

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2009

PHA Name: Housing Authority of St. Louis County

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Housing Authority of St. Louis County

PHA Number: MO36-004

PHA Fiscal Year Beginning: January 1, 2009

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units:
 Number of S8 units:
 Number of public housing units:
 Number of S8 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 and attachments (if any) 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

Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

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:

The Housing Authority of St. Louis County:

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
 - Objectives:
 - Apply for additional rental vouchers: when available
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) 91
 - Improve voucher management: (SEMAP score) 103
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

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

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

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

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

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

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

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

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan

PHA Fiscal Year 2009

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2009 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other - VAWA Policy

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

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

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, *Disclosure of Lobbying Activities.*

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

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

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

Housing Needs of Families on the PHA’s Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4432		1500
Extremely low income <=30% AMI	3950	95%	
Very low income (>30% but <=50% AMI)	219	5%	
Low income (>50% but <80% AMI)	5	0%	
Families with children	3757	93%	
Elderly families	15	0%	
Families with Disabilities	281	7%	
Race/ethnicity AA	3907	93%	
Race/ethnicity W	249	6%	
Race/ethnicity A/PI	7	0%	
Race/ethnicity Other	12	1%	
Characteristics by Bedroom Size (Public Housing Only)			
0 & 1 BR	1329	32%	
2 BR	1745	42%	
3 BR	882	21%	
4 BR	194	5%	
5 BR	20	0%	
5+ BR	5	0%	

Housing Needs of Families on the PHA's Waiting Lists	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)? 50	
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	

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	7520		
Extremely low income <=30% AMI	4182	97%	
Very low income (>30% but <=50% AMI)	115	3%	
Low income (>50% but <80% AMI)	7	0%	
Families with children	2012	45%	
Elderly families	51	1%	
Families with Disabilities	65	1%	
Race/ethnicity AA	4228	96%	
Race/ethnicity W	197	4%	
Race/ethnicity A/PI	1	0%	
Race/ethnicity other	6	0%	
Characteristics by Bedroom Size (Public Housing Only)			
0 & 1BR	4671	62%	
2 BR	1043	14%	
3 BR	924	12%	
4 BR+	882	12%	
5 BR	0	0%	
5+ BR	0	0%	

Housing Needs of Families on the PHA's Waiting Lists

Is the waiting list closed (select one)? No Yes

If 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

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **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 903.12 (b), 903.7 (c)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 20__ grants)		
a) Public Housing Operating Fund	1,350,000	
b) Public Housing Capital Fund	850,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	41,900,000	
f) Resident Opportunity and Self-Sufficiency Grants	350,000	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
YouthBuild	1,300,000	
Americorp Re-entry Grant	100,000	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	780,000	
4. Other income (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Fraud Recovery	50,000	
Laundry/Misc.	5,000	
Interest	200,000	
4. Non-federal sources (list below)		
Total resources	46,885,000	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

(1) Eligibility

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

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

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

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

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

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

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

(2)Waiting List Organization

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

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

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

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

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
 - Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
 - Emergencies
 - Over-housed
 - Under-housed

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

3 Date and Time

Former Federal preferences:

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

Homelessness
High rent burden

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or

below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Springwood	96	Median at or below 85% of AMI	Screen waitlist for over 85% AMI
Tiffany Tyrell	61	Median at or below 85% of AMI	Screen waitlist for over 85% AMI
Arbor	70	Median at or below 85% of AMI	Screen waitlist for over 85% AMI

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):
- Other (list below)

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

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

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

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

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

(2) Waiting List Organization

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

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

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

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

(3) Search Time

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

If yes, state circumstances below:

In unusual cases, a voucher will be extended beyond two months. This may happen when the client is seeking a special unit to accommodate a disability, when the Authority has erred in some significant way to the detriment of the client, or when very unique circumstances exist-such as severe illness- which would preclude a client from finding a unit in two months. But two months is the standard term of the great majority of vouchers HASLC issues.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

Witness Protection

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

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

Approved referrals from any homeless programs with which the Housing Authority of St. Louis County has a cooperation agreement to the extent that the number of such referrals do not exceed the number of specially earmarked vouchers or units designated for such referrals.

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

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in 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 Witness Protection

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

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

1 Approved referrals from any homeless programs with which the Housing Authority of St. Louis County has a cooperation agreement to the extent that the number of such referrals do not exceed the number of specially earmarked vouchers or units designated for such referrals

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA

contained? (select all that apply)

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

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

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

4. PHA Rent Determination Policies

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

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one of the following two)

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

b. Minimum Rent

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

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

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

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

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or

percentage less than 30% of adjusted income?

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

Market comparability study

Fair market rents (FMR)

95th percentile rents

- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

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

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

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

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Capital Improvement Needs

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

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.)

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

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:
Development (project) number:
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
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the

Plan year? If yes, list development name/s below:

d. Yes No: 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:

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

6. Demolition and Disposition

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

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

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

b. Projected end date of activity:

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(2) Program Description

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 10

b. PHA established eligibility criteria

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

The Authority will consider applicant credit history, income and standing with the Authority in evaluating otherwise eligible participants. Participation in the Authority’s Family Self Sufficiency Program may also be considered as a criteria.

- c. What actions will the PHA undertake to implement the program this year (list)?

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below). ClearPoint Counseling, Better Family Life, Beyond Housing\NHS
- d. Demonstrating that it has other relevant experience. Successful administration of previous

homeownership programs, licensed brokers and agents on staff

8. Civil Rights Certifications

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

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

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

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

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2005 - 2009.)

The Housing Authority of St. Louis County continues to provide affordable housing resources and related services. For over fifty years, our mission has remained constant; to assist low and moderate-income families and individuals in obtaining safe, affordable housing and, ultimately, helps these families become self-sufficient. Throughout the life of the Authority, St. Louis County has continued to change and grow. As the County has evolved and grown so too has its population and housing stock. With more than a million residents today, the need for affordable housing for low and moderate-income people is greater than ever as federal support has stagnated or been reduced. With an aging housing stock in some parts of the County, new development in others, a volatile housing market, and shifting resources our means are ever changing but our mission remains the same. In recent years the Authority has sought alternative means to development affordable housing and expand opportunities for low and moderate income families in St. Louis County. Over the past 12 years the Housing Authority of St. Louis County has developed more 1000 affordable units for area families.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

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

b. Significant Amendment or Modification to the Annual Plan

A change in the operation of the Authority that will significantly affect at least 20% of the Authority’s clients.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

A resident of Villa Lago Seniors asked if she could keep a weapon in apartment for the purpose of personal security.

The Authority stated that its policy generally prohibits firearms on its property.

A resident of Fee Fee Seniors asked about maintenance of gutters.

The Authority indicated that it was installing gutter guards.

A resident at Fee Fee asked about a hole across the fence at the Arbor Hill development.

The Authority indicated it would look at the site and fill or grade any holes found.

A resident at Olivette asked about replacing broken/old playground equipment on the Authority owned playground.

The Authority will evaluate the equipment and repair or replace as necessary.

A resident at Villa Lago asked about extermination.

The Authority stated that it routinely exterminates each unit once a month and, if necessary, on demand.

A resident at Villa Lago stated the drain in the laundry in court 3 has been backing up for some time.

The Authority will evaluate the problem and make the necessary repairs.

A resident at Villa Lago asked if the Authority could install ceiling fans.

The Authority amended its capital plan to include the installation of ceiling fans at Villa Lago. The Authority will investigate the feasibility of installing ceiling fans in other developments.

A resident asked why, having been a resident in the same unit for nearly 30 years, it was still necessary to come in for recertification every year.

The Authority stated that it was a HUD requirement.

A resident asked about providing on site security.

The Authority indicated that it did provide limited patrols from time to time and that with the termination of the Drug Elimination Grant there was no supplemental funding for security.

A resident asked that the Authority adjust the sensors on certain dusk to dawn lights, making them less sensitive to ambient or traffic light.

The Authority indicated it would do so.

A resident expressed her gratitude for the work and attention provided by the Authority.

b. 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:

Modified capital plan

Other: (list below)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Vandessa Lee

Method of Selection:

Appointment

**The term of appointment is (include the date term expires):
2 – 4 years, expires October, 2008**

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

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

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

one of its clients. Presently that commissioner is Ms. Vandessa Lee.

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)

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)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: St. Louis County

a. 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 on its waiting list 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)

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

(4) Violence Against Women Act (VAWA)

1. As evidenced in its Administrative Plan, the Housing Authority of St. Louis County complies with the Violence Against Women Act as it may apply to its voucher program. More fully;

Section XV – The Violence Against Women Act (VAWA)

The Violence Against Women Act protects qualified tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being denied admission and from being evicted or terminated from housing assistance based solely on acts of such violence against them.

Admission

A PHA, owner or landlord may not deny admissions to an applicant (male or female) who has been a victim or domestic violence, dating violence, or stalking, if the applicant otherwise qualifies for assistance or admission.

If the perpetrator is a member of the victim's household, the PHA will have the authority to require the individual to leave the household and still provide assistance to the remaining members of the household.

Termination

A PHA and owners are prohibited by VAWA from considering actual or threatened domestic violence, dating violence, or stalking as a cause for terminating the tenancy, occupancy, or program assistance of the victim. Specifically, this means that the PHA and owners may not construe such violence or stalking as a serious or repeated violation of the lease by the victim, as other good cause for terminating the tenancy or occupancy rights of the victim, or as criminal activity justifying the termination of the tenancy, occupancy rights, or program assistance of the victim.

If the perpetrator is a member of the victim's household, the PHA still has the authority to require the individual to leave the household as a condition of providing continued assistance to the remaining members of the family.

If a tenant is in good standing with the landlord and the PHA and the tenant/victim must relocate to protect the health and safety of the victim of domestic violence, dating violence or stalking they may move to another location even though they are breaking the lease when doing so. The victim must have a reasonable belief and proof that he or she is imminently threatened by harm from further violence if he or she remains in the present unit.

Certification of Abuse and Confidentiality

A PHA, owner, or manager may request an individual to certify that the individual is a victim of abuse and that the incidences of abuse are bona fide. The certification must be in a form acceptable to the PHA, must include the name of the perpetrator and any other statutorily required information, and the victim must provide the certification within 14 business days after the individual receives a request for such certification from the PHA, owner or manager.

Without the certification, a PHA, owner, or manager may deny or terminate assistance. All information provided to a PHA, owner or manager is confidential. Notice of these rights must be given to tenants. The victim may self-certify and the certification requirement may also be satisfied with documentation signed by an employee, agent or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence, or stalking or the effects of the abuse in which the professional attests under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse, and the victim of domestic violence, dating violence, or stalking has signed or attested to the documentation. The statute also allows for the certification requirement to be satisfied by producing a federal, state, tribal, territorial or local police or court record.

Notification

The PHA must provide notice to tenants assisted under section 8 of the United States Housing Act of 1937 of their rights, and notice to owners and managers of their rights and obligations, under section 8 as amended by VAWA.

2. As evidenced in its Admissions and Continued Occupancy Plan (ACOP), the Housing Authority of St. Louis County complies with the Violence Against Women Act as it may apply to its Public and Assisted Housing. More fully;

Section XV – The Violence Against Women Act (VAWA)

Pursuant to the Violence Against Women Act (VAWA), the Housing Authority of St. Louis County (HASLC) has implemented the following policies. The purpose of these policies, consistent with the intent of VAWA, is to protect certain victims of criminal domestic violence, dating violence, sexual assault, or stalking – as well as members of the victims' immediate families – from being denied occupancy, or losing their tenancy as a result of the abuse of which they were the victim.

1. HASLC shall not deny admission to, or continued occupancy of, the LIPH program to any applicant/tenant on the basis that the applicant/tenant is or has been a victim of domestic violence, dating violence, or stalking, if the applicant otherwise qualifies for admission, or continued occupancy.
2. An incident or incidents of actual or threatened domestic violence, dating violence, sexual assault, or stalking, that meet the requirements set forth in VAWA, will not be construed to be a serious or repeated violation(s) of the lease by the victim or threatened victim of that violence, and will not be good cause for terminating the tenancy or occupancy rights of the victim of such violence.
3. If a tenant or immediate member of the tenant's family is a victim of domestic violence, dating violence, sexual assault, or stalking, perpetrated by a member of a tenant's household, guest(s), or other person(s) under the tenant's control, the aforementioned criminal activity shall not be cause for termination of tenancy or occupancy rights of the victim. However, HASLC may bifurcate the lease in order to evict, remove, or terminate tenancy to any tenant(s) or lawful occupant(s), who engage(s) in (a) criminal act(s) of violence against family members or others. If the leaseholder (head-of-household) refuses to cooperate with the Authority in removing an occupant from the household who is the perpetrator of acts of domestic violence, dating violence, sexual assault, or stalking, HASLC will terminate tenancy for the entire household.
4. HASLC will honor court orders addressing rights of access to or control of the property, distribution or possession of property among household members, and civil protection orders issued to protect the victim in cases where the family breaks up.
5. HASLC may evict a tenant for any violation of the lease not premised on an act or acts of violence against a tenant or a member of the tenant's household. The standards utilized by the Authority in deciding whether to terminate a tenancy will not subject an individual who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking to a more demanding standard than other tenants.

6. HASLC may terminate the occupancy of any tenant or lawful occupant, if the tenant demonstrates an actual or imminent threat to other tenant(s) or employee(s).
7. HASLC will request an individual to certify/document, in a form acceptable to the Authority, that the individual is a victim of domestic violence, dating violence, sexual assault, or stalking and that the incident(s) in question are genuine incidents of actual or threatened abuse. The certification shall include the name of the perpetrator. The tenant shall provide the documentation/certification to the Authority within 14 business days of the request for certification/documentation.
8. Failure to provide requested certification in writing, within 14 business days of HASLC's request, may result in the Authority going forward with an eviction or termination of tenancy for any tenant or lawful occupant that commits violations of the lease. The 14 business day period may be extended at the discretion of the Authority. Inability to provide certification requirements will be reviewed on a case-by-case basis.
9. An individual may satisfy the certification/documentation requirement by:
 - a. providing HASLC with certification/documentation, in a form acceptable to the Authority, signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse, in which the professional attests under penalty of perjury to the professional's belief that the incident(s) in question are actual incidents of abuse and the victim of domestic violence, dating violence, sexual assault, or stalking has signed or attested to the documentation, or
 - b. producing a Federal, State, police, or court record.
10. All information provided to HASLC pursuant to the certification/documentation, including the fact that an individual is a victim of domestic violence, dating violence, sexual assault, or stalking, shall be retained in confidence by the Authority and shall neither be entered into a shared data base nor provided to any related entity, except to the extent that disclosure is:
 - a. requested or consented to, in writing, by the individual,
 - b. required for use in an eviction proceeding of an abuser, perpetrator, or stalker, or
 - c. is otherwise required by applicable law.

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units

- Access to neighborhoods outside of high poverty areas
 Other (describe below:)

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	and the PHA's response to any findings.	
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

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

PHA Name: Housing Authority of St. Louis County MO-004	Grant Type and Number Capital Fund Program Grant No: MO36P00450109 Replacement Housing Factor Grant No:	Federal FY of Grant: 2009
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$164,992			
3	1408 Management Improvements				
4	1410 Administration	\$82,496			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$20,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$75,500			
10	1460 Dwelling Structures	\$446,973			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$35,000			
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)	\$824,961			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$25,000			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$74,973			
26	Amount of line 21 Related to Energy Conservation Measures	\$141,000			

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

PHA Name: Housing Authority of St. Louis County MO-004		Grant Type and Number Capital Fund Program Grant No:MO36P00450109 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Salaries for Program Administration	1410	N/A	\$82,496				
HA Wide	Planning, A&E, and Inspection	1430	N/A	\$20,000				
HA Wide	Operations	1406	N/A	\$164,992				
MO4-05 Fee Fee	Replace HVAC	1460	10 units	\$30,000				
	Replace Carpeting	1460	4 units	\$10,000				
	Paint Units	1460	15 units	\$25,000				
MO4-08 Arbor Hill	Install Exterior Lighting	1450	4 lights	\$5,000				
	Replace Concrete	1450	800 sq ft	\$5,000				
	Restore Landscaping	1450	100 plants	\$8,000				
	Replace HVAC	1460	17 units	\$51,000				
	Clean & Repair Exteriors	1460	11 bldgs	\$25,000				
MO4-09 Villa Lago	Seal & Stripe Parking Lot	1450	550sqyd	\$2,000				
	Mudjack Floor	1460	1 unit	\$3,000				
	Replace HVAC	1460	10 units	\$30,000				
MO4-10 Elmwood Homes	Replace Kitchen Cabinets	1460	4 units	12,000				

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

PHA Name: Housing Authority of St. Louis County		Grant Type and Number Capital Fund Program No: MO36P00450109 Replacement Housing Factor No:					Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
MO4-05 Fee Fee	06-12-11			06-12-13				
MO4-08 Arbor Hill	06-12-11			06-12-13				
MO4-09 Villa Lago	06-12-11			06-12-13				
MO4-10 Elmwood Home	06-12-11			06-12-13				
MO4-11 Tiffany/Tyrell	06-12-11			06-12-13				
MO4-12 Meacham Homes	06-12-11			06-12-13				
MO4-13 Elmwood Homes	06-12-11			06-12-13				
MO4-14 Springwood	06-12-11			06-12-13				
MO4-16 Highview	06-12-11			06-12-13				
MO4-17 Scattered Sites	06-12-11			06-12-13				
MO4-19 HASLC Homes	06-12-11			06-12-13				

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Housing Authority of St. Louis County				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: MO36P00450110 PHA FY: 2010	Work Statement for Year 3 FFY Grant: 36P00450111 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 36P00450112 PHA FY: 2012	Work Statement for Year 5 FFY Grant: 36P00450113 PHA FY: 2013
	Annual Statement				
HA Wide		\$102,496	\$102,496	\$102,496	\$102,496
HA Wide		\$164,992	\$164,992	\$164,992	\$164,992
MO4-05 Fee Fee		\$30,000	\$55,000	\$52,000	\$65,000
MO4-08 Arbor Hill		\$65,000	\$70,000	\$70,000	\$135,000
MO4-09 Villa Lago		\$30,000	\$86,473	\$50,000	\$15,000
MO4-10 Elmwood		\$14,000	\$10,000	\$18,000	\$3,500
MO4-11 Tiffany		\$60,000	\$60,000	\$24,000	\$49,000
MO4-12 Meacham		\$15,000	\$77,000	\$159,473	\$40,000
MO4-13 Elmwood		\$60,000	\$25,000	\$35,000	\$23,000
MO4-14 Springwood		\$224,473	\$110,000	\$25,000	\$164,973
MO4-16 Highview		\$10,000	\$50,000	\$69,000	\$35,000
MO4-17 Scattered		\$29,000	\$6,000	\$25,000	\$20,000
MO4-19 HASLC		\$20,000	\$8,000	\$30,000	\$7,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :2010 FFY Grant: MO36P00450110 PHA FY:			Activities for Year: 2011 FFY Grant: MO36P00450111 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA WIDE	Administrative	\$82,496	HA WIDE	Administrative	\$82,496
Annual		Fees and Costs	\$20,000		Fees and Costs	\$20,000
Statement		Operations	\$164,992		Operations	\$164,992
	MO4-05 Fee Fee	Replace HVAC	\$25,000	MO4-05 Fee Fee	Replace HVAC	\$30,000
		Replace Sewer Line	\$5,000		Replace Appliances	\$20,000
	MO4-08 Arbor Hill	Replace HVAC	\$60,000		Install Gutter Guards	\$5,000
		Replace Sewer Line	\$5,000	MO4-08 Arbor Hill	Replace HVAC	\$50,000
	MO4-09 Villa Lago	Replace HVAC	\$25,000		Replace Appliances	\$20,000
		Replace Sewer Line	\$5,000	MO4-09 Villa Lago	Replace Cabinets	\$66,473
	MO4-10 Elmwood	Replace Interior Doors	\$14,000		Replace Appliances	\$20,000
	MO4-11 Tiffany/Tyrell	Replace HVAC	\$40,000	MO4-10 Elmwood	Replace Siding & Gutt	\$10,000
		Replace Soil Stacks	\$20,000	MO4-11 Tiffany/Tyrell	Replace Soil Stacks	\$40,000
	MO4-12 Meacham	Replace Garage Doors	\$15,000		Replace Appliances	\$20,000
	MO4-13 Elmwood	Replace Roofs	\$60,000	MO4-12 Meacham	Replace HVAC	\$30,000
	MO4-14 Springwood	Replace Soil Stacks	\$170,000		Replace Roofs	\$47,000
		Replace Exterior Doors	\$54,473	MO4-13 Elmwood	Repair Siding & Gutt	\$25,000
	MO4-16 Highview	Replace Garage Doors	\$10,000	MO4-14 Springwood	Replace Floor Tile	\$80,000
	MO4-17 Scattered	Replace Roofs	\$21,000		Replace HVAC	\$30,000
		Replace Interior Doors	\$8,000	MO4-16 Highview	Repair Water Lines	\$25,000
	MO4-19 HASLC	Fencing & Bushes	\$10,000		Replace Floor Tile	\$25,000
		Replace Floor Tile	\$10,000	MO4-17 Scattered	Replace Appliances	\$6,000
				MO4-19 HASLC	Replace Appliances	\$8,000
Total CFP Estimated Cost			\$824,961			\$824,961

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :2012 FFY Grant: MO36P00450112 PHA FY:			Activities for Year: 2013 FFY Grant: MO36P00450113 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA WIDE	Administrative Salaries	\$82,496	HA WIDE	Administrative Salaries	\$82,496
	Fees and Costs	\$20,000		Fees and Costs	\$20,000
	Operations	\$164,992		Operations	\$164,992
MO4-05 Fee Fee	Convert Eff to 1 Bed	\$25,000	MO4-05 Fee Fee	Floor Tile	\$45,000
	Resurface Parking Lot	\$12,000		Interior Lighting	\$20,000
	Replace Toilets	\$15,000	MO4-08 Arbor Hill	Interior Lighting	\$15,000
MO4-08 Arbor Hill	Replace HVAC	\$54,000		Kitchen Cabinets	\$100,000
	Resurface Parking Lot	\$16,000		Security Cameras	\$10,000
MO4-09 Villa Lago	Install Ceiling Fans	\$20,000		Office Furniture	\$10,000
	Replace Toilets	\$30,000	MO4-09 Villa Lago	Drainage	\$15,000
MO4-10 Elmwood	Replace Cabinets	\$18,000	MO4-10 Elmwood	Storm Doors	\$3,500
MO4-11 Tiffany/Tyrell	Resurface Parking Lot	\$14,000	MO4-11 Tiffany/Tyrell	Restore Stucco	\$17,000
	Security Cameras	\$10,000		A/C Enclosures	\$32,000
MO4-12 Meacham	Replace HVAC	\$54,000	MO4-12 Meacham	Kitchen Cabinets	\$40,000
	Replace Concrete	\$20,000	MO4-13 Elmwood	Replace Cabinets	\$18,000
	Replace Roofs	\$85,473		Storm Doors	\$5,000
MO4-13 Elmwood	Replace Concrete	\$15,000	MO4-14 Springwood	Kitchen Cabinets	\$134,973
	Replace Fencing	\$20,000		Replace Appliances	\$30,000
MO4-14 Springwood	Security Cameras	\$25,000	MO4-16 Highview	Storm Doors	\$25,000
MO4-16 Highview	Replace HVAC	\$69,000		Office Furniture	\$10,000
MO4-17 Scattered	Update Bathrooms	\$25,000	MO4-17 Scattered	Replace Windows	\$20,000
MO4-19 HASLC	Replace Interior Doors	\$30,000	MO4-19 HASLC	Exterior Doors	\$7,000
Total CFP Estimated Cost		\$824,961			\$824,961

RESIDENT ADVISORY BOARD

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

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of St. Louis County MO-004	Grant Type and Number Capital Fund Program Grant No: MO36P00450107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/08
 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	\$168,524	\$168,524	\$168,524	\$168,524
3	1408 Management Improvements				
4	1410 Administration	\$84,262	\$84,262	\$84,262	\$37,366
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$40,000	\$40,000	\$40,000	\$3,027.13
8	1440 Site Acquisition				
9	1450 Site Improvement	\$75,000	\$49,000	\$49,000	\$20,299.14
10	1460 Dwelling Structures	\$448,955	\$472,040	\$472,040	\$164,895.82
11	1465.1 Dwelling Equipment—Nonexpendable	\$14,000	\$16,915	\$16,915	\$16,915
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$11,881	\$11,881	\$11,881	\$0
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)	\$842,622	\$842,622	\$842,622	\$411,027.09
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	\$133,000	\$135,915	\$135,915	\$16,915

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name Housing Authority of St. Louis County MO-004		Grant Type and Number Capital Fund Program Grant No: MO36P00450107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
LHA Wide	Operations	1406	N/A	\$168,524	\$168,524	\$168,524	\$168,524	Complete
LHA Wide	Salaries for Program Administration	1410	N/A	\$84,262	\$84,262	\$84,262	\$37,366	Ongoing
LHA Wide	Planning, A&E, and Inspection	1430	N/A	\$40,000	\$40,000	\$40,000	\$3,027.13	Ongoing
MO4-05 Fee Fee	Replace 10 HVAC systems	1460	10 units	\$30,000	\$30,000	\$30,000	\$0	Work in Process
	Replace concrete	1450	3000 sf	\$20,000	\$7,000	\$7,000	\$0	Work in Process
	Repair fencing	1450	400 lf	\$5,000	\$0	\$0	\$0	Deleted
	Install landscaping	1450	5 buildings	\$5,000	\$5,000	\$5,000	\$0	Work in process
	Install 10 Energy Star refrigerators	1465	1 20	\$7,000	\$8,495	\$8,495	\$8,495	Complete
MO4-08 Arbor Hill	Install central mail system	1475	70 units	\$11,881	\$11,881	\$11,881	\$0	Work in Process
MO4-09 Villa Lago	Replace 10 HVAC systems	1460	10 units	\$30,000	\$30,000	\$30,000	\$0	Work in Process

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of St. Louis County MO-004	Grant Type and Number Capital Fund Program Grant No: MO36P00450108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/08
 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	\$164,992		\$164,992	\$0
3	1408 Management Improvements				
4	1410 Administration	\$82,496		\$82,496	\$0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$20,000		\$5,000	\$0
8	1440 Site Acquisition				
9	1450 Site Improvement	\$104,500		\$0	\$0
10	1460 Dwelling Structures	\$344,973		\$0	\$0
11	1465.1 Dwelling Equipment—Nonexpendable	\$8,000		\$0	\$0
12	1470 Nondwelling Structures	\$100,000		\$0	\$0
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)	\$824,961		\$252,488	\$0
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	\$282,473		\$0	\$0

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name Housing Authority of St. Louis County MO-004			Grant Type and Number Capital Fund Program Grant No: MO36P00450108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406	N/A	\$164,992		\$164,992	\$0	In process
HA Wide	Salaries for Program Administration	1410	N/A	\$82,496		\$82,496	\$0	In process
HA Wide	Planning, A&E, and Inspection	1430	N/A	\$20,000		\$5,000	\$0	In process
MO4-05 Fee Fee	Seal and Stripe Parking Lot	1450	1750 sq yds	\$3,000		\$0	\$0	Preparing specs.
	Replace HVAC	1460	10 units	\$30,000		\$0	\$0	Out for Bid
	Replace Smoke Alarms	1460	115	\$7,000		\$0	\$0	Out for Quotes
	Trash Enclosures	1470	2	\$10,000		\$0	\$0	Preparing specs.
MO4-08 Arbor Hill	Renovate Bathrooms	1460	8	\$23,000		\$0	\$0	Preparing specs.
	Replace Smoke Alarms	1460	75	\$5,000		\$0	\$0	Out for Quotes
	Trash Enclosures	1470	4	\$20,000		\$0	\$0	Preparing specs.
MO4-09 Villa Lago	Replace HVAC	1460	10 units	\$30,000		\$0	\$0	Out for Bid

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

PHA Name Housing Authority of St. Louis County MO-004		Grant Type and Number Capital Fund Program Grant No: MO36P00450108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Villa Lago Cont.	Replace Smoke Alarms	1460	65	\$5,000		\$0	\$0	Out for Quotes
	Trash Enclosures	1470	3	\$15,000		\$0	\$0	Preparing specs.
MO4-10 Elmwood Park	Replace Smoke Alarms	1460	6	\$500		\$0	\$0	Out for Quotes
MO4-11 Tiffany-Tyrell	Seal and Stripe Parking Lot	1450	5,000 sq yds	\$4,000		\$0	\$0	Preparing specs.
	Replace Concrete	1450	700 sq ft	\$5,000		\$0	\$0	Preparing specs.
	Landscaping	1450	35 bushes etc.	\$2,000		\$0	\$0	Preparing specs.
	Replace Smoke Alarms	1460	80	\$6,000		\$0	\$0	Out for Quotes
	Replace HVAC	1460	10 units	\$30,000		\$0	\$0	Out for Bid
	Trash Enclosures	1470	4	\$20,000		\$0	\$0	Preparing specs.
MO4-12 Meacham Homes	Replace Concrete	1450	2100 sq ft	\$15,000		\$0	\$0	Preparing specs.
	Replace Smoke Alarms	1460	56	\$4,000		\$0	\$0	Out for Quotes

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PHA Name Housing Authority of St. Louis County MO-004		Grant Type and Number Capital Fund Program Grant No: MO36P00450108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO4-13 Elmwood Rehab	Replace Concrete	1450	1000 sq ft	\$7,000		\$0	\$0	Preparing specs.
	Landscaping	1450	100 bushes etc.	\$6,000		\$0	\$0	Preparing specs.
	Replace Smoke Alarms	1460	24	\$2,000		\$0	\$0	Out for Quotes
MO4-14 Springwood	Seal and Stripe Parking Lot	1450	9500 sq yds	\$7,500		\$0	\$0	Preparing specs.
	Replace Smoke Alarms	1460	135	\$10,000		\$0	\$0	Out for Quotes
	Trash Enclosures	1470	6	\$30,000		\$0	\$0	Preparing specs.
MO4-16 Highview Homes	Replace Concrete	1450	3500 sq ft	\$25,000		\$0	\$0	Preparing specs.
	Landscaping	1450	150 bushes etc.	\$10,000		\$0	\$0	Preparing specs.
	Repair/Replace Fencing	1450	1200 lin ft	\$15,000		\$0	\$0	Preparing specs.
	Replace Smoke Alarms	1460	68	\$5,000		\$0	\$0	Out for Quotes

