Your comment is duly noted and appreciated. Awareness and understanding is the first step in resolving such social issues. SLHA expects all employees to interact with residents in a civil and courteous manner at all times.

Comment #10:

People say that I bring up the same things year after year; however, my message is that you can have a good housing authority or a better housing authority and that is up to you. There are some good things that have happened, but there is room for improvement and you can do better and defiantly dig deeper.

SLHA Response:

SLHA agrees with your comment and is continually seeking new ways to improve. We are committed to providing excellent services and striving everyday for improvement.

-
- In an e-mail transmission dated May 9, 2008, Mr. Donald K. Ralph, Director of Modernization for the St. Louis Housing Authority provided comments regarding the draft agency plan that need to be revised. These comments follow:

Comments:

1. Reference the Five-Year Plan – Item B Goals, page 2. The date for Kingsbury Terrace and Cochran Plaza closings should be May 5, 2007.
2. Reference the Five-Year Plan – Item B Goals, page 3. The dollar symbol for \$30 million is transposed.
3. Reference the Five-Year Plan – Item B Goals, page 5. Status for FY 2008 and FY 2009. The work item for the Blumeyer Family trash compactor replacement needs to be removed from FY 2009 and added to FY 2008.

SLHA Response:

All of these items have been corrected as suggested.

**St. Louis Housing Authority (SLHA)
Public Hearing Comments and Responses
Admissions and Continued Occupancy Policy (ACOP)
Annual Plan FY 2008**

The St. Louis Housing Authority issued the proposed Admissions and Continued Occupancy Policy (ACOP) for public comments on May 5, 2008 for a 45-day comment period ending at the Public Hearing held June 18, 2008.

No comments were received.

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

I, Don Roe the Acting 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.


6/17/2008
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
BRENDA SIMPSON
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



May 9, 2008

Ms. Jill Claybor, Director
Community Development Agency
1015 Locust Street, Suite 1200
St. Louis, MO 63101

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

Dear Ms. Claybor,

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 May 5, 2008 and will end with the Public Hearing on June 18, 2008.

Simultaneously, SLHA is providing a copy of the draft plan to the Mayor's office and to Mr. Don Roe, 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. To facilitate this, in Mr. Roe's packet, 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 any comments you may have and the certification forms returned back to our office by June 18, 2008.

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.

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

CAL/fb
Enclosures



**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, 2008, 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 2008 - 2012, including Annual Plan for FY 2008

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 14, 2008

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 16, 2008

RE: Resolution No. 2560
Approving and authorizing the submission of the Agency Plan Annual Submission for fiscal year 2008

Board approval is requested to authorize the St. Louis Housing Authority to submit the Agency Plan Annual Submission for fiscal year 2008.

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 2008

WHEREAS, the St. Louis Housing Authority (SLHA) desires to submit the Agency Plan Annual Submission for fiscal year 2008; and

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

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

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

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

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

WHEREAS, SLHA conducted a Public Hearing on June 18, 2008 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 2008 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 26, 2008

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

Signature

Title

Executive Director

Date

X

July 14, 2008

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

mo001j01

Apartment No.	Unit No.	Division	Address	Phone No.	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	4503-4541 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	26
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	4543-4603 McMillan	535-3399	18
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
63106	MO1-58	Cambridge Heights	703 O'Fallon	436-5061	46

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

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

0348-0046

(See reverse for public burden disclosure.)

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

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

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

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

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

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

AGENCY PLAN FY 2008
CAPITAL FUND BUDGETS

Attachment L - mo001l03
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: 3/31/08 **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	1,814,810.00	1,414,709	416,423.54
3	1408 Management Improvements	1,814,810	1,814,810.00	1,814,810	1,185,179.79
4	1410 Administration	907,405	907,405.00	907,405	5,907.37
5	1411 Audit	-	0.00	-	0.00
6	1415 Liquidated Damages	-	0.00	-	0.00
7	1430 Fees and Costs	75,000	890,399.00	890,399	400,474.19
8	1440 Site Acquisition	25,000	0.00	850	850.00
9	1450 Site Improvement	-	0.00	-	0.00
10	1460 Dwelling Structures		2,415,955.00	2,427,567	1,989,518.09
11	1465.1 Dwelling Equipment--Nonexpendable	-	0.00	-	0.00
12	1470 Nondwelling Structures	-	247,207.00	274,734	274,733.65
13	1475 Nondwelling Equipment	902,025	385,840.00	385,840	181,263.36
14	1485 Demolition	1,600,000	588,474.00	944,116	944,117.18
15	1490 Replacement Reserve	-	0.00	-	0.00
16	1492 Moving to Work Demonstration	-	0.00	-	0.00
17	1495.1 Relocation Costs	35,000	9,150.00	13,620	13,620.41
18	1499 Development Activities	-	-	-	0.00
19	1501 Collateralization or Debt Service	1,900,000	-	-	0.00
20	1502 Contingency	-	-	-	0.00
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 9,074,050	\$ 9,074,050	\$ 9,074,050	\$ 5,412,087.58
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	1,539,810	841,028
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	\$ 1,414,709	\$ 416,423.54	Ongoing
	Total Operations				\$ 1,814,810	\$ 1,814,810	\$ 1,414,709	\$ 416,423.54	
Management Improvements 1408									
	Computer Software, Support, Training			1 year	\$ 75,000	\$ 75,000	\$ 75,000	92,010.51	Ongoing
	Planning & Applications			1 year	75,000	75,000	75,000	0.00	No activity begun in this program
	Resident Initiatives Cost			1 year	75,000	75,000	75,000	251,986.73	Ongoing
	Security Costs			1 year	1,539,810	1,539,810	1,539,810	841,027.97	Ongoing
	Training Costs			1 year	50,000	50,000	50,000	154.58	Ongoing
	Total Management Improvements				\$ 1,814,810	\$ 1,814,810	\$ 1,814,810	1,185,179.79	
Administration 1410									
	Salaries & benefits			1 year	\$ 846,405	\$ 846,405	\$ 846,405	-	Ongoing
	Sundry			1 year	20,000	20,000	20,000	5,907.37	Ongoing
	Training			1 year	25,000	25,000	25,000	-	Ongoing
	Travel			1 year	16,000	16,000	16,000	-	Ongoing
	Total Administration				\$ 907,405	\$ 907,405	\$ 907,405	5,907.37	
Fees and Costs 1430									
	Construction administration for modernization at MO1016, MO1-006A, MO1-037 and financial consultant for debt service.			1 Year	\$ 75,000	\$ 622,091	\$ 622,091	\$ 323,132.98	Ongoing - budget revision to be completed
	Dwelling Equipment - Nonexpendable				\$ 75,000	\$ 622,091	\$ 622,091	\$ 323,132.98	
Site Acquisition 1440									
	Appraisals for MO1-016 and MO1-006A			1 Year	\$ 25,000	\$ -	\$ 850.00	\$ 850.00	Complete in this program - budget revision to be completed.
	Total Site Acquisition				\$ 25,000	\$ -	\$ 850.00	\$ 850.00	
Site Improvement 1450									
	Site Improvement				\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	
Dwelling Structures 1460									
	Dwelling Structures				\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Dwelling Structures				\$ -	\$ -	\$ -	\$ -	
Dwelling Equipment - Nonexpendable 1465.1									
	Dwelling Equipment				\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Dwelling Equipment				\$ -	\$ -	\$ -	\$ -	
Nondwelling Structures 1470									
	Nondwelling Structures				\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Nondwelling Structures				\$ -	\$ -	\$ -	\$ -	
Nondwelling Equipment 1475									
	Computer Systems upgrade for entire agency				\$ 902,025	\$ 385,840	\$ 385,840	\$ 181,263.36	Ongoing - budget revision to be completed
	Total Nondwelling Equipment				\$ 902,025	\$ 385,840	\$ 385,840	\$ 181,263.36	
Demolition 1485									
	Demolition				\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	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						
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Relocation Costs				\$ -	\$ -	\$ -	\$ -	
	Development Activities		1499						
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Development Activities				\$ -	\$ -	\$ -	\$ -	
	Collateralization or Debt Service		1501						
	Debt Service for Kingsbury and Cochran Plaza				\$ 1,900,000	\$ -	\$ -	\$ -	Debt Service will not be incurred in this program, budget revision required
	Total Collateralization or Debt Service				\$ 1,900,000	\$ -	\$ -	\$ -	
	Total PHA Wide				\$ 7,439,050	\$ 5,544,956	\$ 5,145,705	\$ 2,112,757	

**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			
MO1-3 Cochran Gardens	Fees and Costs		1430								
					\$-	\$-	\$-	\$-	No activity budgeted in this program		
	Total Costs and Fees				\$	-	\$	-	\$	-	
	Site Acquisition			1440							
						\$-	\$-	\$-	\$-	No activity budgeted in this program	
	Total Site Acquisition					\$	-	\$	-	\$	-
	Site Improvement			1450							
						\$-	\$-	\$-	\$-	No activity budgeted in this program	
	Total Site Improvement					\$	-	\$	-	\$	-
	Dwelling Structures			1460							
						\$	-	\$	-	\$	-
	Total Dwelling Structures					\$	-	\$	-	\$	-
	Dwelling Equipment - Nonexpendable			1465.1							
						\$-	\$-	\$-	\$-	No activity budgeted in this program	
	Total Dwelling Equipment					\$	-	\$	-	\$	-
	Nondwelling Structures			1470							
						\$-	\$-	\$-	\$-	No activity budgeted in this program	
	Total Nondwelling Structures					\$	-	\$	-	\$	-
	Nondwelling Equipment			1475							
						\$-	\$-	\$-	\$-	No activity budgeted in this program	
	Total Nondwelling Equipment					\$	-	\$	-	\$	-
	Demolition			1485							
	Demolition of 2 buildings	J. Thomas & Co. RD06-14A			2 buildings	\$ 900,000	\$ 535,250	\$ 533,732	\$ 533,732.16	Ongoing - budget revision to be completed	
	Demolition of 4 buildings	J. Thomas & Co. RD07-17			4 buildings			\$ 357,160	\$ 357,159.92	Ongoing - budget revision to be completed	
	Total Demolition					\$ 900,000	\$ 535,250	\$ 890,892	\$ 890,892.08		
	Relocation Costs			1495.1							
	Relocation of residents to facilitate modernization.					\$ 35,000	\$ 1,920	\$ 3,320	\$ 3,320	Ongoing - budget revision to be completed	
Total Relocation Costs					\$ 35,000	\$ 1,920	\$ 3,320	\$ 3,320			
Development Activities			1499								
					\$-	\$-	\$-	\$-	No activity budgeted in this program		
Total Development Activities					\$	-	\$	-	\$	-	
Collateralization or Debt Service			1501								
					\$-	\$-	\$-	\$-	No activity budgeted in this program		
Total Collateralization or Debt Service					\$	-	\$	-	\$	-	
Total Cochran Gardens					\$ 935,000	\$ 537,170	\$ 894,212	\$ 894,212			

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		
MO1-3 Cochran Towers	Fees and Costs		1430							
	Total Fees and Costs				\$-	\$-	\$-	\$-	No activity budgeted in this program	
	Site Acquisition		1440							
	Total Site Acquisition				\$-	\$-	\$-	\$-	No activity budgeted in this program	
	Site Improvement		1450							
	Total Site Improvement				\$-	\$-	\$-	\$-	No activity budgeted in this program	
	Dwelling Structures		1460							
	Building Mechanical System Upgrades including underground storage tank decommissioning	Caldwell Mechanical RD07-11		132 units	\$-	\$ 153,639	\$ 163,452	163,451.72	Ongoing - budget revision to be completed	
	Replacement of roof	Geissler Roofing RD07-12				\$ 28,670	\$ 30,469	30,469.10	Ongoing - budget revision to be completed	
	Total Dwelling Structures				\$-	\$ 182,309	\$ 193,921	193,920.82		
	Dwelling Equipment - Nonexpendable		1465.1							
	Total Dwelling Equipment				\$-	\$-	\$-	\$-	No activity budgeted in this program	
	Nondwelling Structures		1470							
	Total Nondwelling Structures				\$-	\$-	\$-	\$-	No activity budgeted in this program	
	Nondwelling Equipment		1475							
	Total Nondwelling Equipment				\$-	\$-	\$-	\$-	No activity budgeted in this program	
	Demolition		1485							
	Total Demolition				\$-	\$-	\$-	\$-	No activity budgeted in this program	
	Relocation Costs		1495.1							
	Total Relocation Costs				\$-	\$-	\$-	\$-	No activity budgeted in this program	
	Development Activities		1499							
	Total Development Activities				\$-	\$-	\$-	\$-	No activity budgeted in this program	
	Collateralization or Debt Service		1501							
	Total Collateralization or Debt Service				\$-	\$-	\$-	\$-	No activity budgeted in this program	
	Total Cochran Towers					\$-	\$ 182,309	\$ 193,921	\$ 193,921	

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		
MO1-6 Vaughn Towers	Fees and Costs		1430							
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program	
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -		
	Site Acquisition		1440							
						\$ -	\$ -	\$ -	No activity budgeted in this program	
	Total Site Acquisition					\$ -	\$ -	\$ -		
	Site Improvement		1450							
						\$ -	\$ -	\$ -	No activity budgeted in this program	
	Total Site Improvement					\$ -	\$ -	\$ -		
	Dwelling Structures		1460							
						\$ -	\$ -	\$ -	No activity budgeted in this program	
	Total Dwelling Structures					\$ -	\$ -	\$ -		
	Dwelling Equipment - Nonexpendable		1465.1							
						\$ -	\$ -	\$ -	No activity budgeted in this program	
	Total Dwelling Equipment					\$ -	\$ -	\$ -		
	Nondwelling Structures		1470							
						\$ -	\$ -	\$ -	No activity budgeted in this program	
	Total Nondwelling Structures					\$ -	\$ -	\$ -		
	Nondwelling Equipment		1475							
						\$ -	\$ -	\$ -	No activity budgeted in this program	
	Total Nondwelling Equipment					\$ -	\$ -	\$ -		
	Demolition		1485							
	Demolition of remaining buildings	Ahrens RD-06-06		112 units		\$ 700,000	\$ 53,224	\$ 53,224	\$ 53,225.10	Completed in this program - funds expended from another program in accordance with fungibility principles
	Total Demolition					\$ 700,000	\$ 53,224	\$ 53,224	\$ 53,225.10	
	Relocation Costs		1495.1							
						\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Relocation Costs					\$ -	\$ -	\$ -	\$ -	
Development Activities		1499								
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program	
Total Development Activities					\$ -	\$ -	\$ -	\$ -		
Collateralization or Debt Service		1501								
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program	
Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -		
Total Vaughn Towers					\$ 700,000	\$ 53,224	\$ 53,224	\$ 53,225.10		

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		
MO1-16 McMillan Manor	Fees and Costs		1430							
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program	
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -		
	Site Acquisition		1440							
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program	
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -		
	Site Improvement		1450							
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program	
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -		
	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	\$ -	\$ 5,000	\$ 5,000		Completed in this program (Retention of \$4,999.13 to date has not been released) - Budget Revision to be completed
	Total Dwelling Structures				\$ -	\$ 5,000	\$ 5,000	\$ -		
	Dwelling Equipment - Nonexpendable		1465.1							
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program	
	Total Dwelling Equipment				\$ -	\$ -	\$ -	\$ -		
	Nondwelling Structures		1470							
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program	
	Total Nondwelling Structures				\$ -	\$ -	\$ -	\$ -		
	Nondwelling Equipment		1475							
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program	
	Total Nondwelling Equipment				\$ -	\$ -	\$ -	\$ -		
	Demolition		1485							
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program	
	Total Demolition				\$ -	\$ -	\$ -	\$ -		
	Relocation Costs		1495.1							
		Relocation of resident for emergency move due to fire in the units.			14 Units	\$ -	\$ -	\$ 550	\$550.00	Complete in this program - budget revision to be completed
					\$ -	\$ -	\$ 550	\$550.00		
Development Activities		1499								
				\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program		
Total Development Activities				\$ -	\$ -	\$ -	\$ -			
Collateralization or Debt Service		1501								
				\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program		
Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -			
Total McMillan Manor				\$ -	\$ 5,000	\$ 5,550	\$ 550.00			

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: MO36P00150105						Federal FY of Grant: 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	
MO1-18 Kingsbury Terrace	Fees and Costs		1430						
	Total Fees and Costs				\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Site Acquisition		1440						
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Site Improvement		1450						
	Total Site Improvement					\$ -	\$ -	\$ -	No activity budgeted in this program
	Dwelling Structures		1460						
	Total Dwelling Structures					\$ -	\$ -	\$ -	No activity budgeted in this program
	Dwelling Equipment - Nonexpendable		1465.1						
	Total Dwelling Equipment					\$ -	\$ -	\$ -	No activity budgeted in this program
	Nondwelling Structures		1470						
	Total Nondwelling Structures					\$ -	\$ -	\$ -	No activity budgeted in this program
	Nondwelling Equipment		1475						
	Total Nondwelling Equipment					\$ -	\$ -	\$ -	No activity budgeted in this program
	Demolition		1485						
	Total Demolition					\$ -	\$ -	\$ -	No activity budgeted in this program
	Relocation Costs		1495.1						
	Relocation of residents to facilitate modernization			147 Units		\$ 5,120	\$ 9,512	\$ 9,512.14	Stipends were charged to this program. Other moving costs and stipends were paid under previous programs - activity ongoing budget revision to be completed.
	Total Relocation Costs					\$ 5,120	\$ 9,512	\$ 9,512.14	
	Development Activities		1499						
	Total Development Activities					\$ -	\$ -	\$ -	No activity budgeted in this program
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service					\$ -	\$ -	\$ -	No activity budgeted in this program
Total Kingsbury Terrace					\$ 5,120.00	\$ 9,512.14	\$ 9,512.14		

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: MO36P00150105		Replacement Housing Factor No:				Federal FY of Grant: 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	
MO1-19 Parkview	Fees and Costs		1430						
	Total Fees and Costs				\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Site Acquisition		1440						
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Site Improvement		1450						
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Dwelling Structures		1460						
	Caulking and sealing all building openings	James G. Staat RD07-13		295 units	\$ -	\$ 82,796	\$ 82,796	\$ 82,795.59	Completed in this program - funds expended from another program in accordance with fungibility principles
	Total Dwelling Structures				\$ -	\$ 82,796	\$ 82,796	\$ 82,795.59	
	Dwelling Equipment - Nonexpendable		1465.1						
	Total Dwelling Equipment				\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Nondwelling Structures		1470						
	Total Nondwelling Structures				\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Nondwelling Equipment		1475						
	Total Nondwelling Equipment				\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Demolition		1485						
	Total Demolition				\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Relocation Costs		1495.1						
	Total Relocation Costs				\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Development Activities		1499						
	Total Development Activities				\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
Total Parkview					\$ -	\$ 82,796	\$ 82,796	\$ 82,795.59	

**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	
MO1-22 Lafayette Elderly	Fees and Costs		1430						
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
						\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Site Acquisition					\$ -	\$ -	\$ -	
	Site Improvement		1450						
						\$ -	\$ -	\$ -	No activity budgeted in this program
	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. RD-06-08		20 units - Post reconfiguration		\$ 729,021	\$ 729,021	\$ 594,471.78	Ongoing - budget revision to be completed
	Total Dwelling Structures					\$ -	\$ 729,021	\$ 729,021	\$ 594,471.78
	Dwelling Equipment - Nonexpendable		1465.1						
						\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Dwelling Equipment					\$ -	\$ -	\$ -	
	Nondwelling Structures		1470						
						\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Nondwelling Structures					\$ -	\$ -	\$ -	
	Nondwelling Equipment		1475						
						\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Nondwelling Equipment					\$ -	\$ -	\$ -	
	Demolition		1485						
						\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Demolition					\$ -	\$ -	\$ -	
	Relocation Costs		1495.1						
	Relocation of residents to facilitate modernization					\$ 1,000	\$ -	\$ -	Stipends were charged to this program. Other moving costs and stipends were paid under previous programs - budget revision to be completed.
	Total Relocation Costs					\$ -	\$ 1,000	\$ -	
Development Activities		1499							
					\$ -	\$ -	\$ -	No activity budgeted in this program	
Total Development Activities					\$ -	\$ -	\$ -		
Collateralization or Debt Service		1501							
					\$ -	\$ -	\$ -	No activity budgeted in this program	
Total Collateralization or Debt Service					\$ -	\$ -	\$ -		
Total Lafayette Elderly					\$ -	\$ 730,021	\$ 729,021	\$ 594,471.78	

**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	
MO1-37 Cochran Plaza	Fees and Costs		1430						
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450						
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	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 RD05-20		54 units - Phase II and III Post reconfiguration		\$ 1,416,829	\$ 1,416,829	\$ 1,118,329.90	Ongoing - budget revision to be completed
	Total Dwelling Structures				\$ -	\$ 1,416,829	\$ 1,416,829	\$ 1,118,329.90	
	Dwelling Equipment - Nonexpendable		1465.1						
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Dwelling Equipment				\$ -	\$ -	\$ -	\$ -	
	Nondwelling Structures		1470						
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Nondwelling Structures				\$ -	\$ -	\$ -	\$ -	
	Nondwelling Equipment		1475						
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Nondwelling Equipment				\$ -	\$ -	\$ -	\$ -	
	Demolition		1485						
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Demolition				\$ -	\$ -	\$ -	\$ -	
	Relocation Costs		1495.1						
	Relocation of residents to facilitate modernization					\$ 1,110	\$ 238	\$ 238.11	Stipends were charged to this program. Other moving costs and stipends were paid under previous programs - budget revision to be completed.
	Total Relocation Costs				\$ -	\$ 1,110	\$ 238	\$ 238.11	
	Development Activities		1499						
				\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program	
Total Development Activities				\$ -	\$ -	\$ -	\$ -		
Collateralization or Debt Service		1501							
				\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program	

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	
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	
	Total Cochran Plaza				\$ -	\$ 1,417,939	\$ 1,417,067	\$ 1,118,568.01	

**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		
MO1-51 McMillan Manor II	Fees and Costs		1430							
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program	
	Total Fees and Costs				\$ -	\$ -	\$ -	\$ -		
	Site Acquisition			1440						
						\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Site Acquisition					\$ -	\$ -	\$ -	\$ -	
	Site Improvement			1450						
						\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Site Improvement					\$ -	\$ -	\$ -	\$ -	
	Dwelling Structures			1460						
						\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Dwelling Structures					\$ -	\$ -	\$ -	\$ -	
	Dwelling Equipment - Nonexpendable			1465.1						
						\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Dwelling Equipment					\$ -	\$ -	\$ -	\$ -	
	Nondwelling Structures			1470						
	Construction of new community building/management office		Morrissey Construction RD06-15A			\$ 247,207	\$ 274,734	\$ 274,733.65		Ongoing - budget revision to be completed
	Total Nondwelling Structures					\$ 247,207	\$ 274,734	\$ 274,733.65		
	Nondwelling Equipment			1475						
						\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Nondwelling Equipment					\$ -	\$ -	\$ -	\$ -	
	Demolition			1485						
						\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Demolition					\$ -	\$ -	\$ -	\$ -	
	Relocation Costs			1495.1						
						\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Relocation Costs					\$ -	\$ -	\$ -	\$ -	
	Development Activities			1499						
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program	
Total Development Activities					\$ -	\$ -	\$ -	\$ -		
Collateralization or Debt Service			1501							
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program	
Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -		
Total McMillan Manor II					\$ -	\$ 247,207	\$ 274,734	\$ 274,733.65		

**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		
MO1-99 Central Office	Fees and Costs		1430							
	SLHA Budgeted costs for appraisals, environmental, options etc...	McCormack Baron and Salazar	1 building		\$ -	\$ 268,308	\$ 268,308	\$ 77,341.21	Ongoing - budget revision to be completed	
	Total Costs and Fees				\$ -	\$ 268,308	\$ 268,308	\$ 77,341.21		
	Site Acquisition		1440							
						\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Site Acquisition					\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450							
						\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Site Improvement					\$ -	\$ -	\$ -	\$ -	
	Dwelling Structures		1460							
						\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Dwelling Structures					\$ -	\$ -	\$ -	\$ -	
	Dwelling Equipment - Nonexpendable		1465.1							
						\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Dwelling Equipment					\$ -	\$ -	\$ -	\$ -	
	Nondwelling Structures		1470							
						\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Nondwelling Structures					\$ -	\$ -	\$ -	\$ -	
	Nondwelling Equipment		1475							
						\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Nondwelling Equipment					\$ -	\$ -	\$ -	\$ -	
	Demolition		1485							
						\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Demolition					\$ -	\$ -	\$ -	\$ -	
	Relocation Costs		1495.1							
						\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program.
	Total Relocation Costs					\$ -	\$ -	\$ -	\$ -	
	Development Activities		1499							
						\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program
	Total Development Activities					\$ -	\$ -	\$ -	\$ -	
Collateralization or Debt Service		1501								
					\$ -	\$ -	\$ -	\$ -	No activity budgeted in this program	
Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -		
Total Central Office					\$ -	\$ 268,308	\$ 268,308	\$ 77,341.21		

**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	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	Aug. 17, 2007			Aug. 17, 2008					
MO1-003 Cochran Gardens	Aug. 17, 2007			Aug. 17, 2008					
MO1-003 Cochran Towers	Aug. 17, 2007			Aug. 17, 2008					
MO1-006 Vaughn Towers	Aug. 17, 2007			Aug. 17, 2008					
MO1-016 McMillan Manor	Aug. 17, 2007			Aug. 17, 2008					
MO1-018 Kingsbury Terrace	Aug. 17, 2007			Aug. 17, 2008					
MO1-019 Parkview Elderly	Aug. 17, 2007			Aug. 17, 2008					
MO1-022 Lafayette Elderly	Aug. 17, 2007			Aug. 17, 2008					
MO1-037 Cochran Plaza	Aug. 17, 2007			Aug. 17, 2008					
MO1-051 McMillan Manor II	Aug. 17, 2007			Aug. 17, 2008					
MO1-099 Central Office	Aug. 17, 2007			Aug. 17, 2008					
Signature of Executive Director			Date (mm/dd/yyyy)		Signature of Public Housing Director			Date (mm/dd/yyyy)	

AGENCY PLAN FY 2008
CAPITAL FUND BUDGETS

Attachment L - mo001I03
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: 3/31/08 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	4,153,044	4,153,044.00
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	\$ 4,153,044	\$ 4,153,044.00
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: St. Louis Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor No: MO36R00150105				Federal FY of Grant: 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.	Development Activities		1499						
	Salaries & Benefits	1 year			\$ 415,304	\$ 415,304	\$ 415,304	\$ 415,304	Complete in this program
	Total Development Activities				\$ 415,304	\$ 415,304	\$ 415,304	\$ 415,304	
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	
	Total PHA Wide				\$ 415,304	\$ 415,304	\$ 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:						Status of Work	
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 Manor 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							
	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 construction of 4 new family developments	Morrissey Construction Co. RD06-15A		18 Units		\$ -	\$ 462,244	\$ 462,244	\$ 462,244.12	Ongoing, funding in multiple programs
	Total Development Activities					\$ -	\$ 462,244	\$ 462,244	\$ 462,244.12	
	Collateralization or Debt Service		1501							
	Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -	
	Total McMillan Manor II					\$ -	\$ 462,244	\$ 462,244	\$ 462,244.12	

**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	
MO1-59 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	\$ 3,275,496	\$ 3,275,496	\$ 3,275,495.88	Ongoing, funding in multiple programs
Total Development Activities					\$ 3,737,740	\$ 3,275,496	\$ 3,275,496	\$ 3,275,495.88	
Collateralization or Debt Service		1501							
				\$ -	\$ -	\$ -	\$ -		
Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -		
Total Renaissance Place & Grand Phase III					\$ 3,737,740	\$ 3,275,496	\$ 3,275,496	\$ 3,275,495.88	

AGENCY PLAN FY 2008
CAPITAL FUND BUDGETS

Attachment L - mo001I03
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: 3/31/08 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	1,551,754	1,445,692.10
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	\$ 1,551,754	\$ 1,445,692.10
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				
			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	\$ 155,169	\$ 155,169	\$ 49,107.10	Ongoing
	Total Development Activities				\$ 155,175	\$ 155,169	\$ 155,169	\$ 49,107.10	
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	
	Total PHA Wide				\$ 155,175	\$ 155,169	\$ 155,169	\$ 49,107.10	

**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					
St. Louis Housing Authority			Capital Fund Program Grant No.			MO36R00150205		
			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
MO1-51 McMillan Manor 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 construction of 4 new family developments	Morrissey Construction Co. RD06-15A		18 Units	\$	-	\$ 101,094	\$ 101,094	\$ 101,093.66
Total Development Activities				\$	-	\$ 101,094	\$ 101,094	\$ 101,093.66
Collateralization or Debt Service		1501						
				\$	-	\$	-	
Total Collateralization or Debt Service				\$	-	\$	-	
Total McMillan Manor II				\$	-	\$ 101,094	\$ 101,094	\$ 101,093.66

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	
MO1-59 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	\$ 1,295,491	\$ 1,295,491	\$ 1,295,491.34	Ongoing, funding in multiple programs
Total Development Activities					\$ 1,396,579	\$ 1,295,491	\$ 1,295,491	\$ 1,295,491.34	
Collateralization or Debt Service		1501							
					\$ -	\$ -	\$ -	\$ -	
Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -	
Total Renaissance Place & Grand Phase III					\$ 1,396,579	\$ 1,295,491	\$ 1,295,491	\$ 1,295,491.34	

AGENCY PLAN FY 2008
CAPITAL FUND BUDGETS

Attachment M - mo001m03
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: 3/31/08 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	\$ 1,711,068	\$ -
3	1408 Management Improvements	1,711,068	1,711,068	1,436,068	-
4	1410 Administration	855,534	855,534	855,534	621.07
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	75,000	268,840	-	-
8	1440 Site Acquisition	25,000	25,000	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	390,000	400,000	-	-
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	450,000	1,449,965	52,046	52,046.10
13	1475 Nondwelling Equipment	450,000	-	-	-
14	1485 Demolition	1,364,097	500,000	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	15,000	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	1,508,575	1,633,867	1,633,867	1,633,866.90
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 8,555,342	\$ 8,555,342	\$ 5,688,583	\$ 1,686,534.07
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	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	\$ 1,711,068	\$ -	Ongoing
	Total Operations				\$ 1,711,068	\$ 1,711,068	\$ 1,711,068	\$ -	
	Management Improvements 1408								
	Computer Software, Support, Training			1 year	\$ 75,000	\$ 75,000	\$ -	\$ -	No activity begun
	Planning & Applications			1 year	75,000	75,000	-	-	No activity begun
	Resident Initiatives Cost			1 year	75,000	75,000	-	-	No activity begun
	Security Costs			1 year	1,436,068	1,436,068	1,436,068	-	Ongoing
	Training Costs			1 year	50,000	50,000	-	-	No activity begun
	Total Management Improvements				\$ 1,711,068	\$ 1,711,068	\$ 1,436,068	\$ -	
	Administration 1410								
	Salaries & benefits			1 year	\$ 794,534	\$ 794,534	\$ 794,534	\$ -	Ongoing
	Sundry			1 year	20,000	20,000	20,000	621.07	Ongoing
	Training			1 year	25,000	25,000	25,000	-	Ongoing
	Travel			1 year	16,000	16,000	16,000	-	Ongoing
	Total Administration				\$ 855,534	\$ 855,534	\$ 855,534	621.07	
	Fees and Costs 1430								
	Construction administration for modernization at MO1006A and financial consultant for debt service.			1 Year	\$ 75,000	\$ 153,798	\$ -	\$ -	No activity begun
	Dwelling Equipment - Nonexpendable				\$ 75,000	\$ 153,798	\$ -	\$ -	
	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								No activity budgeted
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	
	Dwelling Structures 1460								
									No activity budgeted
	Total Dwelling Structures				\$ -	\$ -	\$ -	\$ -	
	Dwelling Equipment - Nonexpendable 1465.1								
									No activity budgeted
Total Dwelling Equipment				\$ -	\$ -	\$ -	\$ -		
Nondwelling Structures 1470									
								No activity budgeted	
Total Nondwelling Structures				\$ -	\$ -	\$ -	\$ -		
Nondwelling Equipment 1475									
Computer Systems upgrade for entire agency				\$ 450,000	\$ -	\$ -	\$ -	No activity budgeted	
Total Nondwelling Equipment				\$ 450,000	\$ -	\$ -	\$ -		
Demolition 1485									
								No activity budgeted	
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						No activity budgeted
	Total Relocation Costs				\$ -	\$ -	\$ -	\$ -	
	Development Activities		1499						No activity budgeted
	Total Development Activities				\$ -	\$ -	\$ -	\$ -	
	Collateralization or Debt Service		1501						
	Debt Service for Kingsbury and Cochran Plaza				\$ 1,508,575	\$ 1,633,867	\$ 1,633,867	\$ 1,633,866.90	Complete in this program
	Total Collateralization or Debt Service				\$ 1,508,575	\$ 1,633,867	\$ 1,633,867	\$ 1,633,866.90	
	Total PHA Wide				\$ 6,336,245	\$ 6,090,335	\$ 5,636,537	\$ 1,634,487.97	

**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	
MO1-3 Cochran Gardens	Fees and Costs		1430						
	Total Fees and Costs				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Site Acquisition		1440						
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Site Improvement		1450						
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Dwelling Structures		1460						
	Total Dwelling Structures				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Dwelling Equipment - Nonexpendable		1465.1						
	Total Dwelling Equipment				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Nondwelling Structures		1470						
	Total Nondwelling Structures				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Nondwelling Equipment		1475						
	Total Nondwelling Equipment				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Demolition		1485						
	Demolition of (4) buildings			121 units	\$ 1,364,097	\$ 500,000	\$ -	\$ -	Activity moved to P501-05 program, budget revision needed
	Total Demolition				\$ 1,364,097	\$ 500,000	\$ -	\$ -	
	Relocation Costs		1495.1						
	Relocation of residents to facilitate demolition.				\$ 15,000	\$ -	\$ -	\$ -	No activity budgeted
	Total Relocation Costs				\$ 15,000	\$ -	\$ -	\$ -	
	Development Activities		1499						
	Total Development Activities				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Total Cochran Gardens				\$ 1,379,097	\$ 500,000	\$ -	\$ -	

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						No activity budgeted
	Total Fees and Costs				\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						No activity budgeted
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450						No activity budgeted
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
	Caulking and sealing all building openings			295 units	\$ 390,000	\$ -	\$ -	\$ -	Activity complete in previous program, budget revision needed
	Total Dwelling Structures				\$ 390,000	\$ -	\$ -	\$ -	
	Dwelling Equipment - Nonexpendable		1465.1						No activity budgeted
	Total Dwelling Equipment				\$ -	\$ -	\$ -	\$ -	
	Nondwelling Structures		1470						No activity budgeted
	Total Nondwelling Structures				\$ -	\$ -	\$ -	\$ -	
	Nondwelling Equipment		1475						No activity budgeted
	Total Nondwelling Equipment				\$ -	\$ -	\$ -	\$ -	
	Demolition		1485						No activity budgeted
	Total Demolition				\$ -	\$ -	\$ -	\$ -	
	Relocation Costs		1495.1						No activity budgeted
	Total Relocation Costs				\$ -	\$ -	\$ -	\$ -	
	Development Activities		1499						No activity budgeted
	Total Development Activities				\$ -	\$ -	\$ -	\$ -	
	Collateralization or Debt Service		1501						No activity budgeted
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	
Total Parkview					\$ 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		
MO1-37 Cochran Plaza	Fees and Costs		1430						No activity budgeted	
	Total Fees and Costs				\$ -	\$ -	\$ -	\$ -		
	Site Acquisition		1440						No activity budgeted	
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -		
	Site Improvement		1450						No activity budgeted	
	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		\$ 400,000	\$ -	\$ -	Ongoing, budget revision to be completed
	Total Dwelling Structures				\$ -	\$ 400,000	\$ -	\$ -		
	Dwelling Equipment - Nonexpendable		1465.1							
	Total Dwelling Equipment				\$ -	\$ -	\$ -	\$ -	No activity budgeted	
	Nondwelling Structures		1470							
	Total Nondwelling Structures				\$ -	\$ -	\$ -	\$ -	No activity budgeted	
	Nondwelling Equipment		1475							
	Total Nondwelling Equipment				\$ -	\$ -	\$ -	\$ -	No activity budgeted	
	Demolition		1485							
	Total Demolition				\$ -	\$ -	\$ -	\$ -	No activity budgeted	
	Relocation Costs		1495.1							
	Total Relocation Costs				\$ -	\$ -	\$ -	\$ -	No activity budgeted	
	Development Activities		1499							
	Total Development Activities				\$ -	\$ -	\$ -	\$ -	No activity budgeted	
	Collateralization or Debt Service		1501							
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	No activity budgeted	

	Total Cochran Plaza		\$	-	\$	400,000	\$	-	\$	-

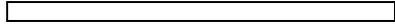
Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

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:						Status of Work	
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	
MO1-51 McMillan Manor II	Fees and Costs		1430						
	Total Fees and Costs				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Site Acquisition		1440						
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Site Improvement		1450						
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Dwelling Structures		1460						
	Total Dwelling Structures				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Dwelling Equipment - Nonexpendable		1465.1						
	Total Dwelling Equipment								No activity budgeted
	Nondwelling Structures		1470						
	Budget for development of site community center and management office facility	Morrissey Construction RD06-15A		18 units	\$ 450,000	\$ 153,677	\$ 52,046	\$ 52,046.10	Ongoing, budget revision to be completed
	Total Nondwelling Structures				\$ 450,000	\$ 153,677	\$ 52,046	\$ 52,046.10	
	Nondwelling Equipment		1475						
	Total Nondwelling Equipment				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Demolition		1485						
	Total Demolition				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Relocation Costs		1495.1						
	Total Relocation Costs				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Development Activities		1499						
	Total Development Activities				\$ -	\$ -	\$ -	\$ -	No activity budgeted
Collateralization or Debt Service		1501							
Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	No activity budgeted	
Total McMillan Manor II				\$ 450,000	\$ 153,677	\$ 52,046	\$ 52,046		

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						
St. Louis Housing Authority			Capital Fund Program Grant No: MO36P00150106						
			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	
MO1-99 Central Office	Fees and Costs		1430						
	SLHA budgeted costs for appraisals, environmental, options etc...				\$ -	\$ 115,042	\$ -	\$ -	
					\$ -	\$ 115,042	\$ -	\$ -	
	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						
	SLHA has budgeted for the construction of new central office building					\$ -	\$ 1,296,288	\$ -	\$ -
	Total Nondwelling Structures				\$ -	\$ 1,296,288	\$ -	\$ -	
	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				\$ -	\$ 1,411,330	\$ -	\$ -
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AGENCY PLAN FY 2008
CAPITAL FUND BUDGETS

Attachment M - mo001m03
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: 3/31/08 **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	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	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	\$ 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:				2006			
		Replacement Housing Factor No:		MO36P00150206					
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				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Management Improvements		1408						
	Total Management Improvements				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Administration		1410						
	Total Administration				\$ 25,276	\$ 25,276	\$ -	\$ -	
	Fees and Costs		1430						
	Total Costs and Fees				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Site Acquisition		1440						
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Site Improvement		1450						
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Dwelling Structures		1460						
	Total Dwelling Structures				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Dwelling Equipment - Nonexpendable		1465.1						
	Total Dwelling Equipment				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Nondwelling Structures		1470						
	Total Nondwelling Structures				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Nondwelling Equipment		1475						
	Total Nondwelling Equipment				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Demolition		1485						
	Total Demolition				\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Relocation Costs		1495.1						
	Total Relocation Costs				\$ -	\$ -	\$ -	\$ -	No activity budgeted

Total Relocation Costs		\$	-	\$	-	\$	-	\$	-
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PHA Wide cont.	Development Activities		1499									
	Salaries & Benefits	1 year			\$	-	\$	-	\$	-	No activity budgeted	
	Total Development Activities				\$	-	\$	-	\$	-		
	Collateralization or Debt Service		1501									
	Total Collateralization or Debt Service				\$	-	\$	-	\$	-	No activity budgeted	
	Total PHA Wide				\$	25,276	\$	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:						2006		
		Replacement Housing Factor No:		MO36P00150206						
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		
MO1-99 Central Office	Fees and Costs		1430							
	Total Fees and Costs				\$ -	\$ -	\$ -	\$ -	No activity budgeted	
	Site Acquisition		1440							
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	No activity budgeted	
	Site Improvement		1450							
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	No activity budgeted	
	Dwelling Structures		1460							
	Total Dwelling Structures				\$ -	\$ -	\$ -	\$ -	No activity budgeted	
	Dwelling Equipment - Nonexpendable		1465.1							
	Total Dwelling Equipment				\$ -	\$ -	\$ -	\$ -	No activity begun	
	Nondwelling Structures		1470							
	New construction of SLHA Central office					\$ 227,483	\$ 227,483	\$ -	\$ -	No activity budgeted
	Total Nondwelling Structures					\$ 227,483	\$ 227,483	\$ -	\$ -	
	Nondwelling Equipment		1475							
	Total Nondwelling Equipment					\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Demolition		1485							
	Total Demolition					\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Relocation Costs		1495.1							
	Total Relocation Costs					\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Development Activities		1499							
	Total Development Activities					\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Collateralization or Debt Service		1501							
	Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -	No activity budgeted
Total Central Office					\$ 227,483	\$ 227,483	\$ -	\$ -		

AGENCY PLAN FY 2008
CAPITAL FUND BUDGETS

Attachment M - mo001m03
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: 3/31/08 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	1,922,129	1,729,988.95
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	\$ 1,922,129	\$ 1,729,988.95
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	\$ 192,213	\$ 72.95	Ongoing
	Total Development Activities				\$ 192,213	\$ 192,213	\$ 192,213	\$ 72.95	
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	
	Total PHA Wide				\$ 192,213	\$ 192,213	\$ 192,213	\$ 72.95	

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		
MO1-51 McMillan Manor 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							
	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 construction of 4 new family developments	Morrissey Construction RD06-15A		18 Units		\$ -	\$ 281,349	\$ 281,349	\$ 281,348.62	Ongoing, funding in multiple programs
	Total Development Activities				\$ -	\$ 281,349	\$ 281,349.00	\$ 281,348.62		
	Collateralization or Debt Service		1501							
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -		
Total McMillan Manor II				\$ -	\$ 281,349	\$ 281,349	\$ 281,348.62			

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	
MO1-59 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	\$ 1,448,567	\$ 1,448,567	\$ 1,448,567.38	Ongoing, funding in multiple programs
Total Development Activities					\$ 1,729,916	\$ 1,448,567	\$ 1,448,567.00	\$ 1,448,567.38	
Collateralization or Debt Service		1501							
					\$ -	\$ -	\$ -	\$ -	
Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -	
Total Renaissance Place & Grand Phase III					\$ 1,729,916	\$ 1,448,567	\$ 1,448,567	\$ 1,448,567.38	

AGENCY PLAN FY 2008
CAPITAL FUND BUDGETS

Attachment M - mo001m03
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: 03/31/08 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	125,853.42
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	\$ 125,853.42
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				
			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	
MO1-59 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	\$ 125,853.42	Ongoing - funding in multiple programs
Total Development Activities					\$ 2,931,941	\$ 2,931,941	\$ 206,590	\$ 125,853.42	
Collateralization or Debt Service		1501							
				\$ -	\$ -	\$ -	\$ -	\$ -	
Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	\$ -	
Total Renaissance Place & Grand Phase III					\$ 2,931,941	\$ 2,931,941	\$ 206,590	\$ 125,853.42	

AGENCY PLAN FY 2008
CAPITAL FUND BUDGETS

Attachment M - mo001m03
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	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	56,787	56,787	56,787	51,180.00
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 56,787	\$ 56,787	\$ 56,787	\$ 51,180.00
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		\$ -	\$ -	\$ -	\$ -	
	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		\$	-	\$	-	\$	-	\$	-
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PHA Wide cont.	Development Activities		1499						
	Salaries & Benefits	1 year			\$ 5,679	\$ 5,679	\$ 5,679	\$ 72.00	Ongoing
	Total Development Activities					\$ 5,679	\$ 5,679	\$ 5,679	\$ 72.00
	Collateralization or Debt Service		1501						
					\$ -	\$ -	\$ -	\$ -	
	Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -
	Total PHA Wide					\$ 5,679	\$ 5,679	\$ 5,679	\$ 72.00

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:						2006	
			Replacement Housing Factor No:		MO36R00150306				Status of Work	
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		
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							
	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 construction of 4 new family developments		Morrissey Construction RD06-15A		18 Units	\$ 51,108	\$ 19,988	\$ 19,988	\$ 19,988.25	Ongoing, funding in multiple programs
	Total Development Activities					\$ 51,108	\$ 19,988	\$ 19,988	\$ 19,988.25	
	Collateralization or Debt Service		1501							
	Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -	

	Total McMillan II - Phase III		\$ 51,108	\$ 19,988	\$ 19,988	\$ 19,988.25	
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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					
St. Louis Housing Authority			Capital Fund Program Grant No. MO36R00150306					
			Replacement Housing Factor No: MO36R00150306					
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
MO1-59 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	\$ -	\$ 31,120	\$ 31,120	\$ 31,119.75
Total Development Activities					\$ -	\$ 31,120	\$ 31,120.00	\$ 31,119.75
Collateralization or Debt Service		1501						
					\$ -	\$ -	\$ -	
Total Collateralization or Debt Service					\$ -	\$ -	\$ -	
Total Renaissance Place & Grand Phase III					\$ -	\$ 31,120	\$ 31,120	\$ 31,119.75



AGENCY PLAN FY 2008
CAPITAL FUND BUDGETS

Attachment M - mo001m03
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	-	-	-	-
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	96,246	96,246	96,246	86,603.00
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 96,246	\$ 96,246	\$ 96,246	\$ 86,603.00
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:				2006			
		Replacement Housing Factor No:		MO36R00150406					
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		\$	-	\$	-	\$	-	\$	-
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PHA Wide cont.	Development Activities		1499						
	Salaries & Benefits	1 year			\$ 9,643	\$ 9,643	\$ 9,643	\$ -	No activity begun
	Total Development Activities				\$ 9,643	\$ 9,643	\$ 9,643	\$ -	
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	
	Total PHA Wide				\$ 9,643	\$ 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:					2006		
			Replacement Housing Factor No:		MO36R00150406					
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							
	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					\$ 86,603	\$ -	\$ -	\$ -	No activity in this program, budget revision needed
	Total Development Activities					\$ 86,603	\$ -	\$ -	\$ -	
	Collateralization or Debt Service		1501							
	Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -	
Total McMillan II - Phase III					\$ 86,603	\$ -	\$ -	\$ -		

**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					
St. Louis Housing Authority			Capital Fund Program Grant No. MO36R00150406					
			Replacement Housing Factor No: MO36R00150406					
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
MO1-59 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	\$ -	\$ 86,603	\$ 86,603	\$ 86,603.00
Total Development Activities					\$ -	\$ 86,603	\$ 86,603.00	\$ 86,603.00
Collateralization or Debt Service		1501						
					\$ -	\$ -	\$ -	
Total Collateralization or Debt Service					\$ -	\$ -	\$ -	
Total Renaissance Place & Grand Phase III					\$ -	\$ 86,603	\$ 86,603	\$ 86,603.00



AGENCY PLAN FY 2008
CAPITAL FUND BUDGETS

Attachment N - mo001n03
Capital Fund Program
Form HUD-52837

Performance and Evaluation Report
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: 3/31/08 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	\$ 1,947,743	\$ -	\$ -	\$ -
3	1408 Management Improvements	1,947,743	-	-	-
4	1410 Administration	973,872	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	50,000	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	1,246,288	-	-	-
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	1,939,202	-	-	-
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	1,633,867	-	1,633,867	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 9,738,715	\$ -	\$ 1,633,867	\$ -
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	1,672,743	-	-	-
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:			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	
PHA Wide	Operations		1406						
		Operations			\$ 1,947,743	\$ -	\$ -	\$ -	No activity begun
		Total Operations			\$ 1,947,743	\$ -	\$ -	\$ -	
	Management Improvements		1408						
		Computer Software, Support, Training		1 year	\$ 75,000	\$ -	\$ -	\$ -	No activity begun
		Planning & Applications		1 year	75,000	-	-	-	No activity begun
		Resident Initiatives Cost		1 year	75,000	-	-	-	No activity begun
		Security Costs		1 year	1,672,743	-	-	-	No activity begun
		Training Costs		1 year	50,000	-	-	-	No activity begun
		Total Management Improvements			\$ 1,947,743	\$ -	\$ -	\$ -	
	Administration		1410						
		Salaries & benefits		1 year	\$ 912,872	\$ -	\$ -	\$ -	No activity begun
		Sundry		1 year	20,000	-	-	-	No activity begun
		Training		1 year	25,000	-	-	-	No activity begun
		Travel		1 year	16,000	-	-	-	No activity begun
		Total Administration			\$ 973,872	\$ -	\$ -	\$ -	
	Fees and Costs		1430						
		Dwelling Equipment - Nonexpendable			\$ -	\$ -	\$ -	\$ -	No activity budgeted
		Total Fees and Costs			\$ -	\$ -	\$ -	\$ -	
	Site Acquisition		1440						
		Site Acquisition			\$ -	\$ -	\$ -	\$ -	No activity budgeted
		Total Site Acquisition			\$ -	\$ -	\$ -	\$ -	
	Site Improvement		1450						
		Site Improvement			\$ -	\$ -	\$ -	\$ -	No activity budgeted
		Total Site Improvement			\$ -	\$ -	\$ -	\$ -	
	Dwelling Structures		1460						
		Dwelling Structures			\$ -	\$ -	\$ -	\$ -	No activity budgeted
		Total Dwelling Structures			\$ -	\$ -	\$ -	\$ -	
	Dwelling Equipment - Nonexpendable		1465.1						
		Dwelling Equipment			\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Total Dwelling Equipment			\$ -	\$ -	\$ -	\$ -		
Nondwelling Structures		1470							
	Nondwelling Structures			\$ -	\$ -	\$ -	\$ -	No activity budgeted	
	Total Nondwelling Structures			\$ -	\$ -	\$ -	\$ -		
Nondwelling Equipment		1475							
	Nondwelling Equipment			\$ -	\$ -	\$ -	\$ -	No activity budgeted	
	Total Nondwelling Equipment			\$ -	\$ -	\$ -	\$ -		
Demolition		1485							
	Demolition			\$ -	\$ -	\$ -	\$ -	No activity budgeted	

Total Demolition		\$ -	\$ -	\$ -	\$ -	
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PHA Wide
cont.

Relocation Costs		1495.1										
				\$	-	\$	-	\$	-	\$	-	No activity budgeted
Total Relocation Costs				\$	-	\$	-	\$	-	\$	-	
Development Activities		1499										
				\$	-	\$	-	\$	-	\$	-	No activity budgeted
Total Development Activities				\$	-	\$	-	\$	-	\$	-	
Collateralization or Debt Service		1501										
	Debt Service for Kingsbury and Cochran Plaza			\$	1,633,867	\$	-	\$	1,633,867	\$	-	No activity budgeted
Total Collateralization or Debt Service				\$	1,633,867	\$	-	\$	1,633,867	\$	-	
Total PHA Wide				\$	6,503,225	\$	-	\$	1,633,867	\$	-	

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: MO36P00150107		Federal FY of Grant: 2007						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Contactor and Contract No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Funds Obligated	Funds Expended		
MO1-9 Blumeyer Family	Fees and Costs		1430							
	A & E Fees for the replacemnt of Plumbing Stacks				\$ 50,000	\$ -	\$ -	\$ -	No activity begun	
	Total Costs and Fees				\$ 50,000	\$ -	\$ -	\$ -		
	Site Acquisition		1440							
	Total Site Acquisition				\$ -	\$ -	\$ -	\$ -	No activity budgeted	
	Site Improvement		1450							
	Total Site Improvement				\$ -	\$ -	\$ -	\$ -	No activity budgeted	
	Dwelling Structures		1460							
	SLHA has budgeted for the replacement of plumbng stack				143 units	\$ 1,246,288	\$ -	\$ -	\$ -	No activity begun
	Total Dwelling Structures					\$ 1,246,288	\$ -	\$ -	\$ -	
	Dwelling Equipment - Nonexpendable		1465.1							
	Total Dwelling Equipment					\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Nondwelling Structures		1470							
	Total Nondwelling Structures					\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Nondwelling Equipment		1475							
	Total Nondwelling Structures					\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Demolition		1485							
	Total Demolition					\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Relocation Costs		1495.1							
	Total Relocation Costs					\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Development Activities		1499							
	Total Development Activities					\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Collateralization or Debt Service		1501							
	Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -	No activity budgeted
	Total Blumeyer Family					\$ 1,296,288	\$ -	\$ -	\$ -	

**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						
St. Louis Housing Authority		Capital Fund Program Grant No:		MO36P00150107				
		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
MO1-99 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				\$ 1,939,202	\$ -	\$ -	\$ -
	Total Nondwelling Structures				\$ 1,939,202	\$ -	\$ -	\$ -
	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				\$ 1,939,202	\$ -	\$ -	\$ -

AGENCY PLAN FY 2008
CAPITAL FUND BUDGETS

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

Performance and Evaluation Report
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: 3/31/08 **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	-	-	-	-
19	1501 Collateralization or Debt Service	2,159,143	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 2,159,143	\$ -	\$ -	\$ -
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			
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				\$ -	\$ -	\$ -	\$ -	
	Management Improvements		1408						
	Computer Software, Support, Training				\$ -	\$ -	\$ -	\$ -	
	Planning & Applications				-	-	-	-	
	Resident Initiatives Cost				-	-	-	-	
	Security Costs				-	-	-	-	
	Training Costs				-	-	-	-	
	Total Management Improvements				\$ -	\$ -	\$ -	\$ -	
	Administration		1410						
	Salaries & benefits				\$ -	\$ -	\$ -	\$ -	
	Sundry				-	-	-	-	
	Training				-	-	-	-	
	Travel				-	-	-	-	
	Total Administration				\$ -	\$ -	\$ -	\$ -	
	Fees and Costs		1430						
	Construction administration for modernization at MO1006A and financial consultant for debt service.						\$ -	\$ -	
	Dwelling Equipment - Nonexpendable				\$ -		\$ -	\$ -	
	Site Acquisition		1440						
	Potential appraisals for Central Office and other new developments						\$ -	\$ -	
	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		\$	-	\$	-	\$	-	\$	-
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PHA Wide
cont.

Relocation Costs		1495.1			\$ -	\$ -	\$ -	\$ -	
Total Relocation Costs					\$ -	\$ -	\$ -	\$ -	
Development Activities		1499							
Salaries & benefits					\$ 215,914	\$ -	\$ -	\$ -	No activity begun
Total Development Activities					\$ 215,914	\$ -	\$ -	\$ -	
Collateralization or Debt Service		1501					\$ -	\$ -	
Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -	
Total PHA Wide					\$ 215,914	\$ -	\$ -	\$ -	

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 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						
	New development - Elderly Replacement II				\$ 1,943,229	\$-	\$-	\$-	No activity begun
	Total Development Activities				\$ 1,943,229	\$ -	\$ -	\$ -	
	Collateralization or Debt Service		1501						
	Total Collateralization or Debt Service				\$ -	\$ -	\$ -	\$ -	
Total New Development				\$ 1,943,229	\$ -	\$ -	\$ -		

AGENCY PLAN FY 2008
CAPITAL FUND BUDGETS

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

Performance and Evaluation Report
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: 3/31/08 **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	2,916,406	-	-	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 2,916,406	\$ -	\$ -	\$ -
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		Status of Work	
					Original	Revised	Funds Obligated	Funds Expended		
PHA Wide	Operations		1406							
	Operations						\$ -	\$ -		
	Total Operations						\$ -	\$ -		
	Management Improvements		1408							
	Computer Software, Support, Training							\$ -	\$ -	
	Planning & Applications							-	-	
	Resident Initiatives Cost							-	-	
	Security Costs							-	-	
	Training Costs							-	-	
	Total Management Improvements							\$ -	\$ -	
	Administration		1410							
	Salaries & benefits							\$ -	\$ -	
	Sundry							-	-	
	Training							-	-	
	Travel							-	-	
	Total Administration							\$ -	\$ -	
	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							\$ -	\$ -		

PHA Wide
cont.

Relocation Costs		1495.1							
				\$	-	\$	-	\$	-
Total Relocation Costs				\$	-	\$	-	\$	-
Development Activities		1499							
	Salaries & benefits			\$	291,640	\$	-	\$	-
Total Development Activities				\$	291,640	\$	-	\$	-
No activity begun									
Collateralization or Debt Service		1501							
						\$	-	\$	-
Total Collateralization or Debt Service				\$	-	\$	-	\$	-
Total PHA Wide				\$	291,640	\$	-	\$	-

**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					
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							
	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							
	New development - Elderly Replacement II					\$ 2,624,766	\$ -	\$ -	\$ -	No activity begun
	Total Development Activities					\$ 2,624,766	\$ -	\$ -	\$ -	
	Collateralization or Debt Service		1501							
	Total Collateralization or Debt Service					\$ -	\$ -	\$ -	\$ -	
Total New Development					\$ 2,624,766	\$ -	\$ -	\$ -		

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 Develoments 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%

* Families with children are not eligible at Elderly/Mixed Population Developments.

** 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 Develoments 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 Develoments 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 Develoments Only.