

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

FY 2010 Initial Submission: mo001v01, dated 7/15/ 2010, Revision 1 mo001v02, dated 10/15/ 2010, & Revision 2 mo001v03 dated 1/15/11

1.0	PHA Information					
	PHA Name: <u>St. Louis Housing Authority (SLHA)</u>		PHA Code: <u>MO-001</u>			
	PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8)					
	PHA Fiscal Year Beginning: (MM/YYYY): <u>10/01/2010</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) As of March 30, 2010:					
	Number of PH units: <u>2491</u>		Number of HCV units: <u>6324</u>			
3.0	Submission Type					
	<input checked="" type="checkbox"/> 5-Year and Annual Plan		<input type="checkbox"/> Annual Plan Only		<input type="checkbox"/> 5-Year Plan Only	
4.0	PHA Consortia N/A <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	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 for the next five years:					
	<p>The St. Louis Housing Authority (SLHA) commits to efficiently build and maintain desirable, affordable housing for residents of the St. Louis area through forthright leadership, innovative partnerships, progressive technology, and expansion of new resources. We seek to improve the quality of life for our employees, residents, and the community by providing employment opportunities, education, training, and ethical, professional service.</p>					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.					
	Reference Attachment #1 - mo001a03					

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

1. Eligibility Selection and Admissions Policies including Deconcentration and Wait List Procedure – **Reference Attachment #2 - mo001b03**
2. Financial Resources – **Reference Attachment #3 - mo001c03**
3. Rent Determination – *No change*
4. Operation and Management - **Reference Attachment #4 - mo001d03**
5. Grievance Procedure – *No change*
6. Designated housing – In 2009, SLHA submitted a designated housing plan for the proposed 117 replacement housing units, of which 75 will be public housing, for Senior Living at Cambridge Heights being developed through the Replacement Housing Factor program and a mixed-finance partnership. Additionally, SLHA submitted a request to extend the previously approved elderly designated developments: Les Chateaux (MO001-000048) – 40 units, Senior Living at Renaissance Place (MO001-000054) – 75 units, and Cahill House (MO001-000056) – 80 units. The new designated housing plan was approved on 10/28/09 to include all 270 units in effect for five years and prior to expiration of the plan, SLHA is eligible to extend the plan for an additional 2-years.
7. Community Service and Self-sufficiency – **Reference Attachment#5 - mo001e03**
8. Safety and Crime Prevention – *No Change*
9. Pet Policy – *No change*
10. Civil Rights Certification – *No change*
11. Fiscal Year Audit – SLHA conducted its annual audit as required by section 5 (h)(2) of the U. S. Housing Act of 1937 and there were five (5) findings as the result of the FY 2008 audit. These finding have been resolve and submitted to HUD. As of March 30, 2010, the third party audit was conducted for FY 2009; however, the reports from that audit are not yet available.
12. Asset Management– *No change*
13. Violence Against Women Act (VAWA) – **Reference Attachment #6 - mo001f03**

6.0
(a)

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

Main administrative office of SLHA and at each Asset Management Developments Listed Below:

1. St. Louis Housing Authority, 3520 Page Boulevard, St. Louis, MO 63106
2. Clinton-Peabody – MO001-000002, 1401 LaSalle Street, St. Louis, MO 63104
3. Cochran Gardens (Tower) – MO001-003, 1228 N. 9th Street, St. Louis, MO 63106
4. Blumeyer Family – MO001-000009, 3501 Franklin, St. Louis, MO 63106
5. James House – MO001-000010, 4310 St. Ferdinand, St. Louis, MO 63113
6. Euclid Plaza – MO001-000013B, 5310 N. Euclid, St. Louis, MO 63115
7. McMillan Manor (North Side Scattered Sites) – MO001-000041,051
1007 N. Taylor, St. Louis, MO 63108
8. West Pine – MO001-000017, 4490 West Pine, St. Louis, MO 63108
9. Parkview Apartments – MO001-000019, 4451 Forest Park, St. Louis, MO 63108
10. Lafayette Apartments (South Side Scattered Sites) – MO001-000038
3447 Lafayette, St. Louis, MO 63104
11. Warwood Apartments – MO001-000024
1610 N. Kingshighway, St. Louis, MO 63113
12. Badenhaus & Badenfest – MO001-000028, 8450 Gast Place, St. Louis, MO 63147
13. LaSalle Park – MO001-000034, 1001 Hickory, St. Louis, MO 63104
14. Cochran Plaza – MO001-000037, 1228 N. 9th Street, St. Louis, MO 63106
15. Murphy Park I, II, III – MO001-000044,045,046
1920 Cass Avenue, St. Louis, MO 63106
16. King Louis Square I – MO001-000047, 1524 S. 13th Street, St. Louis, MO 63104
17. Les Chateaux – MO001-000048, 1330 Chouteau, St. Louis, MO 63103
18. King Louis Square II & III – MO001-000049,052
1129 Hickory, St. Louis, MO 63103
19. Renaissance Place at Grand I, II, & III – M036-P001-050, 057,059
1001 N. Compton, St. Louis, MO 63106
20. Senior Living at Renaissance Place – M036-P001-054
3217 Martin Luther King, St. Louis, MO 63106
21. Gardens at Renaissance Place – MO001-000055
1001 N. Compton, St. Louis, MO 63106
22. Cahill House – MO001-000056, 1919 O’Fallon Place, St. Louis, MO 63106
23. Cambridge Heights I & II – MO001-000058,060, 703 O’Fallon, St. Louis, MO 63106
24. Kingsbury Terrace – MO001-000061, 5655 Kingsbury, St. Louis, MO 63112

6.0
(b)

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>Reference Attachment #7 - mo001g03</p>																																																																																																								
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>																																																																																																								
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Reference Attachment #8 - mo001h03</p>																																																																																																								
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Reference Attachment #9 - mo001i03</p>																																																																																																								
8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>																																																																																																								
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <table border="1" data-bbox="240 913 1442 1684"> <thead> <tr> <th colspan="8">Housing Needs of Families in the Jurisdiction by Family Type</th> </tr> <tr> <th>Family Type</th> <th>Overall</th> <th>Affordability</th> <th>Supply</th> <th>Quality</th> <th>Accessibility</th> <th>Size</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>Income <= 30% of AMI</td> <td>14252</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>Income >30% but <=50% of AMI</td> <td>9714</td> <td>4</td> <td>5</td> <td>4</td> <td>4</td> <td>4</td> <td>3</td> </tr> <tr> <td>Income >50% but <80% of AMI</td> <td>13081</td> <td>2</td> <td>2</td> <td>2</td> <td>3</td> <td>2</td> <td>2</td> </tr> <tr> <td>Elderly</td> <td>25765</td> <td>3</td> <td>2</td> <td>2</td> <td>3</td> <td>2</td> <td>3</td> </tr> <tr> <td>Families with Disabilities</td> <td>7241*</td> <td>4</td> <td>5</td> <td>4</td> <td>5</td> <td>4</td> <td>4</td> </tr> <tr> <td>Caucasian</td> <td>18,423*</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>African American</td> <td>17,016*</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>American Indian</td> <td>181*</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Asian</td> <td>362*</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Hispanic</td> <td>391*</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Other</td> <td>223*</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table> <p>* Data source is from 1990 census because similar statistics are unavailable in the 2000 census.</p>	Housing Needs of Families in the Jurisdiction by Family Type								Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location	Income <= 30% of AMI	14252	5	5	5	5	5	5	Income >30% but <=50% of AMI	9714	4	5	4	4	4	3	Income >50% but <80% of AMI	13081	2	2	2	3	2	2	Elderly	25765	3	2	2	3	2	3	Families with Disabilities	7241*	4	5	4	5	4	4	Caucasian	18,423*	N/A	N/A	N/A	N/A	N/A	N/A	African American	17,016*	N/A	N/A	N/A	N/A	N/A	N/A	American Indian	181*	N/A	N/A	N/A	N/A	N/A	N/A	Asian	362*	N/A	N/A	N/A	N/A	N/A	N/A	Hispanic	391*	N/A	N/A	N/A	N/A	N/A	N/A	Other	223*	N/A	N/A	N/A	N/A	N/A	N/A
Housing Needs of Families in the Jurisdiction by Family Type																																																																																																									
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location																																																																																																		
Income <= 30% of AMI	14252	5	5	5	5	5	5																																																																																																		
Income >30% but <=50% of AMI	9714	4	5	4	4	4	3																																																																																																		
Income >50% but <80% of AMI	13081	2	2	2	3	2	2																																																																																																		
Elderly	25765	3	2	2	3	2	3																																																																																																		
Families with Disabilities	7241*	4	5	4	5	4	4																																																																																																		
Caucasian	18,423*	N/A	N/A	N/A	N/A	N/A	N/A																																																																																																		
African American	17,016*	N/A	N/A	N/A	N/A	N/A	N/A																																																																																																		
American Indian	181*	N/A	N/A	N/A	N/A	N/A	N/A																																																																																																		
Asian	362*	N/A	N/A	N/A	N/A	N/A	N/A																																																																																																		
Hispanic	391*	N/A	N/A	N/A	N/A	N/A	N/A																																																																																																		
Other	223*	N/A	N/A	N/A	N/A	N/A	N/A																																																																																																		

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

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)

9.1

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)

Anticipated Wait List Opening – Rationale

SLHA's waitlist is a pool of applicants that have a need and demand for units by location. By analyzing trends of refusals and acceptance of unit offers, and the numbers of applications by site, we can discern which developments are considered most and least desirable. Thus with this information we determine when to open and close our wait lists.

The projected Waiting Lists re-openings are listed in **Attachment #2D –mo001b03**.

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

Reference Section 5.2 (Attachment #1 - mo001a03) – Progress/Status of goal objectives follows the listing of each goal.

10.0

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

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

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

11.0

Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) **Reference Attachment #10 -mo001j03**

(b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) **Reference Attachment #11 - mo001k03**

(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) **Reference Attachment #12 - mo001l03**

(d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) **Reference Attachment #13 – mo001m03**

(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) **N/A**

(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. **Reference Attachment #14 - mo001n03**

(g) Challenged Elements **Reference Attachment #15 - mo001o03– No challenges were received.**

(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) **Reference Attachment #8 - mo001h03 of Section 8.1**

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) **Reference Attachment #9 - mo001i03 of Section 8.2**

(j) Form HUD-50077-CR, *Civil Rights Certification* **Reference Attachment #16 - mo001p03**

TABLE OF ATTACHMENTS

ATTACHMENT #1 – mo001a03	Section 5.2 - Goals and Objectives – Progress of Goals
ATTACHMENT #2 – mo001b03	Section 6.0 (a), Item 1 – Eligibility Selection and Admissions Policies
ATTACHMENT #3 – mo001c03	Section 6.0 (a), Item 2 - Financial Resources
ATTACHMENT #4 – mo001d03	Section 6.0 (a), Item 4 - Operations & Management
ATTACHMENT #5 – mo001e03	Section 6.0 (a), Item 7 – Community Service & FSS
ATTACHMENT #6 – mo001f03	Section 6.0 (a), Item 13 –Violence Against Women
ATTACHMENT #7 – mo001g03	Section 7.0 (a) – (e) – HOPE VI, Mixed-Finance, Modernization, Development, Disposition, Conversion, Homeownership, and Project-based Vouchers
ATTACHMENT #8 – mo001h03	Section 8.1 - Form HUD 50075.1 – Annual Statement for FY 2010 and Performance and Evaluation Reports for open programs
ATTACHMENT #9 – mo001i03	Section 8.2– Form HUD 50075.2 – Five Year Action Plan
ATTACHMENT #10 – mo001j03	Section 11.0 (a) – Form HUD 50077 – Certification of Compliance
ATTACHMENT #11 – mo001k03	Section 11.0 (b) – Form HUD 50070 – Certification for Drug-Free Workplace
ATTACHMENT #12 – mo001l03	Section 11.0 (c) – Form HUD 50071 – Certification of Payment to Influence Federal Transactions
ATTACHMENT #13 – mo001m03	Section 11.0 (d) – Form SF-LLL – Disclosure of Lobbying
N/A	Section 11.0 (e) – Form SF-LLL-A – Disclosure of Lobbying
ATTACHMENT #14 – mo001n03	Section 11.0 (f) – Resident Advisory Comments & Responses
ATTACHMENT #15 – mo001o03	Section 11.0 (g) – Challenged Elements – None Received
N/A – reference Attachment #7	Section 11.0 (h) – Form HUD 50075.1 – Annual Statement
N/A – reference Attachment #8	Section 11.0 (i) – Form HUD 50075.2 – Five-year Action Plan
ATTACHMENT #16 – mo001p03	Section 11.0 (j) – Form HUD 50077-CR – Civil Rights Cert.

St. Louis Housing Authority
5-Year and Annual Plan
FY 2010 – FY2014

ATTACHMENT #1 – mo001a03

Section 5.2 – Goals and Objectives

Section 10.0 (a) – Progress in meeting Mission and Goals

PROGRESS OF GOALS AND OBJECTIVES

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

PHA Goal: Expand the supply of assisted housing
Objectives:

Apply for additional rental vouchers:

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

Status: Since 2005 the Authority has received 926 vouchers through multi-family opt-outs and foreclosures. During the reporting period the Authority received an additional 113 new vouchers through the opt-outs. There is still no new voucher funding available.

Reduce public housing vacancies:

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

Status: Authority's overall vacancy rate is 4.56 % (YTD: March 2010). This rate increased from 2.67% at the same reporting period last year. In an effort to reduce the vacancy rates, an action plan has been developed. This plan consists of monthly progress meetings with managers and stricter enforcement of contractual obligations has been initiated to reduce the overall vacancy rates.

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

Goal: To leverage Capital Funds, with the Capital Fund Financing Program, allowing SLHA to expedite the backlog of modernization needs of two public housing developments, Kingsbury Terrace (MO001-000018) and Cochran Plaza Phase II and III (MO001-000037).

Status: Through the Capital Fund Finance Program the Authority was able to leverage \$22 million by the use of 4% federal and state low income tax credit equity combined with proceeds from the issuance of both taxable and tax-exempt bonds to finance the modernization of Kingsbury Terrace and tax-exempt bonds along with existing Capital Funds to complete Phase II & III of Cochran Plaza. Both projects, Kingsbury Terrace and Cochran Plaza Phase II and III were completed in 2009.

Goal: SLHA plans to use HOPE VI funds to leverage \$10.1 Million in low-income tax credits to complete Cochran Gardens Phase II. In addition, SLHA plans to use HOPE VI funds to leverage \$2 million in private and public funds to develop Cochran Gardens Phase III.

Status: Cochran Gardens Phase II financial closing occurred March 14, 2008 with construction completion in September, 2009. Financial closing for Phase III occurred December 18, 2008. Construction completion is anticipated by May 2011.

Goal: SLHA plans to apply for up to \$22 million in FY 2010 HOPE VI funds to implement a mixed-finance development for North Sarah Phase I and Phase II (Blumeyer Family FY 2010 HOPE VI). SLHA plans to use HOPE VI Funds to leverage Federal and State Low-Income Housing Tax Credits and other public and private funds to complete this development.

Status: SLHA and its development partner submitted a FY 2010 HOPE VI application to HUD on November 22, 2010. Also, a Low-Income Housing Tax Credit application was submitted to the Missouri Housing Development Corporation on November 8, 2010. If SLHA receives funding for this development project, the revitalization effort will consist of 231 mixed-incomes family rental units of which 103 will be for low-income public housing families, and 41 will be for LIHTC units and the remaining 87 as market rate housing. The approximate schedule for financial closing will occur in 2012 with construction anticipated completion in 2014.

Acquire or build units or developments:

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

Status: To date, the Authority has completed the development of 220 Public Housing units through the mixed-finance partnerships:

Through the HOPE VI Grant programs the Authority has completed 46 public housing units at Cambridge Heights (MO001-000058), 44 public housing units at Cambridge Heights II (MO001-000060) and 50 family units at Renaissance Place at Grand III (MO-36-P001-000059).

Through the Capital Fund Program, Replacement Housing Factor the Authority has completed 80 public housing units at Cahill House (MO001-000056).

The Authority plans to develop approximately 600 housing units over the next five years (FY 2011 - FY2016) through the mixed-finance development method. Of the 600 units, 346 will be Public Housing units comprised of 81 elderly units (Elderly Replacement II /Senior Living at Cambridge Heights), 70 family units (Family Replacement II/Arlington Grove), 59 family units (Family Replacement III/ North Sarah Phase D), approximately 44 family units (Family Replacement IV/ North Sarah Phase II (Blumeyer Family FY 2010 HOPE VI) and approximately 75 elderly units (Elderly Replacement III). A Master developer has been obtained through the Qualification Based Selection process to partner with the SLHA to accomplish the mixed-finance projects. The Master developer will utilize \$25 to \$30 Million of Replacement Housing Factor Funds (RHFF), leveraged with low-income housing tax credits and other public and private funding to finance the developments.

Other (list below)

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

Status: Units are being provided through the HOPE VI programs. A total of 44 affordable units were constructed under the Near Southside HOPE VI project; 30 units have been purchased under the Blumeyer HOPE VI project through a second mortgage program and 6 of 16 units have been purchased through the Cochran Gardens Hope VI program.

PHA Goal: Improve the quality of assisted housing
Objectives:

Improve public housing management: (PHAS score) 90

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

Status: SLHA achieved the goal in FY 2008 by obtaining a score of 92. SLHA will continue to identify areas for improvement and strive maintain or increase the accomplished goal.

☒ Improve voucher management: (SEMAP score) 90

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

Status: SEMAP Scores increased from 83% in FY 2008 to 93% in FY 2009.

The action plan has been successfully addressed and officially closed by HUD. The SLHA will continue to identify areas for improvement and strive to maintain or increase the accomplished goal.

☒ Increase Customer Satisfaction

Goal : To develop a customer service standard of practice:

Status: SLHA has adopted a Customer Service Standard of Practice and includes our customer service commitment, values and performance standards. The performance standard identifies the performance indicators, what will be measured, and the standard by which to measure our performance outcomes.

To introduce the adopted Customer Service Standard of Practice, SLHA conducted an agency wide customer service roll out initiative that emphasized the importance of customer service, goals and objectives, training opportunities and future initiatives.

Goal : To identify customer service needs.

Status: A customer service survey was administered to gather information from our external customers to identify areas that SLHA can improve its customer service. The results and recommendations from the survey lead to the development of the Customer Service Standard of Practice. To measure the progress of the SLHA Customer Service Standard of Practice, a resident satisfaction survey was developed which will be initially available for residents to complete when visiting the SLHA's Central Office. Later, the survey will be introduced at all the management offices. The survey results will be compiled, tracked and analyzed to determine how our organization is doing with regard to customer service and if our efforts are making progress to meet our customer's needs. Along with these efforts, the customer service team will continue to explore the relationship between process and outcomes to identify specific areas for improvement in order to make recommendations for appropriate customer service training.

Goal : To improve PHAS score for customer service by 2011

Status: SLHA will continue to strive to achieve the maximum score of ten (10). The Customer Service Team will continue to pursue this goal and pursue outside consultant to assist with new strategies to achieve the objectives.

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

Status: Under the Capital Fund Finance Program (CFFP), Kingsbury Terrace (MO001-000061) and Cochran Plaza Phase II & III (MO001-000037) were comprehensively modernized with construction ending spring, 2009.

With funding from FY 2006 and 2007 SLHA completed limited modernization of public housing units at Carr Square (MO001-000001) as well as exterior wood deck entrance structure replacement. Deck replacement was completed in 2008 and unit upgrades were completed in October of 2009.

In 2009 SLHA completed the upgrade of trash collection, compaction, and disposal equipment at both Blumeyer Family (MO001-000009) and Warwood (MO001-000024) and limited emergency sanitary sewer replacement at California Gardens (MO001-000023).

As a result of grant funds received under the American Recovery and reinvestment Act (ARRA) of 2009 SLHA was able to undertake the following projects;

James House (MO001-000010) SLHA has begun the comprehensive modernization of this project;

Lafayette Townhomes - Tiffany Turnkey (MO001-000042) replacement of hi-efficiency furnaces and air conditioners as well as water heaters;

Parkview Apartments (MO001-000019) complete window replacement;

Clinton-Peabody Apartments (MO001-000002) replacement of existing individual unit boiler with hi-efficiency boiler and control systems to separate domestic hot water from heating needs.

Blumeyer Family (MO001-000009) and Warwood (MO001-000024) replacement of roofing system to include tapered insulation, drainage components, lightning protection, and flashing;

LaSalle Park (MO001-000034) exterior renovations to include siding, roofing, gutter and downspout replacement as well as a major redesign of unit entrance components;

Arlington Grove (MO001-000063) partial funding for a new mixed finance family development which will contain 70 public housing units.

With funding from FY 2009 CFP SLHA has also awarded a contract for the replacement of roofing system to include tapered insulation, drainage components, lightning protection, and flashing at Parkview Apartments (MO001-000019).

Additionally, SLHA anticipates a contract award for the Limited Modernization of Badenfest Apartments (MO001-000028) in early FY 2010.

In FY 2009 SLHA was awarded nine (9) separate ARRA competitive grants totaling \$15.1 million of which eight (8) are combined with equity from New Market Tax Credits (NMTC) and Solar Investment Tax Credits (SITC) for the installation of photovoltaic solar panels. These projects will be designed and implemented to increase energy efficiency and environmental performance by introducing solar-powered energy systems to provide electricity for common space usage. These projects also include plans for the demonstration /installation of an advanced rain/stormwater harvesting system at the same developments. The systems are designed to harvest and store stormwater for irrigation and control site stormwater discharge into the Metropolitan Sewer System thus assisting to alleviate overtaxed system conditions.

Projects included in this competitive funding are:

Murphy Park I (MO001-000044), Renaissance Place at Grand I, II, III (MO001-000050, 57, 59), King Louis Square I, II, III (MO001-000047, 49, 52), and at Cambridge Heights I (MO001-000058). The remaining grant will be used for the creation of energy efficient, green community for the Arlington Grove (MO001-000063) new development project.

On September 22, 2010 another ARRA Competitive grant totaling \$536,102 was award for the installation of photovoltaic solar panels for the SLHA's Central Office building. Although the work for the central office was already in the plan, the grant funds will be incorporated in the overall budget for the solar panel project.

In FY 2010 SLHA is planning the demolition of Warwood Family and major exterior envelope upgrade at Lafayette Towne and Tiffany Turnkey (MO001-000042) to include tuckpointing, structural repairs, and roof

replacements. Also, due to the extent of the fire damage at the Highland Scattered Site Development (MO001-000041), SLHA is planning the demolition of the 8 units at Highland.

In 2011 SLHA plans to provide additional funding for the building envelope work at Lafayette Towne and Tiffany Turnkey (MO001-000042) as well as upgrade of HVAC and mechanical equipment to enhance performance and install energy saving components and control systems at Euclid Plaza (MO001-000013B) Lafayette Towne and Tiffany Turnkey (MO001-000042), Parkview Apartments (MO001-000019), West Pine (MO001-000017). Also the demolition of remaining hi-rise building at Cochran Gardens (MO001-000003) Cochran Towers Elderly, upon completion of relocation of residents to planned elderly only replacement housing development Senior Living at Cambridge Heights(MO001-000062).

In FY 2012 SLHA plans for the demolition of Warwood Elderly (MO001-000024) which is planned after relocation of the residents to the completed James House apartments. Additionally SLHA plans for the initial stage of a limited interior renovation of LaSalle Park (MO001-000034).

In FY 2013 SLHA plans to continue the interior renovations at LaSalle Park (MO001-000034).

In FY 2014 SLHA plans to upgrade selective utility infrastructure including site storm and sanitary sewers, domestic water and fire system at Clinton-Peabody Apartments (MO001-000002).

Demolish or dispose of obsolete public housing:

Status: One remaining elderly high-rise building (Cochran Gardens Tower-MO001-000003) is scheduled for demolition in 2011 upon the completion of the replacement elderly complex (Elderly Replacement II/Senior Living at Cambridge Heights) developed under the Replacement Housing Plan.

SLHA plans to demolish the Warwood Family development (MO001-000024) that consists of 29 units.

SLHA plans to demolish the Warwood Elderly development (MO001-000024) that consists of 95 units. Upon completion of the comprehensive modernization of James House, there will be sufficient units to relocate the families at Warwood.

In addition, SLHA has filed a Casualty Loss claim for eight (8) fire damaged units at Highland Apartments (MO001-000041). As a result of

the extensive structural damage the A & E consultant is recommending that the building be demolished. SLHA will pursue demolition of this development.

- Provide replacement public housing: **Reference goal to Acquire or build units or developments on page 2.**
- Provide replacement vouchers:
- Other: (list below)
- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords:

Status: SLHA's Market Analysts and HQ Supervisor conduct monthly Landlord meetings to recruit landlords to increase available units for program. The Section 8 Department has established a Landlord Roundtable Committee that consist of landlords and Section 8 residents participants to provide a forum to exchange information and updates regarding the program.
 - Increase voucher payment standards
 - Implement voucher homeownership program: **Done: March, 2003**

Status: Program implemented in March, 2003. Since program implementation sixty-one (61) closings have occurred.
 - Implement public housing or other homeownership programs:

Status: SLHA, utilizing its HOPE VI grant funding, has implemented three (3) homeownership programs: Near Southside program with 44 units, Blumeyer program having 30 units and Cochran program with 16 units. Clients may use second mortgages or closing cost assistance for financing. Since program implementation 73 closings have occurred.
 - Implement public housing site-based waiting lists:

Status: SLHA has implemented site based waiting lists for greater resident choice of living area. This objective has been completed. Site based waiting lists have been established at all developments.
 - Convert public housing to vouchers:

Other: (list below)

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

PHA Goal: Provide an improved living environment
Objectives:

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

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

In 2008, SLHA procured a mixed-finance developer based on a Qualifications Based Selection (QBS) solicitation to provide additional mixed-income housing which will further meet this goal. Following the successful mixed-finance approach used for the redevelopment of the former Cochran Gardens public housing site, Senior Living at Cambridge Heights, a 117- unit senior independent living facility is under construction to replace the last remaining high-rise building on the Cochran Gardens site. The construction is scheduled to complete December 2010.

In 2009, SLHA began planning the next two (2) mixed-finance projects: Arlington Grove, a 112 unit family development will provide 70 public housing units and North Sarah Phase I a 120 unit family development that will provide 59 public housing units. Both projects are scheduled to close in 2010.

In 2010, SLHA will begin planning for additional mixed-finance projects that include two future developments, Family Replacement IV (North Sarah Phase II) planned for approximately 111 units of which 44 will be public housing and Elderly Replacement III planned for 120 units of which 75 will be public housing units. Site locations have not yet been determined and funding will be based on availability over the next several years of Replacement Housing Factor Funds and available funding through mixed-finance partnerships.

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

Status: Through the HOPE VI revitalization SLHA has been able to better promote income mixing through mixed-income developments. SLHA is in the final construction phases of the Cochran Gardens HOPE VI revitalization project. These mixed-finance efforts provide market rate and affordable housing opportunities to both lower and higher income families.

In 2008, SLHA obtained a mixed-finance developer through a Qualifications Based Selection (QBS) solicitation to provide additional mixed-income housing which will further meet this goal. Following the successful mixed-finance approach used for the redevelopment of the former Cochran Gardens public housing site, three (3) development projects are planned over the next several years: Elderly Replacement II/Senior Living at Cambridge Heights which closed September 4, 2009, and Family Replacement II/ Arlington Grove and Family Replacement III/North Sarah Phase I will follow and are currently scheduled to close summer/fall of 2010.

In FY 2010, SLHA will begin planning for additional mixed-finance projects that include two future developments, Family Replacement IV (North Sarah Phase II) planned for approximately 111 units of which 44 will be public housing and Elderly Replacement III planned for 120 units of which 75 will be public housing units. Site locations have not yet been determined and funding will be based on availability over the next several years of Replacement Housing Factor Funds and available funding through mixed-finance partnerships.

Implement public housing security improvements:

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

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

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

Status: In 2009, SLHA submitted a designated housing plan for the proposed 117 replacement housing units, of which 75 will be public housing, for Senior Living at Cambridge Heights being developed through the Replacement Housing Factor program and a mixed-finance partnership. Additionally, SLHA submitted a request to extend the previously approved elderly designated developments: Les Chateaux (MO001-000048) – 40 units, Senior Living at Renaissance Place (MO001-

000054) – 75 units, and Cahill House (MO001-000056) – 80 units. The new designated housing plan was approved on 10/28/09 to include all 270 units in effect for five years. Prior to expiration of the plan, SLHA is eligible to extend the plan for additional 2-years.

Other: (list below)

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

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

Increase the number of employed persons in assisted families: **Monitor training and employment activities of families enrolled in the Public Housing Family Self-Sufficiency (FSS) and Resident Opportunity Self-Sufficiency (ROSS) development programs monthly, quarterly, and yearly, such that, support services will enhance earning capacity for economic asset development.**

Status: 267 employed are all public housing residents who receive training and other support services including those enrolled in the Public Housing Family Self-Sufficiency program. The 267 employed represents an increase from 52 employed in FY 2009.

As of March 31, 2010:

Number of FSS Participants: 76

Number of Escrow accounts: 32

Number of Persons Employed: 36 (Public Housing Family Self-Sufficiency participants of the 267 residents employed).

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

Status: As of April 1, 2010 there are 18 community partners:

1. Gateway to Financial Fitness/Catholic Charities
2. Youth Build
3. Provident, Inc.
4. Employment Connections
5. Urban League
6. St. Louis School of Nursing
7. UMSL School of Nursing
8. SLATE
9. Grace Hill Neighborhood Center
10. Institute of Family Medicine
11. Sherwin-Williams Painter Program
12. St. Patrick Center

13. Missouri Employment Training (MET) Center
14. Kingdom House
15. Lutheran Youth & Family Services
16. Washington University
17. Missouri Department of Mental Health
18. Higher Ground Community Ministries – Substance abuse recovery supports.

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

Status: In partnership with St. Louis School of Nursing, a clinic was opened at James House. This clinic has temporarily been relocated to Parkview until the comprehensive modernization is complete at James House. In addition, a new partnership with UMSL School of Nursing is providing services at Cochran Towers, West Pine and Cahill House.

Grace Hill provides community health services to Clinton Peabody, LaSalle Park, King Louis Square and Les Chateaux residents.

Washington University, through a partnership with the SLHA City-Wide Tennant Affairs Board conducted smoking cessation training for elderly residents.

Senior and Disabled Services Committee formed in FY 2007, provides support activities to residents through fund raising activities.

The Resident Initiatives Department continues to seek available community funding to support resident activities such as health and wellness activities and the Senior Olympics held annually.

- 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: **Ongoing outreach to least-likely to apply.**

Status: Reasonable accommodation training by the local office of HUD Fair Housing and Equal Opportunity occurred in October 2009. This training will reoccur for all PHA and management agent personnel who

have contact with public housing applicants/residents and Section 8 applicants/participants on an annual basis.

- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

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

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

Status: Most developments afford accessible housing to persons with all varieties of disabilities to comply with fair housing laws and HUD regulations. SLHA continues to include additional accessible units in all development activities. SLHA is fully committed to providing reasonable accommodations to its applicants and residents with disabilities.

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

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

- Other: (list below)

Other PHA Goals and Objectives: (list below)

- PHA Goal: To increase the use of technology

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

Status: SLHA procured a branding and marketing firm through a Request for Proposals (RFP) solicitation that will provide for development of the Internet website to be launched in 2010.

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

Status: Procured new software provider – Visual Homes. Implementation was completed by August 2009. All users were trained before the conversion.

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

Status: Computer Labs have been installed at Parkview, Renaissance Place at Grand, Cochran Community Center, Warwood, Cambridge Heights, Badenhaus Elderly, Badenfest Elderly, Euclid Elderly, LaSalle Park, and West Pine Elderly developments. In 2009, installation of one (1) additional lab in the Al Chappelle Community Center, (formerly named Guardian Angels) was completed. In 2010, the computer lab from Cochran Community Center will be relocated to the Al Chappelle Community Center and PC equipment will be upgraded and replaced.

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

☒ **Goal:** Continue pursuing employee survey related action items and see them through to completion by May 30, 2011.

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

Throughout this process there have been several attempts to stay on track and keep current in regards to the needs of the employees. In December 2007 the committee developed a mini survey. The purpose of the survey was to determine whether or not the action item list was still relevant and if the completion of the previous 11 action items was making an impact. In an effort to obtain more feedback, the team selected and procured AAIM Management Association to randomly select approximately one-third of staff, including both line staff and management staff to participate in focus groups. The groups were asked to comment on the items from the Employee Opinion Survey that they felt were being successfully addressed, which were not fully addressed, and what additional items should be addressed.

After reviewing the results from the focus groups the committee determined that 4 additional action items had been completed and 5 of the 11 remaining items were no longer relevant. Therefore, the action item list was revised or reassigned and prioritized.

There are 6 remaining action items and the bulk of what is remaining involves providing training and developing a training calendar for the staff to include classes in subjects such as Anti-Harassment, Leadership, Cross-Training, Teambuilding, Diversity, Effective Communication and Customer Service. The status of the action items will be reviewed monthly until all issues are 100% complete.

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

- Goal:** Expand business opportunities for the St. Louis Housing Authority Development Corporation (SLHADC) over the next 5 years (FY2005 through FY 2010).
Status: SLHADC has participated in eight (8) mixed-finance developments as a lender, sub-grantee and/or property owner.

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

SLHADC is currently developing a business plan and plans to apply for grants in 2010.

- Goal:** Hire a grant writer to identify and obtain an additional \$500,000 by 12/31/10 and \$1,000,000 by 9/30/12.

Status: The SLHA prepared an RFP solicitation to obtain a grant writer in 2010.

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

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

St. Louis Housing Authority

5-Year and Annual Plan

FY 2010 – FY2014

ATTACHMENT #2– mo001b03

Section 6.0 (a) – PHA Plan Update – Plan elements Revised

Item #1 – Eligibility Selection and Admissions Policies including Deconcentration and Wait List procedure

Public Housing: - St. Louis Housing Authority's Admissions and Continued Occupancy Policy (ACOP) contains the provisions for Eligibility, Selection and Admissions Policies including Deconcentration and Wait List Procedure for Public Housing Residents.

Revisions since last Annual Plan Submission:

Admissions and Continued Occupancy Policy (ACOP), The Flat Rent Schedule and the Income Limits have been revised. All Changes to the ACOP are summarized on attached matrix and the revised Flat Rent Schedule and Income Limits Chart (ACOP Appendix 3) are separate attachments included in this section (Attachments A-C).

Site Based Waiting List - SLHA has decreased the number of Site Based waiting list from 27 to 23.

Waiting Lists Openings - In FY 2010, SLHA expects to re-open the following Waiting Lists: Reference attached table containing all Waiting Lists by Locations (Attachment D).

Section 8: - St. Louis Housing Authority's Administration Plan contains the provisions for Eligibility, Selection and Admissions Policies including Deconcentration and Wait List Procedure for the Section 8 Program Participants.

Revisions since last Annual Plan Submission:

Administration Plan – revisions to the policies and procedures were made to the plan from October 1, 2008 through March 31, 2010:

Chapter 1, Section F. – added the reasonable steps the Authority will take to affirmatively further fair housing in the HCV Family Self-Sufficiency program and the method of maintaining records of those steps and their impact.

Chapter 6, Section M. – raised the minimum rent from \$25.00 to \$50.00.

Chapter 9, Section D. – clarifies that the maximum term of a lease and all lease renewals must be for one (1) year.

Chapter 14, Section B. – establishes the limited circumstances in which the Authority will allow a move with continued assistance for a family that has lived in a unit for less than one year but has a family member under a threat of imminent harm for cooperating in a police investigation or criminal proceeding.

Chapter 17, Section E. – added language regarding Owner responsibilities under the HCV program.

Special Purpose Section 8 Assistance Program - The SLHA now receives referrals from the Veteran's Administration for a Special-purpose Section 8 program, the Veterans Affairs Supportive Housing (VASH) program.

Attachment #2 A
Changes to Admissions and Continued Occupancy Policy
(ACOP)

Admissions and Continued Occupancy Policy (ACOP) Changes/Additions 2010

Chapter	Current	Change/Addition - Comment	Page
ACOP Chapter 2, A,4 Eligibility Factors	The applicant's household composition must be appropriate for the apartment sizes available in SLHA's developments in accordance with the occupancy standards described in Chapter 4, Unit Size and Occupancy standards.	Add: The applicant must provide a Birth Certificate for each person in the household.	3
ACOP Chapter 2, A, 5 Eligibility Factors	The applicant and each family member six (6) years of age of older who has been assigned a social security number (SSN) must disclose the SSN's.	Re-word: The applicant and each family member must disclose the social security number (SSN) that has been assigned by the social security administration by providing the original social security card.	4
ACOP Chapter 2, C, 3 Screening of Applicants	If the check indicates criminal activity, the applicant will be notified in writing.	Change to: If the check indicates criminal activity, the record will be reviewed.	6
ACOP Chapter 2, D,3 Special Eligibility Provisions Related to Applicants Requiring a Live-In Aide	A live-in aide who has been approved for occupancy by the Development Manger's Office is added to the lease by means of a live-in aide amendment. This amendment specifically states that a live-in aide does not have rights to occupy...	Re-word: A live-in aide who has been approved for occupancy by the Development Manger's Office is added to the lease by means of a lease amendment and/or a live-in aide form. The live-in aide does not have rights to occupy...	9
ACOP Chapter 2, E,1,e Tenant Selection Criteria	Able to obtain and maintain the necessary utility services in a SLHA unit. The applicant must be eligible for the necessary utility services to be billed in his/her name;	Remove: and maintain Remove: in his or her name Change to: The Applicant, Spouse, Co-Head	10
ACOP Chapter 3, A Introduction		Remove: the word Pre-Application – through out ACOP Replace with: Application	13
ACOP Chapter 3, C,1 Final Eligibility Determination	<u>Formal Application:</u> When staff estimates that a unit will be available within the next several months, applicant will be invited to attend an	Remove paragraph – not needed	15

Admissions and Continued Occupancy Policy (ACOP) Changes/Additions 2010

	interview and submit formal application, after which the screening and tenant selection process will commence.		
ACOP Chapter 3, C,3 Final Eligibility Determination	Disclose the Social Security Numbers of all family members six (6) years of age and older	Re-word: Disclose the Social Security Numbers of all family members	16
ACOP Chapter 3, C,4 Final Eligibility Determination	Provide the names and addresses of at least two prior landlords;	Change to: Provide the names and addresses of at least one prior landlord;	16
ACOP Chapter 3, C,6 Final Eligibility Determination	Provide a letter from the utility company certifying the eligibility of the head of household to have utilities billed in his/her name.	Change to: Provide a letter from the utility company certifying the eligibility of the head of household, spouse or co-head to have utilities billed in his/her name.	16
ACOP Chapter 3, C,d,3 Final Eligibility Determination	<u>Home Visits.</u> Staff will perform a Home Visit for applicants who have filed formal application and who have been interviewed by the staff. Home visits will be scheduled on the day following the leasing interview. The purpose of the Home Visit is to obtain information to be used in determining whether the applicant household meets certain of SLHA's tenant selection criteria and will consider the following:	Delete – we will no longer have home visits as a part of the eligibility process.	18
ACOP Chapter 4, A Unit Assignment	Units will be assigned to applicants so that no less than one (1) and no more than two(2) persons will occupy a bedroom. Persons of the opposite sex shall not be required to occupy the same bedroom except for married or cohabiting couples. Generally , two (2) children of the same sex will be required to share a bedroom regardless of age. Children of the opposite sex may be required to share a bedroom if both are under age three (3). Generally, children three (3) and over shall not be required to share a bedroom	Re-word: Units will be assigned to applicants so that no less than one (1) and no more than two(2) persons will occupy a bedroom. Persons of the opposite sex shall not be required to occupy the same bedroom except for married or cohabiting couples. Generally , two (2) children of the same sex will be required to share a bedroom regardless of age. Children of the opposite sex may be required to share a bedroom if both are under age three (3). Generally, children three (3) and over shall not be required to share a bedroom	20

Admissions and Continued Occupancy Policy (ACOP) Changes/Additions 2010

	<p>opposite sex may be required to share a bedroom if both are under age three (3). Generally, children shall not be required to share a bedroom with a parent. However, one (1) child under three (3) years of age may share a bedroom with one (1) parent if there are no larger units available for the family.</p>	<p>with a parent. However, one (1) child under three (3) years of age will share a bedroom with one (1) parent.</p>
<p>ACOP Chapter 5, D Unit Offers</p>	<p>The Management Agent will offer one suitable vacant unit from the development's vacancy list to the next applicant on the waiting list. An applicant will receive a written confirmation on the unit offer and must respond to accept or reject the offer within seven (7) business days from the date of the letter.</p> <p>If an applicant does not respond to a unit offer mailed to the last known address within the seven (7) business days from the date of the letter, the application will be withdrawn and the applicant will be required to reapply.</p>	<p>25</p> <p>Re-word: The Management Agent will offer two suitable vacant units from the development's vacancy list to the next applicant on the waiting list, one unit at a time. An applicant will receive a written confirmation on the unit offer and must respond to accept or reject the offer within seven (7) business days from the date of the letter.</p> <p>If an applicant does not respond to the 1st unit offer letter mailed to the last known address within the seven (7) business days from the date of the letter, the application will be withdrawn and the applicant will be required to reapply.</p>
<p>ACOP Chapter 5, D Unit Offers</p>	<p>If the applicant chooses to reject the unit offer the applicant's name will be moved to the bottom of the appropriate waiting list in accordance with any preferences he/she qualified for.</p>	<p>26</p> <p>Re-word: If the applicant chooses to reject the unit offer the applicant's name will remain in it's place on the appropriate waiting list in accordance with any preferences he/she qualified for. If the applicant chooses to reject the 2nd unit offer, the application will be withdrawn and the applicant will be required to reapply.</p>

Admissions and Continued Occupancy Policy (ACOP) Changes/Additions 2010

<p>ACOP Chapter 5, D, 2 Unit Offers</p>	<p>For purposes for this policy, ...evidence to the SLHA's satisfaction that one of the following circumstances apply:</p> <ol style="list-style-type: none"> 2. The unit contains lead-based paint, and accepting the offer could result in subjecting the applicant's child (ren) less than six years of age to lead-based paint poisoning. 	<p>Remove: #2</p>	<p style="text-align: right;">26</p>
<p>ACOP Chapter 6, A, C 1, 2, 3, Lease Execution</p>	<ol style="list-style-type: none"> 1. A lease and the tenant handbook are executed at admission for new tenant. 2. A lease and the tenant handbook is executed at the time of transfer for any tenant moving from one dwelling unit in a development to any other dwelling unit in any SLHA development. 3. A "Notice of Rent Adjustment" is prepared and executed by the Housing Authority when a tenant's rent is changed. The notice notice of rent adjustment is signed and dated by the tenant and the original is given to the tenant and a copy is attached to the tenant's lease as an amendment. 	<p>Change to:</p> <ol style="list-style-type: none"> 1. A Lease is executed at admission for new tenant. 2. A lease and the tenant handbook is executed at the time of move-in or transfer for any tenant moving from one dwelling unit in a development to any other dwelling unit in any SLHA development. 3. A "Notice of Rent Determination" is prepared and executed by the Housing Authority or its designee when a tenant's rent is changed. A copy of the notice is given to the tenant and a copy is placed in the tenant's lease file. 3. A Lease Amendment is executed by the Management Office for changes in the family composition or income between annual re-examinations. 	<p style="text-align: right;">27</p>

Admissions and Continued Occupancy Policy (ACOP) Changes/Additions 2010

<p>ACOP Chapter 6, D Tenant Orientation</p>	<p>Eligible applicants selected for admission will be required to participate in an orientation program conducted by SLHA to acquaint new tenant families with the following policies and procedures: the Lease Agreement; maintenance procedures; requirements for disclosure of known lead-based paint hazards; services provided by SLHA; grievance procedure; tenant rights, responsibilities and obligations, rent collection policy, and the operation of heating, cooling, and plumbing equipment in the units.</p>	<p>Change to: Eligible applicants selected for admission will be required to participate in an orientation program conducted by SLHA or its representative to acquaint new tenant families with the following policies and procedures: the Lease Agreement; maintenance procedures; requirements for disclosure of known lead-based paint hazards; services provided by SLHA; grievance procedure; tenant rights, responsibilities and obligations, rent collection policy, community service and the operation of heating, cooling, and plumbing equipment in the units.</p>	<p style="text-align: right;">29</p>
<p>ACOP: Chapter 6, E, 1 Dwelling Unit Inspection Policy</p>	<p>Prior to occupancy, an SLHA representative ...</p>	<p>Grammar change: a</p>	<p style="text-align: right;">29</p>
<p>ACOP Chapter 6, F, 5 Rent, Other Charges, And Rent Adjustments</p>	<p>5. <u>Late Charges:</u> A charge of \$10.00 per month will be charged to any tenant account in which rent and other charges have not been paid...</p>	<p>Change to: 5. Late Charges: A charge of \$15 per month will be charged to any tenant account in which rent and other charges have not been paid...</p>	<p style="text-align: right;">31</p>
<p>ACOP Chapter 6, G Visitors</p>	<p>Tenants are not to provide accommodations to boarders, lodgers or permit unauthorized guest (s) to live in the unit. Tenants shall be allowed to permit guest (s) to remain in the unit up to but not exceeding seven (7) consecutive days without written approval. Written approval must be obtained from the Development/Property Manager for any extended stays exceeding seven (7) days.</p>	<p>Re-word: Tenants are not to provide accommodations to boarders, lodgers or permit unauthorized guest (s) to live in the unit. Tenants shall be allowed to permit guest (s) to remain in the unit up to but not exceeding twenty-one (21) days in a calendar year without written approval. Written approval must be obtained from the Development/Property Manager for any extended stays exceeding twenty-one (21) days.</p>	<p style="text-align: right;">30</p>

Admissions and Continued Occupancy Policy (ACOP) Changes/Additions 2010

ACOP Chapter 7, A, 3 Annual Reexaminations Procedures	HUD strongly encourages...	Change to: HUD mandates...	34
ACOP Chapter 7, J, 4, ca Misrepresentation Of Income	a. The tenant signs and files a false continued occupancy application for...	Re-word: a. The tenant signs and files a false continued occupancy certification or its equivalent for...	43
ACOP Chapter 7, K, 4 Repayment Agreement	Repayment agreements will only be considered for retroactive surcharges assessed for interim periods between Annual Reexaminations. Tenants who fail to report income at the Annual Reexaminations are not entitled to a repayment agreement.	Re-word: Re-payment agreements for un-reported income, are only offered to a resident once during their tenancy.	44
ACOP Chapter 7, K, 5 Repayment Agreement		Add new statement: Unreported income of \$10,000 or greater as a result of program fraud will be reported to the SLHA by the management office; who will then report this amount to the Office of Internal General (OIG) for prosecution.	44
ACOP Chapter 7, L, 2 Repayment Agreement Process	No repayment agreement approved by Management is to exceed six months. In cases of extreme hardship the Executive Director or his/her designee may extend the duration of the repayment agreement beyond six months. It will be the responsibility of the tenant to prove extreme hardship.	ADD: No repayment agreement approved...prove extreme hardship; repayment agreements will not exceed \$5000.	45
ACOP Chapter 8, 2, A, 4	Is engaged in work activities (30 hours minimum);	Change to: (20 hours minimum);	47
ACOP Appendix 3 St. Louis Housing Authority Income Limits		See Attachment 1	72

Admissions and Continued Occupancy Policy (ACOP) Changes/Additions 2010

<p>ACOP Appendix 4 Public Housing Flat Rent Schedule</p>		<p>See Attachment 2</p>	<p>72</p>
<p>Lease, Part I, (2) Household Composition</p>	<p>Household Composition: The Tenants household is composed of the individuals listed below. (Other than the Head or Spouse) each household member should be listed by age, ...</p>	<p>Remove: (other than the Head or Spouse)</p>	<p>1</p>
<p>Lease, Part I, (8) Utility Allowance: Tenant Paid Utilities</p>	<p>If indicated by and (X) below, the Authority shall provide Tenant with a Utility Allowance in the monthly amount totaling \$ ___ for the following utilities paid directly by the Tenant to the Utility supplier;</p>	<p>Add: If indicated by and (X) below, the Authority shall provide Tenant with a Utility Allowance in the monthly amount totaling \$ ___ for the following utilities paid directly by the Tenant to the Utility supplier; The amount of the utility allowance shall be deducted from the TTP.</p>	
<p>Lease, Part II, I C Lease and Amount of Rent</p>	<p>Any additions to the household members named on the lease, including: Live-in Aides and foster children, but excluding natural births, require the advance written approval of the Authority. Such approval will be granted only if the new family members pass the Authority's screening criteria and a unit of the appropriate size is available. Permission to add Live-in Aides and foster children shall not be unreasonably refused. Tenant agrees to wait for the Authority's approval before allowing additional persons to move into the Premises. Failure on the part of Tenant to comply with this provision is a serious violation of the material terms of the lease, for which the Authority may terminate the lease in accordance with Section XVI.</p>	<p>Change to: New household members may be added to the tenants lease if the new family member has been added as the result of birth, marriage, reconciliation with a spouse, legal adoption by a member of a household on the lease, award of custody by a court or the Division of Family Services to a member of a household on the lease or award of a foster child to a member of a household on the lease. Permission to add a Live-in Aide shall not be unreasonably refused. No new household member, except those listed above, may be added unless and until that person has provided the required information to the Manager and been determined eligible for admission. The Housing Authority has the right to deny admission to any person with this provision is a serious violation of the material terms of the lease, for which the Authority may terminate the lease in accordance with Section XVI.</p>	<p>1</p>
<p>Lease, Part II III D. Other Charges</p>	<p>Late Charges – A charge of \$10.00 per month late for rent or other charges paid</p>	<p>Change to: Late Charges – A charge of \$15 per month late for rent or other charges paid after the tenth calendar day of the</p>	<p>1</p>

Admissions and Continued Occupancy Policy (ACOP) Changes/Additions 2010

	after the tenth calendar day of the month.	month.	
<p>Lease, Part II VII. (C) 3B Terms and Conditions</p>	<p>Tenant can verify a change in his/her circumstances (such as decline in or loss of income) that would justify a reduction in rent. If a reduction is granted, Tenant must report subsequent increases in income within 10 days of the occurrence, until the next scheduled re-examination. (Failure to report within the 10 days may result in a retroactive rent change.)</p>	<p>Change to: Tenant can verify a change in his/her circumstances (such as decline in or loss of income) that would justify a reduction in rent. If a reduction is granted, Tenant must report subsequent increase in income within 30 days of the occurrence, until the next re-examination. (Failure to report within the 30 days may result in a retroactive rent charge.)</p>	<p style="text-align: right;">4</p>
<p>Lease, Part II VII. (C) 4 Terms and Conditions</p>	<p>All changes in family composition must be reported to the Housing Manager within 10 days of occurrence. Failure to report within the 10 days may result in...</p>	<p>Change to: All changes in family composition must be reported to the Housing Manager within 30 days of occurrence. Failure to report within the 30 days may result in...</p>	<p style="text-align: right;">4</p>
<p>Lease, Part II VII. (D)2 Terms and Conditions</p>	<p>In the case of a rent increase, when an increase in income occurs after a prior rent reduction and is reported within 10 days of the occurrence, ...</p>	<p>Change to: In the case of a rent increase, when an increase in income occurs after a prior rent reduction and is reported within 30 days of the occurrence, ...</p>	<p style="text-align: right;">4</p>
<p>Lease, Part II IX. (B) 2 Tenant's Obligation</p>	<p>Not to give accommodation to long term guests (in excess of seven (7) consecutive days) without the advance written consent of the Authority.</p>	<p>Change to: Not to give accommodation to a long term guest (not to exceed twenty-one (21) days in a calendar year) without the advanced written consent of the Authority.</p>	<p style="text-align: right;">5</p>
<p>Lease, Part II XIII. A Notice Procedures</p>	<p>4100 Lindell Boulevard St. Louis, MO 63108</p>	<p>Change to: 3520 Page Ave St. Louis, MO 63106</p>	<p style="text-align: right;">8</p>

Attachment #2 B
Flat Rent Comparables
FY 2010

St Louis Housing Authority
Flat Rent Comparables

Development	Current Flat Rent	Comp Rent	Comp Rent	Comp Rent	Average Comp. Rent	2010 Proposed Flat Rent
West Pine, Parkview						
0 bdrm	\$425.00	\$615.00	\$690.00	\$710.00	\$671.67	\$475.00
1 bdrm	\$475.00	\$836.00	\$721.00	\$721.00	\$759.33	\$525.00
2 bdrm	\$525.00	\$974.00	\$974.00	\$974.00	\$974.00	\$575.00
Kingsbury Terrace						
1 bdrm	\$475.00	\$675.00	\$675.00	\$700.00	\$683.33	\$525.00
2 bdrm	\$525.00	\$750.00	\$750.00	\$750.00	\$750.00	\$575.00
Euclid Plaza						
0 bdrm	\$425.00		Comparables Not Available			No Increase
1 bdrm	\$475.00	\$390.00	\$455.00	\$455.00	\$433.33	No Increase
2 bdrm	\$525.00	\$600.00	\$595.00	\$550.00	\$561.67	\$575.00
Badenhaus, Badenfest						
1 bdrm	\$475.00	\$625.00	\$500.00	\$475.00	\$533.33	\$525.00
2 bdrm	\$525.00	\$650.00	\$600.00	\$525.00	\$591.67	\$575.00
James House						
1 bdrm	\$475.00	\$537.00	\$647.00	\$760.00	\$648.00	\$525.00
Cochran Towers						
0 bdrm	\$425.00		Comparables Not Available			No Increase
1 bdrm	\$475.00	\$558.00	\$566.00	\$502.00	\$542.00	\$525.00
Cochran Plaza						
2 bdrm twnhm	\$525.00	\$685.00	\$685.00	\$685.00	\$685.00	\$575.00
3 bdrm twnhm	\$575.00	\$785.00	\$785.00	\$785.00	\$785.00	\$625.00
4 bdrm twnhm	\$625.00	\$1,072.00	\$850.00	\$1,055.00	\$992.33	\$675.00
5 bdrm twnhm	\$675.00		Comparables Not Available			\$725.00
6 bdrm twnhm	\$725.00		Comparables Not Available			\$775.00
LaSalle Park, Clinton Peabody						
1 bdrm	\$475.00	\$475.00	\$475.00	\$620.00	\$523.33	No Increase
2 bdrm	\$525.00	\$720.00	\$620.00	\$670.00	\$670.00	\$575.00
2 bdrm twnhm	\$525.00	\$715.00	\$675.00	\$759.00	\$716.33	\$575.00
3 bdrm twnhm	\$575.00	\$1,100.00	\$805.00	\$805.00	\$903.33	\$625.00
4 bdrm twnhm	\$625.00	\$800.00	\$800.00	\$800.00	\$800.00	\$675.00
Warwood Elderly						
1 bdrm	\$475.00	\$537.00	\$647.00	\$760.00	\$648.00	\$525.00
California Gardens, Lafayette Elderly						
0 bdrm	\$425.00	\$425.00	\$325.00	\$325.00	\$358.33	No Increase
1 bdrm	\$475.00	\$425.00	\$425.00	\$425.00	\$425.00	No Increase
Armand & Ohio						
Lafayette Town, Tiffany Turnkey						
1 bdrm	\$475.00	\$497.00	\$497.00	\$497.00	\$497.00	No Increase
2 bdrm	\$525.00	\$577.00	\$577.00	\$631.00	\$595.00	\$575.00
3 bdrm	\$575.00	\$1,100.00	\$805.00	\$880.00	\$928.33	\$625.00
Marie Fanger, Folsom						
2 bdrm	\$325.00	\$600.00	\$625.00	\$650.00	\$625.00	\$575.00
3 bdrm	\$375.00	\$850.00	\$850.00	\$700.00	\$800.00	\$625.00
4 bdrm	\$625.00	\$700.00	\$1,095.00	\$1,280.00	\$1,025.00	\$675.00
South Broadway						
3 bdrm	\$575.00	\$1,200.00	\$1,320.00	\$1,200.00	\$1,240.00	\$625.00
Hodiament, Page Manor, Towne XV						
2 bdrm	\$525.00	\$522.00	\$700.00	\$675.00	\$632.33	\$575.00
3 bdrm	\$575.00	\$750.00	\$750.00	\$800.00	\$766.67	\$625.00
Cupples, Highland						
2 bdrm	\$525.00	\$597.00	\$597.00	\$597.00	\$597.00	\$575.00
3 bdrm	\$575.00	\$750.00	\$750.00	\$750.00	\$750.00	\$625.00
4 bdrm	\$625.00	\$750.00	\$750.00	\$750.00	\$750.00	\$675.00
Walnut Park						
3 bdrm	\$575.00	\$800.00	\$850.00	\$835.00	\$828.33	\$625.00
4 bdrm	\$575.00	\$900.00	\$1,150.00	\$625.00	\$891.67	\$725.00
Lookaway						
3 bdrm	\$575.00	\$865.00	\$800.00	\$795.00	\$820.00	\$625.00
4 bdrm	\$625.00	\$600.00	\$800.00		\$700.00	\$675.00
Blumeyer Family						
1 bdrm garden	\$475.00	\$657.00	\$657.00	\$657.00	\$657.00	\$525.00
2 bdrm garden	\$525.00	\$599.00	\$599.00	\$599.00	\$599.00	\$575.00

St Louis Housing Authority
Flat Rent Comparables

Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	2010 Proposed Flat Rent
Murphy Park I						
2 bdrm garden*	\$713.00	\$828.00	\$801.00	\$801.00	\$810.00	\$762.00
2 bdrm twnhm	\$717.00	\$872.00	\$872.00	\$872.00	\$872.00	\$762.00
3 bdrm garden	\$787.00	\$967.00	\$775.00	\$775.00	\$839.00	\$837.00
3 bdrm twnhm	\$787.00	\$1,032.00	\$1,032.00	\$1,032.00	\$1,032.00	\$837.00
4 bdrm twnhm*	\$827.00	\$1,055.00	\$1,072.00	\$850.00	\$992.33	\$877.00
5 bdrm twnhm*	\$827.00		Comparables Not Available			\$877.00
6 bdrm twnhm*	\$827.00		Comparables Not Available			\$877.00
Murphy Park II						
2 bdrm garden*	\$712.00	\$828.00	\$801.00	\$801.00	\$810.00	\$761.00
2 bdrm twnhm*	\$712.00	\$872.00	\$872.00	\$872.00	\$872.00	\$761.00
3 bdrm garden	\$775.00	\$967.00	\$775.00	\$775.00	\$839.00	\$825.00
3 bdrm twnhm	\$775.00	\$1,032.00	\$1,032.00	\$1,032.00	\$1,032.00	\$825.00
4 bdrm twnhm	\$877.00	\$1,055.00	\$1,072.00	\$850.00	\$992.33	\$927.00
Murphy Park III						
2 bdrm garden*	\$712.00	\$828.00	\$801.00	\$801.00	\$810.00	\$761.00
2 bdrm twnhm*	\$726.00	\$872.00	\$872.00	\$872.00	\$872.00	\$770.00
3 bdrm garden*	\$775.00	\$967.00	\$775.00	\$775.00	\$839.00	\$825.00
3 bdrm twnhm*	\$775.00	\$1,032.00	\$1,032.00	\$1,032.00	\$1,032.00	\$825.00
4 bdrm twnhm	\$831.00	\$1,055.00	\$1,072.00	\$850.00	\$992.33	\$881.00
5 bdrm twnhm	\$831.00		Comparables Not Available			\$881.00
6 bdrm twnhm	\$831.00		Comparables Not Available			\$881.00
Renaissance Pl @ Grand						
1 bdrm garden	\$475.00	\$630.00	\$630.00	\$630.00	\$630.00	\$481.00
2 bdrm garden	\$525.00		Comparables Not Available			\$575.00
2 bdrm twnhm	\$525.00	\$872.00	\$872.00	\$872.00	\$872.00	\$575.00
3 bdrm twnhm	\$575.00	\$850.00	\$1,032.00	\$1,032.00	\$971.33	\$625.00
4 bdrm twnhm	\$625.00	\$1,055.00	\$1,072.00	\$850.00	\$992.33	\$675.00
5 bdrm twnhm	\$675.00		Comparables Not Available			\$725.00
Renaissance Pl @ Grand II						
1 bdrm garden	\$475.00	\$630.00	\$630.00	\$630.00	\$630.00	\$525.00
2 bdrm garden	\$525.00		Comparables Not Available			\$575.00
2 bdrm twnhm	\$525.00	\$872.00	\$872.00	\$872.00	\$872.00	\$575.00
3 bdrm twnhm	\$575.00	\$850.00	\$1,032.00	\$1,032.00	\$971.33	\$625.00
4 bdrm twnhm	\$625.00	\$1,055.00	\$1,072.00	\$850.00	\$992.33	\$675.00
5 bdrm twnhm	\$675.00		Comparables Not Available			\$725.00
Renaissance Pl @ Grand III						
1 bdrm garden	\$475.00	\$630.00	\$630.00	\$630.00	\$630.00	\$525.00
2 bdrm garden	\$525.00		Comparables Not Available			\$575.00
2 bdrm twnhm	\$525.00	\$872.00	\$872.00	\$872.00	\$872.00	\$575.00
3 bdrm twnhm	\$575.00	\$850.00	\$1,032.00	\$1,032.00	\$971.33	\$625.00
4 bdrm twnhm	\$625.00	\$1,055.00	\$1,072.00	\$850.00	\$992.33	\$675.00
5 bdrm twnhm	\$675.00		Comparables Not Available			\$725.00
Senior Living @ Renaissance Gardens @ Renaissance						
1 Bedroom Garden	\$475.00	\$731.00	\$731.00	\$731.00	\$731.00	\$625.00
2 Bedroom Garden	\$525.00	\$801.00	\$801.00	\$801.00	\$801.00	\$575.00
King Louis Square						
1bdrm garden*	\$395.00	\$455.00	\$455.00	\$455.00	\$455.00	\$422.00
2brdm garden*	\$492.00	\$685.00	\$685.00	\$685.00	\$685.00	\$526.00
2brdm twnhm*	\$492.00	\$759.00	\$759.00	\$759.00	\$759.00	\$526.00
3brdm garden*	\$577.00	\$800.00	\$800.00	\$880.00	\$826.67	\$617.00
3brdm twnhm*	\$577.00	\$805.00	\$1,100.00		\$952.50	\$617.00
4brdm twnhm*	\$620.00		Comparables Not Available			\$620.00
King Louis Square II (Old Frenchtown)						
1bdrm garden *	\$410.00	\$455.00	\$455.00	\$455.00	\$455.00	\$446.00
2brdm garden*	\$500.00	\$685.00	\$685.00	\$685.00	\$685.00	\$548.00
3brdm twnhm*	\$585.00	\$805.00	\$1,100.00		\$952.50	\$635.00
LesChateaux						
1bdrm*	\$400.00	\$1,100.00	\$725.00	\$558.00	\$794.33	\$400.00
2bdrm*	\$450.00	\$1,500.00	\$876.00	\$850.00	\$1,075.33	\$450.00
Cahill House						
1bdrm garden	\$475.00	\$801.00			\$801.00	\$545.00
2brdm garden	\$525.00	\$801.00	\$801.00	\$801.00	\$801.00	\$575.00
Cambridge Heights I						
1bdrm garden	\$475.00	\$558.00	\$566.00	\$502.00	\$542.00	\$525.00
2brdm garden	\$525.00	\$685.00	\$685.00	\$685.00	\$685.00	\$575.00
2 bdrm twnhm	\$525.00	\$652.00	\$813.00	\$652.00	\$705.67	\$575.00
3 bdrm twnhm	\$575.00	\$967.00	\$967.00	\$967.00	\$967.00	\$575.00
4 bdrm twnhm	\$625.00	\$1,055.00	\$1,072.00	\$850.00	\$992.33	\$675.00
5 bdrm twnhm	\$675.00		Comparables Not Available			\$725.00
Cambridge Heights II						
1bdrm garden	\$475.00	\$558.00	\$566.00	\$502.00	\$542.00	\$525.00
2brdm garden	\$525.00	\$685.00	\$685.00	\$685.00	\$685.00	\$575.00
2 bdrm twnhm	\$525.00	\$652.00	\$813.00	\$652.00	\$705.67	\$575.00
3 bdrm twnhm	\$575.00	\$967.00	\$967.00	\$967.00	\$967.00	\$575.00
4 bdrm twnhm	\$625.00	\$1,055.00	\$1,072.00	\$850.00	\$992.33	\$675.00
5 bdrm twnhm	\$675.00		Comparables Not Available			\$725.00

Attachment #2 C
Income Limits Chart
(ACOP Appendix 3)

ST. LOUIS HOUSING AUTHORITY								
INCOME LIMITS (Effective 07/01/09)								
FY 2009 Median Family Income \$67,900								
No. of Persons	1	2	3	4	5	6	7	8
30%	14,250	16,300	18,300	20,350	22,000	23,600	25,250	26,850
50%-Very Low	23,750	27,150	30,550	33,950	36,650	39,400	42,100	44,800
80%-Low	38,000	43,450	48,850	54,300	58,650	63,000	67,350	71,700

NOTE: The above income limits are subject to change as HUD generally revises these limits annually.

The latest and most recent annual income limits as established and approved by HUD shall be applicable and are automatically incorporated into and made a part of this policy as of the effective date of the newly established income limits as set forth and approved by HUD. As Income Limits are revised and modified by HUD and adopted by the SLHA Board of Commissioners through board resolution, they will be posted in each development.

Attachment #2 D
Wait List Re-Openings
Projections for FY 2010

Section 6.0 (a) – PHA Plan Update – Plan elements Revised

Item #1 – Eligibility Selection and Admissions Policies including Deconcentration and Wait List procedure

Wait List Re-opening Projections for FY 2009

SLHA's wait list is a pool of applicants that have a need and demand for units by location. By analyzing trends of refusal and acceptance of unit offers, and the number of applicants by site, we can discern which developments are considered most and least desirable. Thus with this information we determine when to open and close our wait lists.

HUD AMP #	SLHA #	Development Name	Management office Address	Re-Open Wait List Projected for FY 2010
AMP 000002	MO1-002	Clinton-Peabody	1401 LaSalle, 63104	NO
AMP 000003	MO1-003	Cochran Towers	1228 N. 9th St., 63106	NO
AMP 000009	MO1-009	Blumeyer Family	3501 Franklin, 63106	YES
AMP 000010	MO1-010	James House	4310 St. Ferdinand, 63113	NO
AMP 000013B	MO1-013B	Euclid Plaza Elderly	5310 N. Euclid, 63115	NO
AMP 000017	MO1-017	West Pine	4490 West Pine, 63108	NO
AMP 000019	MO1-019	Parkview Elderly	4451 Forest Park, 63108	YES
AMP 000024	MO1-024	Warwood Elderly	1610 N. Kingshighway, 63113	NO
AMP 000028	MO1-028	Badenhaus & Badenfest Elderly	8450 Gast Place, 63147	NO
AMP 000034	MO1-034	LaSalle Park	1001 Hickory, 63104	NO
AMP 000037	MO1-037	Cochran Plaza	1-33 New Haven, 63106	NO
AMP 000038	MO1-038	Southside Scattered Sites	3447 Lafayette, 63104	NO
AMP 000041	MO1-410	Northside Scattered Sites	5400 Page, 63112	NO
AMP 000044	MO1-044	Murphy Park I	1920 Cass, 63106	NO
AMP 000045	MO1-045	Murphy Park II	1920 Cass, 63106	NO
AMP 000046	MO1-046	Murphy Park III	1920 Cass, 63106	NO
AMP 000047	MO1-047	King Louis Square	1524 S 13th, 63104	NO
AMP 000048	MO1-048	Les Chateaux	1330 Chouteau, 63103	Yes
AMP 000049	MO1-490	King Louis Square II	1129 Hickory, 63104	NO
AMP 000050	MO1-050	Renaissance Pl @ Grand	1001 N. Compton, 63106	NO
AMP 000052	MO1-052	King Louis III	1129 Hickory, 63104	NO
AMP 000054	MO1-054	Sr Living at Renaissance Pl	3217 Martin Luther King, 63106	Yes
AMP 000055	MO1-055	Gardens at Renaissance Pl	3117 Thomas, 63106	NO
AMP 000056	MO1-056	Cahill House	1919 O'Fallon, 63106	Yes
AMP 000057	MO1-057	Renaissance Pl @ Grand II	1001 N. Compton, 63106	NO
AMP 000058	MO1-058	Cambridge Heights	703 O'Fallon, 63106	NO
AMP 000059	MO1-059	Renaissance Place @ Grand III	1001 N. Compton, 63106	NO
AMP 000060	MO1-060	Cambridge Heights II	703 O'Fallon, 63106	NO
AMP 000061	MO1-061	Kingsbury Terrace	5655 Kingsbury, 63112	NO
		Section 8 Wait List	3520 Page Blvd, 63106	NO

St. Louis Housing Authority

5-Year and Annual Plan

FY 2010 – FY2014

ATTACHMENT #3 – mo001c03

Section 6.0 – PHA Plan Update – Plan Elements Revised

Item 2- Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FFY 2010 grants)		
a) Public Housing Operating Fund	9,486,143	
b) Public Housing Capital Fund	7,613,708	
c) Public Housing Replacement Housing Factor (1 st and 2 nd Increments)	7,852,446	
d) HOPE VI Revitalization	0	
e) HOPE VI Demolition	0	
f) Annual Contributions for Section 8 Tenant-Based Assistance	38,475,531	
g) VASH-Veterans Affairs Supportive Housing Program	162,962	
h) Resident Opportunity and Self-Sufficiency Grants (ROSS)	68,000	FFS Coordinator for Public Housing Program
i) Community Development Block Grant	0	
j) HOME	0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		<i>As of 3/31/10</i>
FFY 2008-MO36P00150108	959,576	Capital Improvements
FFY 2008-MO36R00150108	1,229,268	Replacement Housing
FFY 2008-MO36R00150208	2,806,889	Replacement Housing
FFY 2009-MO36P00150109	2,112,078	Capital Improvements
FFY 2009-MO36R00150109	4,944,321	Replacement Housing
FFY 2009-MO36P00150209	1,816,472	Capital Improvements
FFY 2009-MO36R00150309	24,014	Replacement Housing
FFY 2009-MO36R00150409	921,120	Replacement Housing
FFY 2009-MO00100004409R- FFY 2009-MO00100006309G	15,112,317	Capital Fund Recovery Grants - Competitive Grant (9 separate Grants)
FFY 2009 – MO00100009910R	536,102	Capital Fund Recovery Grants - Competitive Grant received 9/22/10.
Resident Opportunity and Self-Sufficiency Grants (ROSS)	233,725	Family job readiness and homeownership
3. Public Housing Dwelling Rental Income	4,296,266	PHA Operations
4. Other income (list below)		
Interest on Investments	39,908	PHA Operations
Other (Charges to Residents)	251,496	PHA Operations
5. Non-federal sources (list below)	0	
Total resources	105,053,059	

St. Louis Housing Authority
 5-Year and Annual Plan
 FY 2010 – FY2014

ATTACHMENT #4 – mo001d03

Section 6.0 (a) – PHA Plan Update – Plan Elements Revised

Item 4 – Operations and Management

Table of HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning FY 2009	Expected Turnover
Public Housing	2725	536
Section 8 Vouchers	6187	406
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Family Unification	6	3
Veterans Affairs	70	6
Supportive Housing Program (VASH)		
Public Housing Drug Elimination Program (PHDEP)	0	0
Other Federal Programs(list individually)		

St. Louis Housing Authority
5-Year and Annual Plan
FY 2010 – FY2014

ATTACHMENT #5 – mo001e03

Section 6.0 (a) – PHA Plan Update – Plan Elements Revised

Item 7 – Community Service and Self-Sufficiency

The Authority’s Admissions and Continued Occupancy Policy (ACOP) contain the policies, services and programs provided for the enhancement of the economic and social self-sufficiency of assisted families. These policies comply with the requirements of community service and treatment of income changes resulting from welfare program requirements for public housing residents.

Table of Family Self-Sufficiency Participation

Family Self-Sufficiency (FSS) Participation			
Program	Required Number of Participants (start of FY 2009 Estimate)	Actual Number of Participants (As of: 03/18/09)	Number of Participant that Completed Program
Public Housing FSS Program	85 – No requirement	78 (36 have escrow accounts)	2 Completed 7 Forfeited
Section 8	82	82 (42 have escrow accounts)	16 Completed

Services and Programs

Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Health Services St. Louis School of Nursing Parkview, James House & Clinton Peabody	Open to all	All referrals	Via referrals and Manager Elderly/Disabled Services & FSS Coordinator	Public Housing elderly/disabled residents & Family Residents
Health Services UMSL School of Nursing Cahill House & Cochran Tower	Open to all	All referrals	Via referrals and Manager Elderly/Disabled Services & FSS Coordinator	Public Housing elderly/disabled residents & Family Residents
ROSS Family Self-Sufficiency	Open to all	PH Families	Resident Initiatives	Public Housing Residents
SLATE	Open to all	Referrals	Resident Initiatives Department	Public Housing and Section 8 Residents
Employment Connection	Open to all	Referrals	Resident Initiatives Department	Public Housing and Section 8 Residents
GED	12	Referrals	Resident Initiatives Department	PH Residents only
Youth Build City of St. Louis	Open 60 (18-25)	Referral	Section 3 Economic Development Manager	Public Housing Residents
Connections for Success	Open	Referral	PH FFS Coordinator Section 8 FFS Coordinator	Public Housing and Section 8 Residents
Family Self-Sufficiency	Open	Referral	Resident Initiatives FFS Coordinator	Public Housing Residents
Youth Services Programs Summer Camp Kingdom House Lutheran Family Services Computer Village	Open	PH Families Youth	Resident Initiatives Cochran Community Center Manager & Manager of Youth Services LaSalle Park Community Center Al Chappell Community Center & Other Partnering Organizations	Public Housing Residents

St. Louis Housing Authority
5-Year and Annual Plan
FY 2010 – FY2014

ATTACHMENT #6 – mo001f03

Section 6.0 (a) – PHA Plan Update – Plan Elements Revised

Item 13 - Violence Against Women Act (VAWA)

Description of Activities

SLHA incorporated its policy regarding the Violence Against Women and Department of Justice Reauthorization Act FY 2005 (VAWA) into its Admissions and Continued Occupancy Policy (ACOP) and Admissions Plan. The objective of the policy is to provide a process that enables SLHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking by providing referral services, and incorporating policies that help to obtain and maintain housing and prevent domestic violence or enhance victim safety.

In addition, SLHA has provided consultation regarding its policies to the St. Louis Circuit Attorney's Office – Domestic Violence Unit and to the United States Department of Justice, United States Attorney's Office, Eastern District of Missouri to provide education regarding SLHA process for victims. By establishing mutual cooperation and understanding of each other's VAWA policies we can provide more efficient services to assist victims in need. SLHA will continue its outreach services to provide similar opportunities to other agencies in the community that provide services to child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

St. Louis Housing Authority
 5-Year and Annual Plan - FY 2010-2014
 ATTACHMENT #7 - MO001g03

Section 7.0

HOPE VI, Mixed-Finance Modernization or Development, Demolitions and/or Disposition, Conversion of Public Housing, Homeownership programs and Project-Based Vouchers

Item Number	Program Description	Project Description	Development Number	Unit Count /Affected Units	Time Table for Submission
7.0 (a)	HOPE VI	SLHA plans to apply for a HOPE VI Revitalization Grant in FY 2010 for Blumeyer Family (3501 Franklin).	MO001000006	143	11/22/2010
7.0 (a)	Mixed-Finance	Senior Living at Cambridge Heights (Elderly Replacement II) - Replacment Housing Factor	MO001000062 - 117 units: 75 Public Site Located at 1121 North 7th Street	Housing, 30 Section 8 Project Based, and 6 Low-Income Housing Tax Credit	Mixed-finance Proposal submitted to HUD August 7, 2009 and approved on September 3, 2009.
7.0 (a)	Mixed-Finance	Arlington Grove (Family Replacement II) - Replacement Housing Factor	MO001000063 - 112 units: 70 Public Site Located at MLK & Burd Avenue	Housing, 13 Low-Income Housing Tax Credit, 18 HOME, and 11 Market Rate.	Mixed-finance Proposal planned for submission to HUD by July 15, 2010.
7.0 (a)	Mixed-Finance	North Sarah (Family Replacement III) - Replacement Housing Factor	MO001000064 - 120 units: 59 Public Site Located at North Sarah between West Belle & Cook Avenue	Housing, 14 Low-Income Housing Tax Credit and 58 Market Rate.	Mixed-finance Proposal planned for submission to HUD by August 30, 2010.

St. Louis Housing Authority
 5-Year and Annual Plan - FY 2010-2014
 ATTACHMENT #7 - MO001g03

Section 7.0

HOPE VI, Mixed-Finance Modernization or Development, Demolitions and/or Disposition, Conversion of Public Housing, Homeownership programs and Project-Based Vouchers

Item Number	Program Description	Project Description	Development Number	Unit Count/Affected Units	Time Table for Submission
7.0 (a)	Mixed-Finance	North Sarah Phase II (Blumeyer Family HOPE VI) -Family Replacement IV - Replacement Housing Factor & HOPE VI	MO001000065 - Through Mixed-finance Site Located at partnership develop corner of approximately 111 units of Vandeventer which approximately 44 will be public housing units.		HOPE VI Application planned for submission by 11/22/10 and Mixed-finance Proposal planned for submission to HUD by August 30, 2011.
7.0 (b)	Demolition	Cochran Gardens Elderly Tower	MO001000003	132	Timeline for activity: Actual or projected start date of activity: 1/30/11 Projected end date of activity 12/30/11
7.0 (b)	Partial Demolition	Warwood Family	MO001000024	29	Timeline for activity: Actual or projected start date of activity: 1/30/11 Projected end date of activity 12/30/11
7.0 (b)	Partial Demolition	Highland Apartments	MO001000041	8	Timeline for activity: Actual or projected start date of activity: 10/30/10 Projected end date of activity 12/30/10

St. Louis Housing Authority
 5-Year and Annual Plan - FY 2010-2014
 ATTACHMENT #7 - MO001g03

Section 7.0

HOPE VI, Mixed-Finance Modernization or Development, Demolitions and/or Disposition, Conversion of Public Housing, Homeownership programs and Project-Based Vouchers

Item	Program Description	Project Description	Development	Unit Count/Affected Units	Time Table for
7.0 (b)	Demolition	Warwood Mixed-Population	MO001000024	95	Timeline for activity:
7.0 (b)	Disposition	Vaughn Family - Warehouse Facility	MO001000006	0	Timeline for activity: Actual or projected start date of activity: 3/12/02 Projected end date of activity 10/30/11
7.0 (b)	Disposition	Carr Square	MO001000001	124	Timeline for activity: Actual or projected start date of activity: 12/31/06 Projected end date of activity 11/30/09 - COMPLETE
7.0 (b)	Disposition	Vaughn Family - Central Office Facility	MO001000006	0	Timeline for activity: Actual or projected start date of activity: 7/30/08 Projected end date of activity 9/30/10
7.0 (b)	Disposition	Cochran Gardens Vacant Land	MO001000003	0	Timeline for activity: Actual or projected start date of activity: 4/01/09 Projected end date of activity 12/30/10

St. Louis Housing Authority
 5-Year and Annual Plan - FY 2010-2014
 ATTACHMENT #7 - MO001g03

Section 7.0

HOPE VI, Mixed-Finance Modernization or Development, Demolitions and/or Disposition, Conversion of Public Housing. Homeownership programs and Project-Based Vouchers

Item Number	Program Description	Project Description	Development Number	Unit Count/Affected Units	Time Table for Submission
7.0 (b)	Disposition	Vaughn Tower Vacant Land	MO001000006	0	Timeline for activity: Actual or projected start date of activity: 9/30/09 Projected end date of activity 3/30/11
7.0 (b)	Disposition	Euclid Plaza Vacant Land	MO001000013	0	Timeline for activity: Actual or projected start date of activity: 9/30/09 Projected end date of activity 3/30/11
7.0 (c)	Conversion of Public Housing to tenant-based or for voluntarily conversion	SLHA does not plan to submit any applications under this type of conversion in FY 2010.	N/A	N/A	N/A
7.0 (d)	Homeownership	Section 8		61	
		Near South Side HOPE VI		44	
		Blumeyer HOPE VI - Renaissance Place at Grand		30	
		Cochran Gardens HOPE VI - Phase IV Cambridge Heights		16	

St. Louis Housing Authority
 5-Year and Annual Plan - FY 2010-2014
 ATTACHMENT #7 - MO001g03

Section 7.0

HOPE VI, Mixed-Finance Modernization or Development, Demolitions and/or Disposition, Conversion of Public Housing, Homeownership programs and Project-Based Vouchers

Item Number	Program Description	Statement	General Location	Unit Count
7.0 (e)	Project-based Vouchers	SLHA has 631 Project-based units.	5th Ward East	91
			5th Ward West	81
			Grand South	87
		There are no current plans for future project-based units.	JVL-I	32
			JVL-II	18
			San ReMO	20
			Kennerly Maffit	7
			Water Tower	44
			Raliton	26
			Carr Square	82
			Cahill House	26
			Senior Living	30
			River Bend	79
			Gardens at Renaissance Place	8
				631

ATTACHMENT #8 – mo001h03

Section 8.1 – Capital Fund Program Annual Statements/Performance and Evaluation Reports

FY 2010:

Attachment #8 A1 Capital Fund Program FY 2009 – CFP Annual Statement -MO36P00150110
Attachment #8 A2 Capital Fund Program FY 2009 – RHF Annual Statement -MO36R00150110
Attachment #8 A3 Capital Fund Program FY 2009 – RHF Annual Statement -MO36R00150210
Attachment #8 A4: FY 2010 - American Recovery and Reinvestment Act - ARRA
Attachment #8 A4: ARRA FY 2010 Annual Statement - CFRC MO00100009910R

FY 2009:

Attachment #8 B1 Capital Fund Program FY 2009 – CFP Annual Statement -MO36P00150109
Attachment #8 B2 Capital Fund Program FY 2009 – RHF Annual Statement -MO36R00150109
Attachment #8 B3 Capital Fund Program FY 2009 – RHF Annual Statement -MO36R00150209
Attachment #8 B4 Capital Fund Program FY 2009 – RHF Annual Statement -MO36R00150309
Attachment #8 B5 Capital Fund Program FY 2009 – RHF Annual Statement -MO36R00150409
Attachment #8 B: FY 2009 - American Recovery and Reinvestment Act - ARRA
Attachment #8 B6 Performance and Evaluation FY 2009 – CFRG MO36S00150109
Attachment #8 B7 Performance and Evaluation FY 2009 – CFRC MO00100004409R
Attachment #8 B8 Performance and Evaluation FY 2009 – CFRC MO00100004709R
Attachment #8 B9 Performance and Evaluation FY 2009 – CFRC MO00100004909R
Attachment #8 B10 Performance and Evaluation FY 2009 – CFRC MO00100005009R
Attachment #8 B11 Performance and Evaluation FY 2009 – CFRC MO00100005209R
Attachment #8 B12 Performance and Evaluation FY 2009 – CFRC MO00100005709R
Attachment #8 B13 Performance and Evaluation FY 2009 – CFRC MO00100005809R
Attachment #8 B14 Performance and Evaluation FY 2009 – CFRC MO00100005909R
Attachment #8 B15 Performance and Evaluation FY 2009 – CFRC MO00100006309G

FY 2008:

Attachment #8 C1 Performance and Evaluation FY 2008 – CFP MO36P00150108
Attachment #8 C2 Performance and Evaluation FY 2008 – RHF MO36R00150108
Attachment #8 C3 Performance and Evaluation FY 2008 – RHF MO36R00150208

FY 2007:

Attachment #8 D1 Performance and Evaluation FY 2007 – CFP MO36P00150107
Attachment #8 D2 Performance and Evaluation FY 2007 – RHF MO36R00150107
Attachment #8 D3 Performance and Evaluation FY 2007 – RHF MO36R00150207
Attachment #8 D: Capital Fund Finance Program - CFFP
Attachment #8 D4 Performance and Evaluation FY 2007 - CFFP May, 2007

FY 2006:

Attachment #8 E1 Performance and Evaluation FY 2006 – CFP MO36P00150106
Attachment #8 E2 Performance and Evaluation FY 2006 – CFP MO36P00150206

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 A1 - mo001h03
Performance & Evaluation Report
Form HUD-50075.1

Capital Fund Program
(CFP)
FY 2010 - MO36P00150110

Part I: Summary

PIHA Name: St. Louis Housing Authority
 Grant Type and Number: Capital Fund Program Grant No: MO36P00150110
 Replacement Housing Factor Grant No: _____
 Date of CFP: _____
 FY of Grant: 2010
 FY of Grant Approval: 2010

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹		
		Original	Revised	Obligated	Expended		
1	Total non-CFP Funds	\$ -	\$ -	\$ -	\$ -		
2	1406 Operations (may not exceed 20% of line 21) ³	1,522,742	-	-	-		
3	1408 Management Improvements	1,522,742	-	-	-		
4	1410 Administration (may not exceed 10% of line 21)	761,371	-	-	-		
5	1411 Audit	-	-	-	-		
6	1415 Liquidated Damages	-	-	-	-		
7	1430 Fees and Costs	-	-	-	-		
8	1440 Site Acquisition	-	-	-	-		
9	1450 Site Improvement	-	-	-	-		
10	1460 Dwelling Structures	2,239,084	-	-	-		
11	1465.1 Dwelling Equipment—Nonexpendable	-	-	-	-		
12	1470 Nondwelling Structures	-	-	-	-		
13	1475 Nondwelling Equipment	-	-	-	-		
14	1485 Demolition	249,000	-	-	-		
15	1492 Moving to Work Demonstration	-	-	-	-		
16	1495.1 Relocation Costs	-	-	-	-		
17	1499 Development Activities	-	-	-	-		
18a	1501 Collateralization or Debt Service paid by the PIHA	-	-	-	-		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-		
19	1502 Contingency (may not exceed 8% of line of 20)	\$ 1,318,770	-	-	-		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 7,613,708	\$ -	\$ -	\$ -		
21	Amount of line 20 Related to LJP Activities	-	-	-	-		
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-		
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-		
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-		
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-		

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary	
PIHA Name: St. Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: MO36700150110 Date of CFHP: _____
Replacement Housing Factor Grant No: _____	FY of Grant: 2010 FY of Grant Approval: 2010
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____	
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Total Estimated Cost
Signature of Executive Director <i>Cheryl Farrell</i>	Total Actual Cost ¹
Date 7/12/10	Date
Signature of Public Housing Director	

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 A2 - mo001h03
Annual Statement
Form HUD-50075.1

Replacement Housing Factor
(RHF)
FY 2010 - MO36R00150110

Part I: Summary

PHIA Name: St. Louis Housing Authority

Grant Type and Number: Replacement Housing Factor Grant No: MO36R00150110

Capital Fund Program Grant No: _____

Date of CHFP: _____

FY of Grant: 2010

FY of Grant Approval: 2010

Line No.	Original	Revised	Obligated	Expended	Total Actual Cost ¹	
					Total Estimated Cost	Total Actual Cost ¹
1	\$ -	\$ -	\$ -	\$ -		
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18a						
18ba						
19						
20	\$ -	\$ -	\$ -	\$ -		
21						
22						
23						
25						
25						

Annual Statement/Performance and Evaluation Report
 Capital Fund Program. Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

Part I: Summary	
PIHA Name: St. Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: Date of CFFP:
	Replacement Housing Factor Grant No: MO36R00150110
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report
Line No.	Total Estimated Cost
Summary by Development Account	Total Actual Cost ¹
Signature of Executive Director <i>Angie J. Reed</i>	Signature of Public Housing Director
Date 7/12/10	Date

Part II: Supporting Pages

PIA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor No:		CFP (Yes/ No):		Federal FY of Grant:	
Development Number Name/ PIA-Wide Activities		Development Account No.		Quantity		MO36R00150110	
General Description of Major Work Categories		Total Estimated Cost		Total Actual Cost		Status of Work	
		Original		Revised ¹		Funds Obligated ²	
		Funds Expended ²					
PIA Wide	Development - Salaries & Benefits	1499	\$ 204,725	\$ -	\$ -	\$ -	2010
MO001000064 North Sarah	Partial funding for the construction of 59 public housing units, using the mixed-finance, mix-income development method.	1499	\$ 1,842,524	\$ -	\$ -	\$ -	Design, environmental, survey, appraisal, relocation, and document preparation are underway. Project is less than 1% complete.

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 A3 - mo001h03
Annual Statement
Form HUD-50075.1

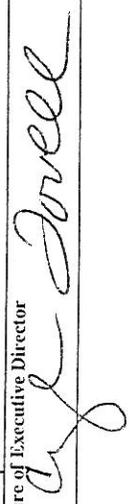
Replacement Housing Factor
(RHF)
FY 2010 - MO36R00150210

Part I: Summary

PHA Name: St. Louis Housing Authority
 Grant Type and Number: Capital Fund Program Grant No: MO36R00150210
 Date of CHFP: _____
 FY of Grant: 2010
 FY of Grant Approval: 2010

Line No.	Original	Revised	Obligated	Expended	Total Actual Cost ¹	
					Estimated Cost	Actual Cost
1	\$ -	\$ -	\$ -	\$ -		
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17	5,805,197					
18a						
18ba						
19						
20	\$ 5,805,197	\$ -	\$ -	\$ -		
21						
22						
23						
25						
25						

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

Part I: Summary	
PHA Name: St. Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: Date of CHFP:
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Replacement Housing Factor Grant No: MO36R00150210 FY of Grant: 2010 FY of Grant Approval: 2010
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost Total Actual Cost ¹
Summary by Development Account Signature of Executive Director 	Signature of Public Housing Director Date 7/12/10

Part II: Supporting Pages

PIA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor No. Development Account No.		MO36R00150210		CITP (Yes/No):		Federal FY of Grant:		
Development Number Name/ PIA-Wide Activities		General Description of Major Work Categories		Quantity		Total Estimated Cost		Total Actual Cost		
						Original		Revised ¹		
						Funds Obligated ²		Funds Expended ²		
PIA Wide	Development - Salaries & Benefits	1499				\$ 580,520	\$ -	\$ -	\$ -	2010 Status of Work
MO001000064 North Sarah	Partial funding for the construction of 59 public housing units, using the mixed-finance, mix-income development method.	1499	22 Units			\$ 5,224,677	\$ -	\$ -	\$ -	Design, environmental, survey, appraisal, relocation, and document preparation are underway. Project is less than 1% complete.

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 A4 - mo001h03
Annual Statement
Form HUD-50075.1

American Recovery and Reinvestment Act (ARRA)
Competitive Grant -CFRC
FY 2010 - MO00100009910R

Annual Statement/Performance and Evaluation Report
 Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: St. Louis Housing Authority Grant Type and Number: MO00100009910R Replacement Housing Factor Grant No: _____
 Capital Fund Program Grant No: _____ FFY of Grant: 2010
 Date of CFFP: _____ FFY of Grant Approval: 2010

Line No.	Original Annual Statement Performance and Evaluation Report for Period Ending: Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised	Obligated	Expended
1	Total non-CFF Funds	\$ 416,674.00	\$ -	-	\$ -
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$40,245.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$495,857.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line of 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$536,102.00		\$ -	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security-Soft Costs				
25	Amount of line 20 Related to Security-Hard Costs				
25	Amount of line 20 Related to Energy conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program. Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:

St. Louis Housing Authority

Grant Type and Number

Capital Fund Program Grant No:

Date of CFFP:

Replacement Housing Factor Grant No:

FFY of Grant:

2010

FFY of Grant Approval:

2010

Original Annual Statement

Performance and Evaluation Report for Period Ending:

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no:)

Final Performance and Evaluation Report

Line No.

Summary by Development Account

Total Estimated Cost

Total Actual Cost¹

Signature of Executive Director

Dyle J. Zell

Date

10/15/10

Signature of Public Housing Director

Date

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 B1 - mo001h03
Annual Statement
Form HUD-50075.1

Capital Fund Program
(CFP)
FY 2009 - MO36P00150109

PHIA Name: St. Louis Housing Authority
 Grant Type and Number: Capital Fund Program Grant No: MO30P00150109 Replacement Housing Factor Grant No:
 Date of CFP: _____

Part I: Summary
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 3/31/10 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 21) ¹	1,723,903	1,723,903	1,723,903	133.75
3	1408 Management Improvements	1,723,903	1,723,903	1,603,253	49.00
4	1410 Administration (may not exceed 10% of line 21)	861,511	861,511	861,511	7.54
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	294,782	201,196	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	19,743	19,743	-
11	1465.1 Dwelling Equipment-- Nonexpendable	2,146,646	791,320	656,320	-
12	1470 Nondwelling Structures	-	76,930	76,930	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	550,000	247,007	247,007	-
15	1492 Moving to Work Demonstration	-	597,783	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities	-	1,057,449	-	-
18a	1501 Collateralization or Debt Service paid by the PHIA	-	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of line of 20)	1,318,770	1,318,770	1,318,770	-
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 8,619,515	\$ 8,619,515	\$ 6,507,437	\$ 190.29
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary

PIHA Name: St. Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: MO36100150109 Date of CFFP: _____	Replacement Housing Factor Grant No: _____	FFY of Grant: 2009
		FFY of Grant Approval: 2009	

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 3/31/10

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

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
----------	--------------------------------	----------------------	--------------------------------

Signature of Executive Director <i>Ch. Swell</i>	Date 7/12/10	Signature of Public Housing Director	Date
---	-----------------	--------------------------------------	------

Part II: Supporting Pages

PHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor No:		MO36P00150109		CHFP (Yes/No):		Federal FY of Grant: 2009		FFY of Grant Approval: Status of Work	
Development Number Name/ PHA- Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Funds Obligated ²	Total Actual Cost	Funds Expended ²			
				Original	Revised ¹						
PHA Wide	Operations	1406		\$ 1,723,903	\$ 1,723,903	\$ 1,723,903	\$	\$ 133.75			On-going
PHA Wide	Management Improvements	1408		\$ 1,723,903	\$ 1,723,903	\$ 1,603,253	\$	\$ 49.00			On-going
PHA Wide	Administration	1410		\$ 861,511	\$ 861,511	\$ 861,511	\$	\$ 7.54			On-going
PHA Wide	Fees and Costs - Construction Administration for modernization of MO001000002, MO001000019, MO001000034, MO001000038, and MO001000039.	1430		\$ 294,782	\$ 201,196	\$	\$	\$			No activity begun.
PHA Wide	Collateralization or Debit Service paid Via System of Direct Payment	9000		\$ 1,318,770	\$ 1,318,770	\$ 1,318,770	\$	\$			No activity begun.
MO001000002 Clinton-Peabody	Replacement of individual unit boilers and water heaters with high efficiency on demand tankless boiler and water heating system with possible solar assist.	1460	0 Units	\$	\$ 5,000	\$	\$	\$			No activity in this program - Total Project budget is \$727,000.00. 100% budgeted in 501-09S, Because 501-09S is fully obligated SLHA had placed funding in this program for any potential modifications/change orders.
MO001000003 Cochran Towers	Demolition of remaining hi-rise upon completion of relocation of residents to planned elderly replacement housing development	1485	1 Building - 132 Units	\$	\$ 550,000	\$	\$	\$			No activity begun.
MO001000009 Blumeyer Family	Upgrade building heating and ventilation systems. Convert obsolete hot water boiler plant to more energy efficient system, including all immediate supply piping. Replace circulation control valves within units and install building control system.	1460	1 Building	\$	\$ 300,000	\$	\$	\$			No activity begun.
MO001000009 Blumeyer Family	Application of new Energy Star labeled reflective roof system including membrane, tapered insulation, roof drainage system, and sheet metal flashing.	1460	1 Building	\$	\$ 5,000	\$	\$	\$			No activity begun - Total Project budget is \$237,525.00. 100% budgeted in 501-09S, Because 501-09S is fully obligated SLHA had placed funding in this program for any potential modifications/change orders.
MO001000009 Blumeyer Elderly	Demolition, remediation and site grading of 3330 Page and 3210 MI.K.	1485	2 Buildings (588 Units)	\$	\$ 47,783	\$	\$	\$			No activity begun - Total Project budget is \$1,065,185.83. 96% expended in 501-04R, the remaining is budgeted in this program, until outstanding claim is resolved.
MO001000010 James House	This project consists of the comprehensive modernization of an existing 10 story hi-rise building currently containing 155 public housing units into 126 units. The project replaces all mechanical, electrical, plumbing, fire protection, windows, doors, finishes and fixtures.	1460	155 Current Units - 126 Units Post Re- configuration	\$	\$ 656,320	\$	\$ 656,320	\$			No activity begun - The Total Project budget is \$10,146,000.00. 95% of work item budgeted in 105-09S and the remaining 5% is budgeted in this program.
MO001000010 James House	Site work for the comprehensive modernization of 10 story building. Includes site demolition, landscaping, fencing, installation of sewers and paving.	1450	51,475 sf	\$	\$ 19,743	\$	\$ 19,743	\$			No activity begun - The Total Project budget is \$10,146,000.00. 93% of work item budgeted in 105-09S and the remaining 10% is budgeted in this program.

Part II: Supporting Pages

PIA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor No.		MO36F00150109		CFPP (Yes/ No):		Federal FY of Grant: 2009	
Development Number Name/ PIA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Funds Obligated ²	Total Actual Cost	Funds Expended ²	Status of Work
				Original	Revised ¹				
MO001000010 James House	Replacement of all residential refrigerator and stove appliances with Energy Star rated equipment.	1465 1	126 sets	0 \$	76,930 \$	76,930 \$			No activity begun - The Total Project budget is \$10,146,000.00. 50% of work item budgeted in 105-09S and the remaining 50% is budgeted in this program.
MO001000010 James House	Install non dwelling furnishings in common areas	1475	1 building	\$ -	247,007 \$	247,007 \$			No activity begun - The Total Project budget is \$10,146,000.00. 100% of work item budgeted in this program.
MO001000019 Parkview Elderly	Replace windows with energy efficiently insulated windows.	1460	0 Windows	\$ 967,296	5,000 \$	5,000 \$			No activity begun - Total Project budget is \$1,506,362.00. 100% budgeted in 501-09S. Because 501-09S is fully obligated SLHA had placed funding in this program for any potential modifications/change orders.
MO001000019 Parkview Elderly	Application of new Energy Star labeled reflective roof system including membrane, tapered insulation, roof drainage system, and sheet metal flashing.	1460	2 Building	\$ 300,000	\$ -	\$ -			This activity is funded in another program - The Total Project budget is \$255,985. \$100% of this project is budgeted in 501-08.
MO001000024 Warwood Elderly	Application of new Energy Star labeled reflective roof system including membrane, tapered insulation, roof drainage system, and sheet metal flashing.	1460	1 Building	\$ -	5,000 \$	5,000 \$			No activity begun - Total Project budget is \$179,895.00. 100% budgeted in 501-09S. Because 501-09S is fully obligated SLHA had placed funding in this program for any potential modifications/change orders.
MO001000034 LaSalle Park	Exterior upgrades including replacement of siding, roofs, porch canopies, storage sheds and exterior doors.	1460	148 units 16 Buildings	\$ 500,000	\$ -	\$ -			This activity is funded in another program - The Total Project budget is \$4,649,000.00. 27% budgeted in 501-08, and the remaining 73% budgeted in 501-09S.
MO001000038 St. Louis City California Gardens	Interior Improvements - Units upgrade including replacement of appliances, light fixtures and devices, interior doors, fire safety equipment. Paint all units.	1460	3 Buildings - 28 Units	\$ 79,350	\$ -	\$ -			This activity is funded in another program - The Total Project budget is \$136,024.06. 95% expended in 501-07 and the remaining 5% is budgeted in 501-08.
MO001000038 St. Louis City Lalayette Townhomes/ Tiffany Turnkey	Replace furnaces, HVAC units and water heaters with high efficiency Energy Star equipment. Includes modifications to building structures to provide easy maintenance for new equipment.	1460	0 Units	\$ -	5,000 \$	5,000 \$			No activity begun - The Total Project budget is \$713,330.00. 21% expended and remaining project budgeted in 501-09S. Because 501-09S is fully obligated SLHA had placed a budget in this program for any potential modifications/change orders.
MO001000064 North Sarah	Partial funding for the construction of 59 public housing units, using the mixed-finance, mix-income development method.	1499	5 Units	\$ -	1,057,449 \$	1,057,449 \$			Design, environmental, survey, appraisal, relocation, and document preparation are underway. Project is less than 1% complete.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: St. Louis Housing Authority Development Number/Name/PHA- Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	Sep. 15, 2011		Sep. 15, 2013		
MO001000002 Clinton-Peabody	Sep. 15, 2011		Sep. 15, 2013		
MO001000003 Cochran Towers	Sep. 15, 2011		Sep. 15, 2013		
MO001000009 Blumeyer Family	Sep. 15, 2011		Sep. 15, 2013		
MO001000010 James House	Sep. 15, 2011		Sep. 15, 2013		
MO001000019 Parkview Elderly	Sep. 15, 2011		Sep. 15, 2013		
MO001000024 Warwood Elderly	Sep. 15, 2011		Sep. 15, 2013		
MO001000034 LaSalle Park	Sep. 15, 2011		Sep. 15, 2013		
MO001000038 St. Louis City California Gardens	Sep. 15, 2011		Sep. 15, 2013		
MO001000038 St. Louis City Lafayette Townhomes/ Tiffany Turnkey	Sep. 15, 2011		Sep. 15, 2013		
MO001000064 North Sarah	Sep. 15, 2011		Sep. 15, 2013		

Federal FY of Grant:
MO36T00150109

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 B2 - mo001h03
Annual Statement
Form HUD-50075.1

Replacement Housing Factor
(RHF)
FY 2009 - MO36R00150109

Part I: Summary

PHA Name: St. Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: MO36R00150109	FY of Grant: 2009
	Replacement Housing Factor Grant No: MO36R00150109	FY of Grant Approval: 2009

Line No.	Description	Summary by Development Account			Total Actual Cost ¹		
		Original	Revised	Obligated	Original	Revised	Obligated
		\$	\$	\$	\$	\$	
1	Total non-CFP Funds	-	-	-	-	-	
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-	-	
3	1408 Management Improvements	-	-	-	-	-	
4	1410 Administration (may not exceed 10% of line 21)	-	-	-	-	-	
5	1411 Audit	-	-	-	-	-	
6	1415 Liquidated Damages	-	-	-	-	-	
7	1430 Fees and Costs	-	-	-	-	-	
8	1440 Site Acquisition	-	-	-	-	-	
9	1450 Site Improvement	-	-	-	-	-	
10	1460 Dwelling Structures	-	-	-	-	-	
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-	-	
12	1470 Nondwelling Structures	-	-	-	-	-	
13	1475 Nondwelling Equipment	-	-	-	-	-	
14	1485 Demolition	-	-	-	-	-	
15	1492 Moving to Work Demonstration	-	-	-	-	-	
16	1495.1 Relocation Costs	-	-	-	-	-	
17	1499 Development Activities	5,097,238	-	-	-	-	
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-	-	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-	-	
19	1502 Contingency (may not exceed 8% of line of 20)	-	-	-	-	-	
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 5,097,238	\$	\$	\$	\$	
21	Amount of line 20 Related to LBP Activities	-	-	-	-	-	
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-	-	
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-	-	
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-	-	
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-	-	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program. Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PIA Name: St. Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: Date of CFFP:	Replacement Housing Factor Grant No: MO36R00150109	FFY of Grant: 2009
			FFY of Grant Approval: 2009

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 3/31/10

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

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
----------	--------------------------------	----------------------	--------------------------------

Signature of Executive Director <i>G. L. Jewell</i>	Date 7/12/10	Signature of Public Housing Director	Date
--	-----------------	--------------------------------------	------

Part II: Supporting Pages

PHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor No.		MO36R00150109		CFEP (Yes/ No):		Federal FY of Grant: 2009	
Development Number Name/ PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Funds Obligated ²	Total Actual Cost	Funds Expended ²	Status of Work
				Original	Revised ¹				
PHA Wide	Development - Salaries & Benefits	1499		\$ 152,917	\$ -	\$ -	\$ -	\$ -	No activity begun
MO001000063 Arlington Grove	Partial funding for the construction of 79 public housing units, using the mixed-finance, mix-income method.	1499	3 Units	\$ 900,000	\$ -	\$ -	\$ -	\$ -	Design, environmental, survey, appraisal, relocation, and document preparation are underway. Project is 3% complete.
MO001000064 North Sarah	Partial funding for the construction of 59 public housing units, using the mixed-finance, mix-income development method.	1499	17 Units	\$ 4,044,321	\$ -	\$ -	\$ -	\$ -	Design, environmental, survey, appraisal, relocation, and document preparation are underway. Project is less than 1% complete.

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 B3 - mo001h03
Annual Statement
Form HUD-50075.1

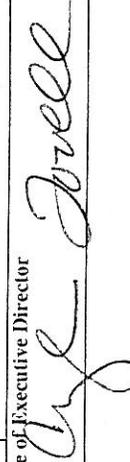
Replacement Housing Factor
(RHF)
FY 2009 - MO36R00150209

PHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO36R00150209		FFY of Grant: 2009	
Date of CFFP:		Replacement Housing Factor Grant No: MO36R00150209		FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹	
Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration (may not exceed 10% of line 21)	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities	1,816,472	-	-	-
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of line of 20)	-	-	-	-
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 1,816,472	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO36R00150209 Date of CFFP: _____		FFY of Grant: 2009
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		FFY of Grant Approval: 2009
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹	
Signature of Executive Director 		Date	Date	
		7/12/10	Signature of Public Housing Director	

Part II: Supporting Pages

PHA Name:
St. Louis Housing Authority

Development Number Name/ PHA-Wide Activities	General Description of Major Work Categories	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor No. Development Account		Quantity	Total Estimated Cost		CFPP (Yes/ No):		Federal FY of Grant: 2009 Status of Work	
		No.			Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
PHA Wide	Development - Salaries & Benefits	1499				\$ 54,494	\$ -	\$ -	\$ -	No activity begun
M0001000064 North Sarah	Partial funding for the construction of 59 public housing units, using the mixed-finance, mix-income development method.	1499		8 Units		\$ 1,761,978	\$ -	\$ -	\$ -	Design, environmental, survey, appraisal, relocation, and document preparation are underway. Project is less than 1% complete.

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 B4 - mo001h03
Performance & Evaluation Report
Form HUD-50075.1

Replacement Housing Factor
(RHF)
FY 2009 - MO36R00150309

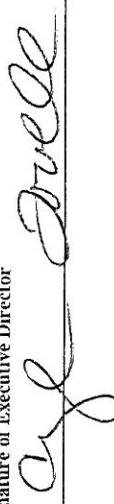
Part I: Summary

PHA Name: St. Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: MO36R00150309	FY of Grant: 2009
	Replacement Housing Factor Grant No: MO36R00150309	FY of Grant Approval: 2009
	Date of CHFP:	

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹		
		Original	Revised	Obligated	Expended		
1	Total non-CHFP Funds	\$ -	-	\$ -	-	\$ -	
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-	-	
3	1408 Management Improvements	-	-	-	-	-	
4	1410 Administration (may not exceed 10% of line 21)	-	-	-	-	-	
5	1411 Audit	-	-	-	-	-	
6	1415 Liquidated Damages	-	-	-	-	-	
7	1430 Fees and Costs	-	-	-	-	-	
8	1440 Site Acquisition	-	-	-	-	-	
9	1450 Site Improvement	-	-	-	-	-	
10	1460 Dwelling Structures	-	-	-	-	-	
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-	-	
12	1470 Nondwelling Structures	-	-	-	-	-	
13	1475 Nondwelling Equipment	-	-	-	-	-	
14	1485 Demolition	-	-	-	-	-	
15	1492 Moving to Work Demonstration	-	-	-	-	-	
16	1495.1 Relocation Costs	-	-	-	-	-	
17	1499 Development Activities	-	-	-	-	-	
18a	1501 Collateralization or Debt Service paid by the PHA	24,014.00	-	-	-	-	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-	-	
19	1502 Contingency (may not exceed 8% of line of 20)	-	-	-	-	-	
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 24,014.00	\$ -	\$ -	\$ -	\$ -	
21	Amount of line 20 Related to LBP Activities	-	-	-	-	-	
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-	-	
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-	-	
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-	-	
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program: Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary

PHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No: Date of CFFP:	Replacement Housing Factor Grant No: MO36R00150309 FY of Grant: 2009 FY of Grant Approval: 2009
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: (3/31/10)		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no): <input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
Signature of Executive Director 		Signature of Public Housing Director 	Date 7/12/10

Part II: Supporting Pages

PIA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund/Program Grant No: Replacement Housing Factor No: Development Account No.	Quantity	CFPP (Yes/No):			Federal FY of Grant: 2009 Status of Work
Development Number Name/ PIA-Wide Activities	General Description of Major Work Categories			Total Estimated Cost		Total Actual Cost	
		Original	Revised ¹	Funds Obligated ¹	Funds Expended ¹		
PIA Wide	Development Activities - Administration	1499	\$ 2,401	\$ -	\$ -	\$ -	No activity begun.
MO001000064 North Sarah	Partial funding for the construction of 59 public housing units, using the mixed-finance, mix-income development method.	1499	\$ 21,613	\$ -	\$ -	\$ -	Design, environmental, survey, appraisal, relocation, and document preparation are underway. Project is less than 1% complete.

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 B5 - mo001h03
Performance & Evaluation Report
Form HUD-50075.1

Replacement Housing Factor
(RHF)
FY 2009 - MO36R00150409

Part I: Summary

PIHA Name: St. Louis Housing Authority
 Grant Type and Number: Capital Fund Program Grant No: MO36R00150409
 Date of CFFP: _____
 FY of Grant: 2009
 FY of Grant Approval: 2009

Line Item	Description	Total Estimated Cost		Revised	Obligated	Expended
		Original	Revised			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: (3/31/10) <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report						
Summary by Development Account		Total Estimated Cost				Total Actual Cost ¹
1	Total non-CIF Funds	\$ -	\$ -	-	\$ -	-
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-	-
3	1408 Management Improvements	-	-	-	-	-
4	1410 Administration (may not exceed 10% of line 21)	-	-	-	-	-
5	1411 Audit	-	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-	-
7	1430 Fees and Costs	-	-	-	-	-
8	1440 Site Acquisition	-	-	-	-	-
9	1450 Site Improvement	-	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-	-
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-	-
14	1485 Demolition	-	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-	-
17	1499 Development Activities	-	-	-	-	-
18a	1501 Collateralization or Debt Service paid by the PIHA	-	921,120	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-	-
19	1502 Contingency (may not exceed 8% of line of 20)	-	-	-	-	-
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ -	\$ 921,120.00	-	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	-	-	-	-	-
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-	-
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-	-
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-	-
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-	-

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary	
PIA Name: St. Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: _____ Date of CFHP: _____
	Replacement Housing Factor Grant No: MO36R00150409
	FFY of Grant: 2009 FFY of Grant Approval: 2009
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: (3/31/10)	
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Total Estimated Cost
	Total Actual Cost¹
Signature of Executive Director <i>[Signature]</i>	Signature of Public Housing Director
Date 7/12/10	Date

Part II: Supporting Pages

PHA Name:
St. Louis Housing Authority

Development Number Name/ PHA-Wide Activities	General Description of Major Work Categories	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Fac. or No. Development Account No.	Quantity	Total Estimated Cost		C/FP (Yes/No)		Federal FY of Grant: 2009 Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ¹	
PHA Wide	Development Activities - Administration	1499		\$ 92,112	\$ -	-	\$ -	No activity begun.
M0001000064 North Sarah	Partial funding for the construction of 59 public housing units, using the mixed-finance, mix-income development method.	1499	5 Units	\$ 829,008	\$ -	-	\$ -	Design, environmental, survey, appraisal, relocation, and document preparation are underway. Project is less than 1% complete.

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 B6 - mo001h03
Performance & Evaluation Report
Form HUD-50075.1

American Recovery and Reinvestment Act (ARRA)
Formula Grant - CFRG
FY 2009 - MO36S00150109

Part I: Summary

PHA Name: St. Louis Housing Authority
 Grant Type and Number: Capital Fund Program Grant No: MO36S(00)150109 Replacement Housing Factor Grant No:
 Date of CFFP: _____

FFY of Grant: 2009
 FFY of Grant Approval: 2009

Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 3/31/10 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹		
		Original	Revised	Obligated	Expended		
1	Total non-CFP Funds	\$ -	\$ -	\$ -	\$ -		
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-		
3	1408 Management Improvements	-	-	-	-		
4	1410 Administration (may not exceed 10% of line 21)	755,322	755,322	755,322	-		
5	1411 Audit	-	-	-	-		
6	1415 Liquidated Damages	-	-	-	-		
7	1430 Fees and Costs	600,000	600,000	600,000	455,433.10		
8	1440 Site Acquisition	-	-	-	-		
9	1450 Site Improvement	902,397	375,110	375,110	-		
10	1460 Dwelling Structures	12,391,015	15,455,194	15,455,194	149,932.91		
11	1465.1 Dwelling Equipment-Nonexpendable	147,429	76,930	76,930	-		
12	1470 Nondwelling Structures	-	-	-	-		
13	1475 Nondwelling Equipment	59,159	-	-	-		
14	1485 Demolition	-	-	-	-		
15	1492 Moving to Work Demonstration	-	-	-	-		
16	1495.1 Relocation Costs	75,000	36,925	36,925	36,924.72		
17	1499 Development Activities	3,580,423	1,211,264	1,211,264	404,840.20		
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-		
19	1502 Contingency (may not exceed 8% of line of 20)	-	-	-	-		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 18,510,745	18,510,745	18,510,745	\$ 1,047,130.93		
21	Amount of line 20 Related to LBP Activities	-	-	-	-		
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-		
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-		
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-		
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-		

Annual Statement/Performance and Evaluation Report
 Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

Part I: Summary

PHA Name: St. Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: MO36S00150109 Date of CFFP: _____	Replacement Housing Factor Grant No: 2009	FY of Grant: 2009
--	--	--	----------------------

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 3/31/10

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

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
Signature of Executive Director	Date	Signature of Public Housing Director	Date

Greg Jewell

7/12/10

Part II: Supporting Pages

PIA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor No.		MO36500150109		CITFP (Yes/ No):		Federal FY of Grant: 2009	
Development Number Name/ PIA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised 1	Funds Obligated 2	Funds Expended 3		
PIA Wide	Administration	1410	Approximately 4% of each construction project	\$ 755,322.00	\$ 755,322.00	\$ 755,322.00	\$ -	No activity begun.	
PIA Wide	Fees and Costs - Physical Needs Assessment	1430	3021 units	\$ 200,000.00	\$ -	\$ -	\$ -	No activity begun.	
MO001000010 James House	Fees and Costs - Architectural and Engineering Services and Construction Administration at MO1000009, MO1000010, MO1000024, and MO1000028. MO001000010 James House Apartment located at 4310 St. Ferdinand. This project consists of the comprehensive modernization of an existing 10 story hi-rise building currently containing 155 public housing units: 99 (0) BR Efficiency Units, 55 (1) BR Units, 1 (2) BR Units. Plans include reconfiguration/conversion of existing floor plans to reduce the large stock of (0) bedroom efficiency units and convert to (1) bedroom units. The resulting unit configuration will consist of the following: 117 (1) BR Units 9 (0) BR Efficiency Units In addition to interior dwelling unit and building common area renovation, a total site reconfiguration is anticipated. Site work anticipated includes realignment of building entrances and access points to enhance security and separate service areas, expansion of day use areas, and expansion of visitor parking and expansion of secured resident parking	1430	155 Current Units - 126 Units Post Re-configuration	\$ 400,000.00	\$ 600,000.00	\$ 600,000.00	\$ 455,433.10	Design, bidding and construction administration for modernization of MO001000010 is 70% complete, for MO001000009, MO001000024 and MO001000028 is complete in this program.	
MO001000010 James House	Asphalt Paving - Parking Areas, inc. markings, signage, wheel stops Concrete Paving - Parking Areas, inc. markings, signage, wheel stops Concrete Paving - Drives, inc. markings, signage, wheel stops Concrete Paving- Sidewalks C/P Concrete Curb and Gutter Wrought Iron Fencing and Masonry Line Posts Vinyl Coated Chain Link Fencing @ Parking with automatic entry Landscaping and lawn reconstruction, irrigation system Site Lighting upgrades to energy efficient lighting Site Clearing and Site Demolition Site furnishings, benches Site Utility Relocation and Reconfigurations Retaining Wall inc. exc. and backfill Site Improvements	1450	1175 SY 365 SF 340 SF 3650 SF 1385 LF 600 LF 420 LF 12,247 SF Lump Sum Allowance 36,550 SF Lump Sum Allowance Lump Sum Allowance 170 LF	\$ 902,397.00	\$ 375,110.00	\$ 375,110.00	\$ 375,110.00	Notice to Proceed was issued - The Total Project budget is \$10,146,000.00. 5% of work item is budgeted in 501-09 and the remaining 95% is budgeted in this program.	

Part II: Supporting Pages

PIA Name: St. Louis Housing Authority		Development Number Name/ PIA-Wide Activities		General Description of Major Work Categories		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor No.		Development Account No.		Quantity		Total Estimated Cost		CFPP (Yes/ No):		Federal FY of Grant 2009 Status of Work					
												Original		Revised 1		Funds Obligated 2		Funds Expended 2			
				Concrete frostwalls @ perimeter under store front replacement Concrete footings @ perimeter under store front replacement Selective demolition to install footings and frostwalls @ perimeters Structural CIP Concrete Slab/ reinforced inc. base installation Concrete Unit Masonry Infill and Fire Rated Partitions Install metal stair tower handrails to conform to ADA Requirements Install protective entrance canopy at front of building Install protective entrance canopy at rear of building Application of EIFS at various exterior locations Application of new Energy Star labeled reflective roof system Upgrade fire-resistant interior walls/partitions/floors assemblies and Replace dwelling unit entry and interior doors and frames Replace all existing dwelling unit window systems and associated Replace all building fire egress doors, entrance doors and aluminum Replace all gypsum board assemblies and shaft walls Replace all general building insulation and sound attenuation Acoustical tile assemblies and acoustical sprayed ceilings Building floor treatments Building painting Replacement of building waste collections and compaction equipment. Replacement of all dwelling units, common area kitchens, and special Replace existing building mechanical system with high efficiency four pipe fan coils system with boiler and chiller. Install building fire suppression system to current code Replace obsolete building plumbing supply and sanitary piping Replace all building plumbing fixtures and domestic water heating and circulation systems. Upgrade all existing electrical systems to current code, including all main switchgears, distribution panels, switchboards, including all electrical related fire safety and security equipment.																	
MO001000010	James House			Controlled abatement of existing hazardous material Dwelling Construction		1460							\$ 9,206,015.00	\$ 8,693,960.00	\$ 8,693,960.00	\$ -				Notice to Proceed was issued - The Total Project budget is \$10,146,000.00 7% of work item is budgeted in 501-09 and the remaining 93% is budgeted in this program.	
MO001000010	James House			Replacement of all residential refrigerator and stove appliances with Energy Star rated equipment.		1465.1							\$ 132,429.00	\$ 76,930.00	\$ 76,930.00	\$ -				Notice to Proceed was issued - The Total Project budget is \$10,146,000.00. 50% of work item is budgeted in 501- 09 and the 50% is budgeted in this program.	
MO001000010	James House			Install non dwelling furnishings in common areas		1475							\$ 59,159.00	\$ -	\$ -	\$ -				Notice to Proceed was issued - The Total Project budget is \$10,146,000.00. 100% of work item is budgeted in 501- 09.	
MO001000010	James House			Relocation to facilitate modernization		1495.1							\$ 75,000.00	\$ 36,924.72	\$ 36,924.72	\$ 36,924.72				Complete in this program.	

Part II: Supporting Pages

PIA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor No. Development Account No.		MO36500150109			CFPP (Yes/No):		Federal FY of Grant: 2009 Status of Work	
Development Number Name/ PIA-Wide Activities		General Description of Major Work Categories		Quantity	Total Estimated Cost		Total Actual Cost			
					Original	Revised 1	Funds Obligated 2	Funds Expended 3		
MO001000063 Arlington Grove	Partial funding for a new construction of a family mixed finance development including 79 public housing units.	1499		8 Units	\$ 3,580,423.00	\$ 1,211,264.00	\$ 1,211,264.00	\$ 404,840.20	Design, environmental, survey, appraisal, relocation, and document preparation are underway. Project is 3% complete.	
MO001000038 St. Louis City Lafayette Townhomes/ Tiffany Turnkey	Replace furnaces, HVAC units and water heaters with high efficiency Energy Star equipment. Includes modifications to building structures to provide easy maintenance for new equipment.	1460		63 Units	\$ 500,000.00	\$ 713,330.00	\$ 713,330.00	\$ 149,932.91	Project is on-going. The Total Project budget is \$713,330.00. 100% of project is budgeted in this program.	
MO001000019 Parkview Elderly	Replace windows with energy efficiently insulated windows.	1460		807 Windows	\$ 1,500,000.00	\$ 1,506,362.00	\$ 1,506,362.00	\$ -	Notice to Proceed was issued - 100% of project is budgeted in this program.	
MO001000009 Blumeyer Family	Application of new Energy Star labeled reflective roof system including membrane, tapered insulation, roof drainage system, and sheet metal flashing.	1460		1 Building	\$ 100,000.00	\$ 237,525.00	\$ 237,525.00	\$ -	Notice to Proceed was issued - 100% of project is budgeted in this program.	
MO001000024 Warwood Elderly	Application of new Energy Star labeled reflective roof system including membrane, tapered insulation, roof drainage system, and sheet metal flashing.	1460		1 Building	\$ 100,000.00	\$ 179,895.00	\$ 179,895.00	\$ -	Notice to Proceed was issued - 100% of project is budgeted in this program.	
MO1000002 Clinton- Peabody	Replacement of individual unit boilers and water heaters with high efficiency on demand tankless boiler and water heating system with possible solar assist.	1460		80 Units	\$ 600,000.00	\$ 727,000.00	\$ 727,000.00	\$ -	Notice to Proceed was issued - 100% of project is budgeted in this program.	
MO001000028 Badenhus/ Badenfest	Interior improvements - Unit upgrade including replacement of cabinets and fixtures, appliances, light fixtures and devices, floor tile, interior doors, fire safety equipment. Paint all units	1460		21 Units	\$ 385,000.00	\$ -	\$ -	\$ -	Activity moved to another program - The Total Project budget is \$899,801. 100% of work item is budgeted in 501-09.	
MO001000028 Badenhus/ Badenfest	Replace appliances with energy star appliances.	1465.1		22 sets	\$ 15,000.00	\$ -	\$ -	\$ -	Activity moved to another program - The Total Project budget is \$899,801. 100% of work item is now budgeted in 501-09.	
MO001000034 LaSalle Park	Exterior upgrades including replacement of siding, roofs, porch canopies, storage sheds and exterior doors.	1460		148 units 16 Buildings	\$ -	\$ 3,397,122.28	\$ 3,397,122.28	\$ -	Contract executed - The Total Project budget is \$4,649,000.00. 27% budgeted in 501-09, and the remaining 73% budgeted in this program.	

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: St. Louis Housing Authority Development Number/Name/PHA- Wide Activities	Federal FY of Grant: MO36S00150109						Reasons for Revised Target Dates ¹
	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Original Expenditure End Date	Actual Expenditure End Date	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
PHA Wide	Mar. 18, 2010	Mar. 11, 2010	Mar. 18, 2010	Mar. 18, 2011			
MO001000002 Clinton Peabody	Mar. 18, 2010	Mar. 11, 2010		Mar. 18, 2011			
MO001000009 Blumeyer Family	Mar. 18, 2010	Mar. 11, 2010		Mar. 18, 2011			
MO001000019 Parkview Elderly	Mar. 18, 2010	Mar. 11, 2010		Mar. 18, 2011			
MO001000024 Warwood Elderly	Mar. 18, 2010	Mar. 11, 2010		Mar. 18, 2011			
MO001000028 Badenhus/ Badenfest	Mar. 18, 2010	Mar. 11, 2010		Mar. 18, 2011			
MO001000034 LaSalle Park	Mar. 18, 2010	Mar. 11, 2010		Mar. 18, 2011			
MO001000038 St. Louis City Lafayette Townhomes/ Tiffany Turnkey	Mar. 18, 2010	Mar. 11, 2010		Mar. 18, 2011			
MO001000063 Arlington Grove	Mar. 18, 2010	Mar. 11, 2010		Mar. 18, 2011			

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 B7 - mo001h03
Annual Statement
Form HUD-50075.1

American Recovery and Reinvestment Act (ARRA)
Competitive Grant -CFRC
FY 2009 - MO00100004409R

Annual Statement/Performance and Evaluation Report
 Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: St. Louis Housing Authority
 Grant Type and Number: CHRC M000100004409R
 Replacement Housing Factor Grant No:
 Date of CFFP:
 FY of Grant: 2009
 FY of Grant Approval: 2009

Line No.	Description	Total Estimated Cost			Total Actual Cost ¹		
		Original	Revised	Obligated	Expended		
1	Total non-CFF Funds	\$	-	\$	-		
2	1406 Operations (may not exceed 20% of line 21) ³						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)	22,920					
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment--Nonexpendable						
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment						
14	1485 Demolition	741,031					
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line of 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 763,951		\$			
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 compliance						
23	Amount of line 20 Related to Security-Soft Costs						
25	Amount of line 20 Related to Security-Hard Costs						
25	Amount of line 20 Related to Energy conservation Measures						

Annual Statement/Performance and Evaluation Report
 Capital Fund Program: Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PIA Name:

St. Louis Housing Authority

Grant Type and Number: CFRC MO00100004409R

Capital Fund Program Grant No:

Date of CFPP:

Replacement Housing Factor Grant No:

FY of Grant:

2009

FY of Grant Approval:

2009

Original Annual Statement

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 3/31/10

Final Performance and Evaluation Report

Line No.

Summary by Development Account

Total Estimated Cost

Total Actual Cost¹

Signature of Executive Director:

W. J. Howell

Date

7/12/10

Signature of Public Housing Director

Date

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 B8 - mo001h03
Annual Statement
Form HUD-50075.1

American Recovery and Reinvestment Act (ARRA)
Competitive Grant - CFRC
FY 2009 - MO00100004709R

Annual Statement/Performance and Evaluation Report
 Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: St. Louis Housing Authority
 Grant Type and Number: CFRC MO00100004709R
 Capital Fund Program Grant No: Replacement Housing Factor Grant No:
 Date of CFPP: FY of Grant: 2009
 FY of Grant Approval: 2009

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/10 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹		
		Original	Revised	Obligated	Obligated	Expended	
1	Total non-CFP Funds	\$ -	\$ -	\$ -	\$ -	\$ -	
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-	-	
3	1408 Management Improvements	-	-	-	-	-	
4	1410 Administration (may not exceed 10% of line 21)	11,370	-	-	-	-	
5	1411 Audit	-	-	-	-	-	
6	1415 Liquidated Damages	-	-	-	-	-	
7	1430 Fees and Costs	-	-	-	-	-	
8	1440 Site Acquisition	-	-	-	-	-	
9	1450 Site Improvement	-	-	-	-	-	
10	1460 Dwelling Structures	-	-	-	-	-	
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-	-	
12	1470 Nondwelling Structures	-	-	-	-	-	
13	1475 Nondwelling Equipment	367,324	-	-	-	-	
14	1485 Demolition	-	-	-	-	-	
15	1492 Moving to Work Demonstration	-	-	-	-	-	
16	1495.1 Relocation Costs	-	-	-	-	-	
17	1499 Development Activities	-	-	-	-	-	
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-	-	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-	-	
19	1502 Contingency (may not exceed 8% of line of 20)	-	-	-	-	-	
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 378,694	-	\$ -	-	\$ -	
21	Amount of line 20 Related to LBP Activities	-	-	-	-	-	
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-	-	
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-	-	
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-	-	
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-	-	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: St. Louis Housing Authority		Grant Type and Number: CHRC MO00100004709R Capital Fund Program Grant No: _____ Date of CHFP: _____		Replacement Housing Factor Grant No: _____ FY of Grant: 2009 FY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹		
Signature of Executive Director <i>[Signature]</i>		Date	Signature of Public Housing Director Date 7/12/10		

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 B9- mo001h03
Annual Statement
Form HUD-50075.1

American Recovery and Reinvestment Act (ARRA)
Competitive Grant - CFRC
FY 2009 - MO00100004909R

Annual Statement/Performance and Evaluation Report
 Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHIA Name: St. Louis Housing Authority
 Grant Type and Number: CFRR MO00100004909R
 Capital Fund Program Grant No: Replacement Housing Factor Grant No:
 Date of CFFP: FY of Grant: 2009
 FY of Grant Approval: 2009

Line No.	Description	Total Estimated Cost			Total Actual Cost ¹		
		Original	Revised	Obligated	Expended		
1	Total non-CFFP Funds	\$ -	\$ -	\$ -	\$ -		
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-		
3	1408 Management Improvements	-	-	-	-		
4	1410 Administration (may not exceed 10% of line 21)	21,900	-	-	-		
5	1411 Audit	-	-	-	-		
6	1415 Liquidated Damages	-	-	-	-		
7	1430 Fees and Costs	-	-	-	-		
8	1440 Site Acquisition	-	-	-	-		
9	1450 Site Improvement	-	-	-	-		
10	1460 Dwelling Structures	-	-	-	-		
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-		
12	1470 Nondwelling Structures	-	-	-	-		
13	1475 Nondwelling Equipment	707,367	-	-	-		
14	1485 Demolition	-	-	-	-		
15	1492 Moving to Work Demonstration	-	-	-	-		
16	1495.1 Relocation Costs	-	-	-	-		
17	1499 Development Activities	-	-	-	-		
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-		
19	1502 Contingency (may not exceed 8% of line of 20)	-	-	-	-		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 729,267	-	\$ -	\$ -		
21	Amount of line 20 Related to LBP Activities	-	-	-	-		
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-		
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-		
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-		
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-		

Annual Statement/Performance and Evaluation Report
 Capital Fund Program - Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: St. Louis Housing Authority		Grant Type and Number: CFRC MO00100004909R Capital Fund Program Grant No: Date of CFPP:		Replacement Housing Factor Grant No: FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹	
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹		
Signature of Executive Director <i>Angelle Doree</i>		Date	Signature of Public Housing Director Date		
		7/12/10			

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 B10- mo001h03
Annual Statement
Form HUD-50075.1

American Recovery and Reinvestment Act (ARRA)
Competitive Grant - CFRC
FY 2009 - MO00100005009R

Annual Statement/Performance and Evaluation Report
 Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: St. Louis Housing Authority

Grant Type and Number: CFRM MO00100005009R

Replacement Housing Factor Grant No.:

FFY of Grant: 2009

Date of CFFP:

FFY of Grant Approval: 2009

Line No.	Description	Total Estimated Cost			Total Actual Cost ¹		
		Original	Revised	Obligated	Revised	Obligated	Expended
1	Total non-CFFP Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-	-	-
3	1408 Management Improvements	-	-	-	-	-	-
4	1410 Administration (may not exceed 10% of line 21)	33,000	-	-	-	-	-
5	1411 Audit	-	-	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-	-	-
7	1430 Fees and Costs	-	-	-	-	-	-
8	1440 Site Acquisition	-	-	-	-	-	-
9	1450 Site Improvement	-	-	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-	-	-
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-	-	-
14	1485 Demolition	-	1,061,594	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-	-	-
17	1499 Development Activities	-	-	-	-	-	-
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-	-	-
19	1502 Contingency (may not exceed 8% of line of 20)	-	-	-	-	-	-
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ -	\$ 1,094,594	\$ -	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	-	-	-	-	-	-
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-	-	-
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-	-	-
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-	-	-
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-	-	-

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PIA Name:

St. Louis Housing Authority

Grant Type and Number: CHRC MO00100005009R

Capital Fund Program Grant No:

Date of CTFP:

Replacement Housing Factor Grant No:

FFY of Grant:

2009

FFY of Grant Approval:

2009

Original Annual Statement

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 3/31/10

Final Performance and Evaluation Report

Line No.

Summary by Development Account

Total Estimated Cost

Total Actual Cost¹

Signature of Executive Director

Date

Signature of Public Housing Director

Date

[Handwritten Signature]

7/12/10

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 B11- mo001h03
Annual Statement
Form HUD-50075.1

American Recovery and Reinvestment Act (ARRA)
Competitive Grant - CRFC
FY 2009 - MO00100005209R

Part I: Summary

PHIA Name: St. Louis Housing Authority

Grant Type and Number: CFRC MO00100005209R

Replacement Housing Factor Grant No: _____

Date of CHFP: _____

FY of Grant: 2009

FY of Grant Approval: 2009

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹	
		Original	Revised	Obligated	Expended	
1	Total non-CHP Funds	\$ -	\$ -	\$ -	\$ -	
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-	
3	1408 Management Improvements	-	-	-	-	
4	1410 Administration (may not exceed 10% of line 21)	4,950	-	-	-	
5	1411 Audit	-	-	-	-	
6	1415 Liquidated Damages	-	-	-	-	
7	1430 Fees and Costs	-	-	-	-	
8	1440 Site Acquisition	-	-	-	-	
9	1450 Site Improvement	-	-	-	-	
10	1460 Dwelling Structures	-	-	-	-	
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-	
12	1470 Nondwelling Structures	-	-	-	-	
13	1475 Nondwelling Equipment	159,125	-	-	-	
14	1485 Demolition	-	-	-	-	
15	1492 Moving to Work Demonstration	-	-	-	-	
16	1495.1 Relocation Costs	-	-	-	-	
17	1499 Development Activities	-	-	-	-	
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-	
18a	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-	
19	1502 Contingency (may not exceed 8% of line of 20)	-	-	-	-	
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 164,075	-	\$ -	\$ -	
21	Amount of line 20 Related to LBP Activities	-	-	-	-	
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-	
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-	
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-	
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program. Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary			
PHA Name: St. Louis Housing Authority	Grant Type and Number: CFRC MO00100005209R Capital Fund Program Grant No: Date of CFFP: _____		
Replacement Housing Factor Grant No: _____			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
Signature of Executive Director <i>arg Jweel</i>		Date 7/12/10	Date
Signature of Public Housing Director		Date	

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 B12- mo001h03
Annual Statement
Form HUD-50075.1

American Recovery and Reinvestment Act (ARRA)
Competitive Grant - CFRC
FY 2009 - MO00100005709R

Annual Statement/Performance and Evaluation Report
 Capital Fund Program. Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0220
 Expires 4/30/2011

Part I: Summary

PIHA Name: St. Louis Housing Authority
 Grant Type and Number: CFRC MO00100005709R
 Capital Fund Program Grant No: Replacement Housing Factor Grant No:
 Date of CFFP: FY of Grant: 2009
 FY of Grant Approval: 2009

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/10 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹		
		Original	Revised	Obligated	Expended		
1	Total non-CFFP Funds	\$ -	\$ -	\$ -	\$ -		
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-		
3	1408 Management Improvements	-	-	-	-		
4	1410 Administration (may not exceed 10% of line 21)	21,030	-	-	-		
5	1411 Audit	-	-	-	-		
6	1415 Liquidated Damages	-	-	-	-		
7	1430 Fees and Costs	-	-	-	-		
8	1440 Site Acquisition	-	-	-	-		
9	1450 Site Improvement	-	-	-	-		
10	1460 Dwelling Structures	-	-	-	-		
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-		
12	1470 Nondwelling Structures	-	-	-	-		
13	1475 Nondwelling Equipment	-	-	-	-		
14	1485 Demolition	679,612	-	-	-		
15	1492 Moving to Work Demonstration	-	-	-	-		
16	1495.1 Relocation Costs	-	-	-	-		
17	1499 Development Activities	-	-	-	-		
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-		
19	1502 Contingency (may not exceed 8% of line of 20)	-	-	-	-		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 700,642	-	\$ -	-		
21	Amount of line 20 Related to LBP Activities	-	-	-	-		
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-		
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-		
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-		
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-		

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

Part I: Summary

PHA Name: St. Louis Housing Authority		Grant Type and Number: CFRC MO00100005709R Capital Fund Program Grant No: Date of CHFP:		Replacement Housing Factor Grant No: FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹		
Signature of Executive Director 		Date	Signature of Public Housing Director Date		
		7/12/10			

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 B13- mo001h03
Annual Statement
Form HUD-50075.1

American Recovery and Reinvestment Act (ARRA)
Competitive Grant - CFRC
FY 2009 - MO00100005809R

Part I: Summary

PHA Name: St. Louis Housing Authority

Grant Type and Number: CFRC MO00100005809R

Capital Fund Program Grant No: Replacement Housing Factor Grant No:

Date of CFFP:

FFY of Grant: 2009

FFY of Grant Approval: 2009

Line No.	Original	Revised	Obligated	Expended	Total Actual Cost ¹	
					Total Estimated Cost	Total Actual Cost ¹
1	\$	\$	\$	\$		
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18a						
18ba						
19						
20	\$	\$	\$	\$		
21						
22						
23						
25						
25						

Annual Statement/Performance and Evaluation Report
 Capital Fund Program: Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: St. Louis Housing Authority		Grant Type and Number: CFRC MO00100005809R Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____ FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no.) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹		
Signature of Executive Director <i>ang jowell</i>		Date	7/12/10	Signature of Public Housing Director Date	

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 B14- mo001h03
Annual Statement
Form HUD-50075.1

American Recovery and Reinvestment Act (ARRA)
Competitive Grant - CFRC
FY 2009 - MO00100005909R

Part I: Summary

PHA Name: AGENCY PLAN FY 2010

Grant Type and Number: CFRC MO00100005909R

Capital Fund Program Grant No: Replacement Housing Factor Grant No:

Date of CIP: _____

FY of Grant: 2009

FY of Grant Approval: 2009

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹		
		Original	Revised	Obligated	Expended		
1	Total non-CIP Funds	\$ -	\$ -	\$ -	\$ -		
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-		
3	1408 Management Improvements	-	-	-	-		
4	1410 Administration (may not exceed 10% of line 21)	25,410	-	-	-		
5	1411 Audit	-	-	-	-		
6	1415 Liquidated Damages	-	-	-	-		
7	1430 Fees and Costs	-	-	-	-		
8	1440 Site Acquisition	-	-	-	-		
9	1450 Site Improvement	-	-	-	-		
10	1460 Dwelling Structures	-	-	-	-		
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-		
12	1470 Nondwelling Structures	-	-	-	-		
13	1475 Nondwelling Equipment	-	-	-	-		
14	1485 Demolition	821,182.00	-	-	-		
15	1492 Moving to Work Demonstration	-	-	-	-		
16	1495.1 Relocation Costs	-	-	-	-		
17	1499 Development Activities	-	-	-	-		
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-		
19	1502 Contingency (may not exceed 8% of line of 20)	-	-	-	-		
20	Amount of Annual Grant: (sum of lines 2 - 19)	846,592	-	-	-		
21	Amount of line 20 Related to LBP Activities	-	-	-	-		
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-		
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-		
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-		
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-		

Annual Statement/Performance and Evaluation Report
 Capital Fund Program: Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: St. Louis Housing Authority		Grant Type and Number: CFRC MO00100005909R		FFY of Grant: 2009
Date of CFFP:		Replacement Housing Factor Grant No:		FFY of Grant Approval: 2009
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹	
Signature of Executive Director <i>age Jewell</i>		Date 7/12/10	Signature of Public Housing Director Date	

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 B15- mo001h03
Annual Statement
Form HUD-50075.1

American Recovery and Reinvestment Act (ARRA)
Competitive Grant- CFRC
FY 2009 - MO00100006309G

Part I: Summary

PIHA Name: St. Louis Housing Authority
Grant Type and Number: Capital Fund Program Grant No: MO00100006309G
 Replacement Housing Factor Grant No: 2009
Date of CFFP:
 FFY of Grant Approval: 2009

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹		
		Original	Revised	Obligated	Obligated	Expended	
1	Total non-CFF Funds	\$ -	\$ -	\$ -	\$ -	\$ -	
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-	-	
3	1408 Management Improvements	-	-	-	-	-	
4	1410 Administration (may not exceed 10% of line 21)	-	-	-	-	-	
5	1411 Audit	-	-	-	-	-	
6	1415 Liquidated Damages	-	-	-	-	-	
7	1430 Fees and Costs	-	-	-	-	-	
8	1440 Site Acquisition	-	-	-	-	-	
9	1450 Site Improvement	-	-	-	-	-	
10	1460 Dwelling Structures	-	-	-	-	-	
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-	-	
12	1470 Nondwelling Structures	-	-	-	-	-	
13	1475 Nondwelling Equipment	-	-	-	-	-	
14	1485 Demolition	-	-	-	-	-	
15	1492 Moving to Work Demonstration	-	-	-	-	-	
16	1495.1 Relocation Costs	-	-	-	-	-	
17	1499 Development Activities	-	-	-	-	-	
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-	-	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-	-	
19	1502 Contingency (may not exceed 8% of line of 20)	-	-	-	-	-	
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -	
21	Amount of line 20 Related to LBP Activities	-	-	-	-	-	
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-	-	
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-	-	
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-	-	
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-	-	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program. Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: St. Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: MO00100006309G Date of CFFP: _____ Replacement Housing Factor Grant No: _____ FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		
Line No.	Summary by Development Account	Total Estimated Cost
Signature of Executive Director 		Signature of Public Housing Director
Date 7/12/10		Date
Total Actual Cost ¹		Total Actual Cost ¹

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 C1 - mo001h03
Performance & Evaluation Report
Form HUD-50075.1

Capital Fund Program
(CFP)
FY 2008 - MO36P00150108

Part I: Summary

PIIA Name: St. Louis Housing Authority

Grant Type and Number: MO36P00150108

Replacement Housing Factor Grant No:

FFY of Grant: 2008

FFY of Grant Approval: 2008

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹		
		Original	Revised	Obligated	Expended		
1	Total non-CFP Funds	\$ -	\$ -	\$ -	\$ -		
2	1406 Operations (may not exceed 20% of line 21) ³	1,459,707	827,014	827,014	1,310.77		
3	1408 Management Improvements	1,459,707	1,459,707	1,459,707	59,748.04		
4	1410 Administration (may not exceed 10% of line 21)	729,854	729,854	729,854	12.60		
5	1411 Audit	-	-	-	-		
6	1415 Liquidated Damages	-	-	-	-		
7	1430 Fees and Costs	-	-	-	-		
8	1440 Site Acquisition	-	200,595	191,008	5,915.18		
9	1450 Site Improvement	416,250	-	-	-		
10	1460 Dwelling Structures	1,599,151	2,426,917	1,527,116	11,822.61		
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-		
12	1470 Nondwelling Structures	-	-	-	-		
13	1475 Nondwelling Equipment	-	10,582	7,582	-		
14	1485 Demolition	-	-	-	-		
15	1492 Moving to Work Demonstration	-	-	-	-		
16	1495.1 Relocation Costs	-	-	-	-		
17	1499 Development Activities	-	10,000	-	-		
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	1,633,867	1,633,867	1,633,867.00	1,315,702.50		
19	1502 Contingency (may not exceed 8% of line of 20)	-	-	-	-		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 7,298,536	\$ 7,298,536	\$ 6,376,148	\$ 1,394,511.70		
21	Amount of line 20 Related to LBP Activities	-	-	-	-		
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-		
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-		
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-		
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-		

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PIIA Name:

St. Louis Housing Authority

Grant Type and Number

Capital Fund Program Grant No: MO36P00150108

Replacement Housing Factor Grant No:

FFY of Grant:

2008

Date of CIFFP:

FFY of Grant Approval:
2008

Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 3/31/10

Revised Annual Statement (revision no.)
 Final Performance and Evaluation Report

Summary by Development Account

Total Estimated Cost

Total Actual Cost¹

Line No.

Signature of Executive Director

Angie Jewell

Date

7/12/10

Signature of Public Housing Director

Date

Part II: Supporting Pages

PIA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor No:		CHFP (Yes/ No):			Federal FY of Grant: 2008	
Development Number Name/ PIA-Wide Activities		Development Account No.		Total Estimated Cost		Total Actual Cost		Status of Work
General Description of Major Work Categories		Quantity		Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PIA Wide	Operations	1406		\$ 1,459,707.00	\$ 827,014.00	\$ 827,014.00	1,310.77	On-going.
PIA Wide	Management Improvements	1408		\$ 1,459,707.00	\$ 1,459,707.00	\$ 1,459,707.00	59,748.04	On-going.
PIA Wide	Administration	1410		\$ 729,854.00	\$ 729,854.00	\$ 729,854.00	12.60	On-going.
PIA Wide	Fees and Costs - Construction administration for MO1000002, MO1000019, MO1000028, MO1000034, MO1000038, and legal consultant for general services.	1430		\$ -	\$ 200,595.00	191,007.50	5,915.18	Construction administration for modernization of, MO001000002, MO001000009, MO001000019, MO001000024, MO001000034, MO001000038 is arc underway, and professional services for MO0010000099 and legal services for various projects.
PIA Wide	Non-Dwelling Equipment - upgrade computer equipment	1475		\$ -	\$ 10,582.00	7,582.00	-	On-going.
PIA Wide	Collateralization or Debt Service paid Via System of Direct Payment	9000		\$ 1,633,867.00	\$ 1,633,867.00	1,633,867.00	1,315,702.50	On-going.
MO001000003	Cochran Towers	1450	1 Bldg.	\$ 416,250.00	\$ -	-	-	Activity deleted based on planned demolition of building.
MO001000009	Blumeyer Family	1460	1 Bldg.	\$ 55,000.00	\$ 11,823.00	11,823.00	11,822.61	This project is complete. The Total Project budget is \$151,723.25. 92% expended in 501-07 and the remaining 8% was expended in this fund.
MO001000009	Blumeyer Family	1460	1 Bldg.	\$ 55,000.00	\$ -	-	-	Activity moved to another program.
MO001000010	James House	1460	1 Bldg.	\$ 60,000.00	\$ -	-	-	Activity moved to another program.
MO001000019	Parkview Elderly	1460	1 Bldg.	\$ -	\$ 255,985.00	255,985.00	-	Notice to Proceed was issued - The Total Project budget is \$255,985. \$100% of this project is budgeted in this program.
MO001000019	Parkview Elderly	1460	807 Windows	\$ 350,785.00	\$ -	-	-	Activity moved to another program.
MO001000024	Warwood Elderly	1460	1 Bldg.	\$ 100,000.00	\$ -	-	-	Activity moved to another program.
MO001000028	Badenhus/ Badenfest	1460	29 Units	\$ 728,366.00	\$ -	-	-	Activity deleted, demolition is now planned for the building.
MO001000028	Badenhus/ Badenfest	1460	21 Units	\$ -	\$ 899,801.00	-	-	Contract is in the award process.

Part II: Supporting Pages

PHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor No.		CFPP (Yes/ No):		Federal FY of Grant: 2008	
Development Number Name/ PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
MO001000028 Badenhus/ Badenfest	Relocation of residents to facilitate modernization at Badenfest.	1495.1	21 Units	\$ -	\$ 10,000.00	-	-
MO001000034 LaSalle Park	Exterior upgrades including replacement of siding, roofs, porch canopies, storage sheds and exterior doors.	1460	16 Bldgs.	\$ -	\$ 1,251,878.00	\$ 1,251,878.00	-
MO001000038 St. Louis City California Gardens	Replacement of collapsed sanitary sewers.	1460	9 Units	\$ -	\$ 7,430.00	7,430.00	-
MO001000038 St. Louis City Lafayette Apartments/ Tiffany Turnkey	Replace furnaces, HVAC units and water heaters with high efficiency Energy Star equipment. Includes modifications to building structures to provide easy maintenance for new equipment.	1460	63 Units	\$ 250,000.00	\$ -	-	-

Contract is in the award process.

Contract executed -The Total Project budget is \$4,649,000.00. 73% budgeted in 501-09S and the remaining 27% is budgeted in this program.

This project is 95% complete. The Total Project budget is \$136,024.06. 95% expended in 501-07 and the remaining 5% is budgeted in this program.

Activity moved to another program.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: St. Louis Housing Authority Development Number/Name/PHA- Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	Jun. 13, 2010		Jun. 13, 2012		
MO001000003 Cochran Towers	Jun. 13, 2010		Jun. 13, 2012		
MO001000009 Blumeyer Family	Jun. 13, 2010		Jun. 13, 2012		
MO001000010 James House	Jun. 13, 2010		Jun. 13, 2012		
MO001000019 Parkview	Jun. 13, 2010		Jun. 13, 2012		
MO001000024 Warwood Elderly	Jun. 13, 2010		Jun. 13, 2012		
MO001000024 Warwood Family	Jun. 13, 2010		Jun. 13, 2012		
MO001000038 St. Louis City Lafayette Apartments/ Tiffany Turnkey	Jun. 13, 2010		Jun. 13, 2012		

Federal FY of Grant:
MO36P00150108

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 C2 - mo001h03
Performance & Evaluation Report
Form HUD-50075.1

Replacement Housing Factor
(RHF)
FY 2008 - MO36R00150108

Part I: Summary

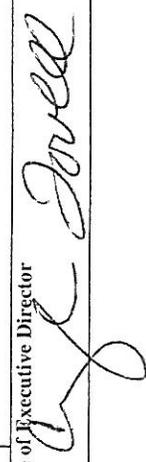
PIIA Name: St. Louis Housing Authority
 Grant Type and Number: Replacement Housing Factor Grant No: MO36R00150108
 Date of CFFP: _____
 FFY of Grant: 2008
 FFY of Grant Approval: 2008

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 3/31/10
 Reserve for Disasters/Emergencies
 Final Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line No.	Description	Total Estimated Cost			Total Actual Cost ¹		
		Original	Revised	Obligated	Expended		
1	Total non-CFF Funds	\$ -	\$ -	\$ -	\$ -		
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-		
3	1408 Management Improvements	-	-	-	-		
4	1410 Administration (may not exceed 10% of line 21)	-	-	-	-		
5	1411 Audit	-	-	-	-		
6	1415 Liquidated Damages	-	-	-	-		
7	1430 Fees and Costs	-	-	-	-		
8	1440 Site Acquisition	-	-	-	-		
9	1450 Site Improvement	-	-	-	-		
10	1460 Dwelling Structures	-	-	-	-		
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-		
12	1470 Nondwelling Structures	-	-	-	-		
13	1475 Nondwelling Equipment	-	-	-	-		
14	1485 Demolition	-	-	-	-		
15	1492 Moving to Work Demonstration	-	-	-	-		
16	1495.1 Relocation Costs	-	-	-	-		
17	1499 Development Activities	-	-	-	-		
18a	1501 Collateralization or Debt Service paid by the PHA	4,518,297	4,518,297	3,266,371	38,200.26		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-		
19	1502 Contingency (may not exceed 8% of line of 20)	-	-	-	-		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 4,518,297	\$ 4,518,297	\$ 3,266,371	\$ 38,200.26		
21	Amount of line 20 Related to LBP Activities	-	-	-	-		
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-		
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-		
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-		
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-		

Annual Statement/Performance and Evaluation Report
 Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary	
PIIA Name: St. Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: MO36R00150108 Date of CFFP: _____ Replacement Housing Factor Grant No: MO36R00150108 FFY of Grant: 2008 FFY of Grant Approval: 2008
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Total Estimated Cost
Signature of Executive Director	
	
Date	7/12/10
Signature of Public Housing Director	
Date	
Total Actual Cost ¹	

Part II: Supporting Pages

PIHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor No.		CFPP (Yes/No):			Federal FY of Grant:	
Development Number Name/ PIHA-Wide Activities		Development Account No.		Total Estimated Cost		Total Actual Cost		Status of Work
General Description of Major Work Categories		Quantity		Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PIHA Wide	Development Activities - Administration	1499		\$ 451,830	\$ 451,830	\$ 451,830	\$ 31,76	On-going
MO001000062 Senior Living at Cambridge	Partial funding for construction of a mixed-finance development including 75 public housing units.	1499	22 Units	\$ 2,799,030	\$ 2,799,030	\$ 2,799,030	\$ -	Project is on-going. SLHA's portion is \$9,555,555. To date, 5% expended in 501-07R, 27% budgeted in 502-07R, 24% expended in 502-06R and the remaining budgeted in this fund.
MO001000063 Arlington Grove	Partial funding for the construction of 79 public housing units, using the mixed-finance, mix-income method.	1499	7 Units	\$ 100,000	\$ 1,263,587	\$ 15,511	\$ 34,318.50	Design, environmental, survey, appraisal, relocation, and document preparation are underway. Project is 3% complete.
MO001000064 North Sarah	Partial funding for the construction of 59 public housing units, using the mixed-finance, mix-income development method.	1499	0 Units	\$ 1,167,437	\$ 3,850	\$ 3,850	\$ 3,850.00	Design, environmental, survey, appraisal, relocation, and document preparation are underway. Project is less than 1% complete.

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 C3 - mo001h03
Performance & Evaluation Report
Form HUD-50075.1

Replacement Housing Factor
(RHF)
FY 2008 - MO36R00150208

Part I: Summary

PIIA Name: St. Louis Housing Authority

Grant Type and Number: Replacement Housing Factor Grant No: MO36R00150208

Capital Fund Program Grant No: _____

Date of CFP: _____

FFY of Grant: 2008

FFY of Grant Approval: 2008

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹		
		Original	Revised	Obligated	Expended		
1	Total non-CFP Funds	\$ -	\$ -	\$ -	\$ -		
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-		
3	1408 Management Improvements	-	-	-	-		
4	1410 Administration (may not exceed 10% of line 21)	-	-	-	-		
5	1411 Audit	-	-	-	-		
6	1415 Liquidated Damages	-	-	-	-		
7	1430 Fees and Costs	-	-	-	-		
8	1440 Site Acquisition	-	-	-	-		
9	1450 Site Improvement	-	-	-	-		
10	1460 Dwelling Structures	-	-	-	-		
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-		
12	1470 Nondwelling Structures	-	-	-	-		
13	1475 Nondwelling Equipment	-	-	-	-		
14	1485 Demolition	-	-	-	-		
15	1492 Moving to Work Demonstration	-	-	-	-		
16	1495.1 Relocation Costs	-	-	-	-		
17	1499 Development Activities	2,806,889	2,806,889	-	-		
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-		
19	1502 Contingency (may not exceed 8% of line of 20)	-	-	-	-		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 2,806,889	\$ 2,806,889	\$ -	\$ -		
21	Amount of line 20 Related to LBP Activities	-	-	-	-		
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-		
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-		
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-		
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-		

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:

St. Louis Housing Authority

Grant Type and Number

Capital Fund Program Grant No:

Date of CFFP:

Replacement Housing Factor Grant No: MO36R00150208

FFY of Grant:

2008

FFY of Grant Approval:

2008

Original Annual Statement

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 3/31/10

Final Performance and Evaluation Report

Line No.

Summary by Development Account

Total Estimated Cost

Total Actual Cost¹

Signature of Executive Director

Ray J. Powell

Date

7/12/10

Signature of Public Housing Director

Date

Part II: Supporting Pages

PHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor No.		CHFP (Yes/No):		Federal FY of Grant:	
Development Number Name/ PHA-Wide Activities		Development Account No.		Total Estimated Cost		Total Actual Cost	
General Description of Major Work Categories		Quantity		Original	Revised ¹	Funds Obligated ³	Funds Expended ²
PHA Wide	Development Activities - Administration	1499		\$ 280,689	\$ 280,689	\$ -	\$ -
MO001000063 Arlington Grove	Partial funding for the construction of 79 public housing units, using the mixed-finance, mix-income method.	1499	3 Units	\$ 2,526,200	\$ 543,757	\$ -	\$ -
MO001000064 North Sarah	Partial funding for the construction of 59 public housing units, using the mixed-finance, mix-income development method.	1499	9 Units	\$ -	\$ 1,982,443	\$ -	\$ -

No activity begun

Design, environmental, survey, appraisal, relocation, and document preparation are underway. Project is 3% complete.

Design, environmental, survey, appraisal, relocation, and document preparation are underway. Project is less than 1% complete.

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 D1 - mo001h03
Performance & Evaluation Report
Form HUD-50075.1

Capital Fund Program
(CFP)
FY 2007 - MO36P00150107

Annual Statement/Performance and Evaluation Report
 Capital Fund Program. Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

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

Line No.	Original	Revised	Obligated	Expended	Total Actual Cost ¹	Total Estimated Cost		Final Performance and Evaluation Report
						Original	Revised	
1	\$	\$	\$	-	-	-	-	
2	1,947,742.50	1,816,646	1,816,646	1,816,646.05	1,816,646	1,947,743.00	1,947,743.00	
3	1,947,743.00	1,947,743	1,947,743	1,947,743.00	1,947,743	973,872.00	973,872	
4	973,872.00	973,872	973,872	624,970.88	624,970.88	-	-	
5	-	-	-	-	-	-	-	
6	-	-	-	-	-	-	-	
7	345,257.00	447,511	447,511	447,510.94	447,510.94	-	-	
8	-	-	-	-	-	-	-	
9	-	-	-	-	-	-	-	
10	1,087,613.00	1,032,023	1,032,023	1,032,022.61	1,032,022.61	-	-	
11	-	-	-	-	-	-	-	
12	1,347,225.00	1,347,225	1,347,225	1,347,224.73	1,347,224.73	268,336.00	357,733	
13	268,336.00	357,733	357,733	357,732.56	357,732.56	162,754	162,754	
14	162,754	162,754	162,754	162,753.88	162,753.88	-	-	
15	-	-	-	-	-	-	-	
16	20,318.00	19,919	19,919	19,918.73	19,918.73	-	-	
17	-	-	-	-	-	-	-	
18a	-	-	-	-	-	-	-	
18ba	1,633,290.50	1,633,291	1,633,291	1,633,290.50	1,633,290.50	-	-	
19	-	-	-	-	-	-	-	
20	9,738,715.00	9,738,715	9,738,715	9,389,813.88	9,389,813.88	-	-	
21	-	-	-	-	-	-	-	
22	-	-	-	-	-	-	-	
23	-	-	-	-	-	-	-	
25	-	-	-	-	-	-	-	
25	-	-	-	-	-	-	-	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program. Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: St. Louis Housing Authority
 Grant Type and Number: Capital Fund Program Grant No: MO36P00150107
 Replacement Housing Factor Grant No: _____
 Date of CFFP: _____

FFY of Grant: 2007
 FFY of Grant Approval: 2007

Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: _____

Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line No. Summary by Development Account Total Estimated Cost Total Actual Cost¹

Signature of Executive Director: *Age Jurell* Date: 7/12/10 Signature of Public Housing Director Date

Part II: Supporting Pages

PHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor No:		MO36P00150107			CFPP (Yes/ No):		Federal FY of Grant: 2007	
Development Number Name/ PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ³			
PHA Wide	Operations	1406		\$ 1,947,743	\$ 1,816,646	\$ 1,816,646	\$ 1,816,646.05	Complete in this program		
PHA Wide	Management Improvements	1408		\$ 1,947,743	\$ 1,947,743	\$ 1,947,743	\$ 1,947,743.00	Complete in this program		
PHA Wide	Administration	1410		\$ 973,872	\$ 973,872	\$ 973,872	\$ 624,970.88	Ongoing		
PHA Wide	Fees and Costs - Construction administration for MO1001000001, MO0010000024, MO0010000099 and MO001000009. Design development for MO001000009, MO001000019, MO001000024, MO001000028, MO001000038. Legal services for MO001000061 and bankruptcy of developer for the Near South Side HOPE VI Grant MO36GURD0011195.	1430		\$ 345,257	\$ 447,511	\$ 447,511	\$ 447,510.94	Construction administration for modernization of, MO01000009, MO001000037, and MO001000099 is complete. The design of planned projects for MO01000009, MO01000019, MO001000024, MO001000028, MO001000034, and MO001000038 are underway. The legal services for MO010000099 is complete.		
PHA Wide	Non dwelling Equipment - computer systems upgrade for entire agency	1475		\$ 268,336	\$ 357,733	\$ 357,733	\$ 357,732.56	Complete in this program		
PHA Wide	Collateralization or Debt Service paid Via System of Direct Payment	9000		\$ 1,633,291	\$ 1,633,291	\$ 1,633,291	\$ 1,633,290.50	Complete in this program		
MO001000003 Cochran Gardens	Abatement and demolition of 1121 N. 7th and 1112 N. 8th, including backfill, grading and stabilizing landscaping	1485	2 Bldgs	\$ 167,318	\$ 162,754	\$ 162,754	\$ 162,753.88	This project is complete. The Total Project budget is \$593,327.55. 60% expended in 501-05, 12% expended in 501-06 and the remaining 27% was expended in this program.		
MO001000003 Cochran Gardens	Relocation of residents to facilitate demolition.	1495.1	1 unit	\$ -	\$ 50	\$ 50	\$ 50.00	Complete in this program.		
MO001000009 Blumeyer Family	Replace eleven sanitary sewer stacks, including repair of interior finishes necessary for replacement.	1460	1 Bldg	\$ 302,944	\$ 302,944	\$ 302,944	\$ 302,944.27	This project is complete. 73% expended in 501-06 and the remaining balance was expended in this program.		
MO001000009 Blumeyer Family	Replace the trash compactors, refurbish lift for trash chutes.	1460	1 Bldg.	\$ 25,288	\$ 139,902	\$ 139,902	\$ 139,901.58	This project is complete. 92% expended in this fund, and the remaining 8% was expended in 501-08.		
MO001000009 Blumeyer Family	Relocation of residents to facilitate modernization	1495.1	74 Units	\$ 11,360	\$ 10,299	\$ 10,299	\$ 10,298.84	Complete in this program.		
MO001000024 Warwood Family	Relocation of residents to facilitate modernization	1495.1	29 Units	\$ 8,559	\$ 8,559	\$ 8,559	\$ 8,558.89	Complete in this program.		
MO001000024 Warwood Elderly	Replace the trash compactors, refurbish lift for compactors, refurbish trash compactor room, trash chutes.	1460	1 Bldg.	\$ 30,537	\$ 34,670	\$ 34,670	\$ 34,669.66	Project is complete. The Total Project budget is \$34,669.66. 100% of this project was expended in this program.		
MO001000028 Badenhaus/Badenfest	Relocation of residents to facilitate modernization at Badenfest.	1495.1	21 Units	\$ -	\$ 408	\$ 408	\$ 408.00	Complete in this program.		
MO001000037 Cochran Plaza	Continued Phase II and III of comprehensive improvements including reconfiguration of units, Replacement of all electrical, HVAC, plumbing, cabinets floor tile and paint	1460	2 Units	\$ 687,930	\$ 382,830	\$ 382,830	\$ 382,829.58	Project is complete. The Total Project budget is \$9,418,610.26. 81% expended under the CFPP (Bond Proceeds), 2% expended in 501-04, 12% expended 501-05, 0.01% expended in 501-06 and the remaining balance was expended in this program.		

Part II: Supporting Pages

PIA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor No:		MO36F00150107		CHFP (Yes/ No):		Federal FY of Grant: 2007	
Development Number Name/ PIA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Revised ¹	Total Actual Cost		Status of Work
				Original			Funds Obligated ²	Funds Expended ²	
MO001000038 St. Louis City Lafayette Apartments	Partial funding for completion of comprehensive improvements including reconfiguration of units. Replacement of all electrical, HVAC plumbing, cabinets, floor tile and painting.	1460	26 Units - Post reconfiguration	\$ 40,914	\$ 43,084	\$ 43,084	\$ 43,084	\$ 43,083.93	Project is complete. The Total Project budget is \$1,573,673.86. 57% expended in 501-04, 38% expended in 501-05, 2% expended in 501-06 and the remaining balance was expended in this program.
MO001000038 St. Louis City California Gardens	Replacement of underground sanitary sewer lines.	1460	9 Units	\$ -	\$ 128,594	\$ 128,594	\$ 128,594	\$ 128,593.59	This project is on-going. The Total Project budget is \$136,024.06. 95% expended in this fund and the remaining 5% is budgeted 501-08.
MO001000061 Kingsbury Terrace	Relocation of residents to facilitate modernization	1495.1	1 Unit	\$ 399	\$ 603	\$ 603	\$ 603	\$ 603.00	Complete in this program
MO001000099 Central Office	Partial funding for the construction of new central office building.	1470	1 Bldg. 37,000 Sq. Ft.	\$ 1,347,225	\$ 1,347,225	\$ 1,347,225	\$ 1,347,225	\$ 1,347,224.73	This project is complete. The SLHA portion is \$4,224,762. 20% was expended in 501-05, 5% expended in 502-06, 42% expended in 501-06, and the remaining balance was expended in this fund.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: St. Louis Housing Authority Development Number/Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)				All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date		Actual Obligation End Date		Original Expenditure End Date		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
PHIA Wide	Sep. 12, 2009	Mar. 31, 2009	Mar. 31, 2009	Sep. 12, 2011			
MO001000003 Cochran Gardens	Sep. 12, 2009	Mar. 31, 2009	Mar. 31, 2009	Sep. 12, 2011			
MO001000009 Blumeyer Family	Sep. 12, 2009	Mar. 31, 2009	Mar. 31, 2009	Sep. 12, 2011			
MO001000024 Warwood Family	Sep. 12, 2009	Apr. 01, 2009	Apr. 01, 2009	Sep. 13, 2011			
MO001000024 Warwood Elderly	Sep. 12, 2009	Mar. 31, 2009	Mar. 31, 2009	Sep. 12, 2011			
MO1000028 Badenhaus/Badenfest	Sep. 12, 2009	Mar. 31, 2009	Mar. 31, 2009	Sep. 12, 2011			
MO001000037 Cochran Plaza	Sep. 12, 2009	Mar. 31, 2009	Mar. 31, 2009	Sep. 12, 2011			
MO001000038 St. Louis City Lafayette Townhomes	Sep. 12, 2009	Mar. 31, 2009	Mar. 31, 2009	Sep. 12, 2011			
MO001000038 St. Louis City California Gardens	Sep. 12, 2009	Mar. 31, 2009	Mar. 31, 2009	Sep. 12, 2011			
MO001000061 Kingsbury Terrace	Sep. 12, 2009	Mar. 31, 2009	Mar. 31, 2009	Sep. 12, 2011			
MO001000099 Central Office	Sep. 12, 2009	Mar. 31, 2009	Mar. 31, 2009	Sep. 12, 2011			

Federal FY of Grant:
MO36P00150107

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 D2 - mo001h03
Performance & Evaluation Report
Form HUD-50075.1

Replacement Housing Factor
(RHF)
FY 2007 - MO36R00150107

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: St. Louis Housing Authority
 Grant Type and Number: Capital Fund Program Grant No: MO36R00150107
 Date of CFFP: _____
 FFY of Grant: 2007

Line No.	Reserve for Disasters/Emergencies Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹	
		Original	Revised	Obligated	Expended	
1	Total non-CFFP Funds	\$ -	-	\$ -	-	\$ -
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-	-
3	1408 Management Improvements	-	-	-	-	-
4	1410 Administration (may not exceed 10% of line 21)	-	-	-	-	-
5	1411 Audit	-	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-	-
7	1430 Fees and Costs	-	-	-	-	-
8	1440 Site Acquisition	-	-	-	-	-
9	1450 Site Improvement	-	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-	-
14	1485 Demolition	-	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-	-
17	1499 Development Activities	2,159,143	2,159,143	2,159,143	2,159,143	666,676.74
18a	1501 Collateralization or Debt Service paid by the PHA 9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-	-
19	1502 Contingency (may not exceed 8% of line of 20)	-	-	-	-	-
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 2,159,143	\$ 2,159,143	\$ 2,159,143	\$ 2,159,143	\$ 666,676.74
21	Amount of line 20 Related to LBP Activities	-	-	-	-	-
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-	-
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-	-
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-	-
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-	-

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PIHA Name:

St. Louis Housing Authority

Grant Type and Number

Capital Fund Program Grant No:

Date of CFFP:

Replacement Housing Factor Grant No: MO36R00150107

FFY of Grant:

2007

FFY of Grant Approval:

2007

Original Annual Statement

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 3/31/09

Final Performance and Evaluation Report

Line No.

Summary by Development Account

Total Estimated Cost

Total Actual Cost¹

Signature of Executive Director

Date

Signature of Public Housing Director

Date

[Signature] 7/12/10

Part II: Supporting Pages

PHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor No.		CFPP (Yes/ No):			Federal FY of Grant: 2007 Status of Work	
Development Number Name/ PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Complete in this program
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Development Activities - Administration	1499		\$ 215,914	\$ 215,914	\$ 215,914	\$ 215,914	Project is on-going. SLHA's portion is \$9,555,555. To date, 5% expended in this fund, 27% budgeted in 502-07R, 24% expended in 502-06R and the remaining budgeted in 501-08R.
MO001000062 Senior Living at Cambridge	Partial funding for construction of a mixed-finance development including 75 public housing units.	1499	15 Units	\$ 1,943,229	\$ 1,943,229	\$ 1,943,229	\$ 450,762.74	

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 D3 - mo001h03
Performance & Evaluation Report
Form HUD-50075.1

Replacement Housing Factor
(RHF)
FY 2007 - MO36R00150207

Annual Statement/Performance and Evaluation Report
Capital Fund Program. Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary

PHA Name: St. Louis Housing Authority

Grant Type and Number: Replacement Housing Factor Grant No: MO36R00150207

Capital Fund Program Grant No: _____

Date of CFFP: _____

FFY of Grant: 2007

FFY of Grant Approval: 2007

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹		
		Original	Revised	Obligated	Expended		
1	Total non-CFP Funds	\$ -	\$ -	\$ -	\$ -		
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-		
3	1408 Management Improvements	-	-	-	-		
4	1410 Administration (may not exceed 10% of line 21)	-	-	-	-		
5	1411 Audit	-	-	-	-		
6	1415 Liquidated Damages	-	-	-	-		
7	1430 Fees and Costs	-	-	-	-		
8	1440 Site Acquisition	-	-	-	-		
9	1450 Site Improvement	-	-	-	-		
10	1460 Dwelling Structures	-	-	-	-		
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-		
12	1470 Nondwelling Structures	-	-	-	-		
13	1475 Nondwelling Equipment	-	-	-	-		
14	1485 Demolition	-	-	-	-		
15	1492 Moving to Work Demonstration	-	-	-	-		
16	1495.1 Relocation Costs	-	-	-	-		
17	1499 Development Activities	2,916,406	2,916,406	2,916,406	76.60		
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-		
19	1502 Contingency (may not exceed 8% of line of 20)	-	-	-	-		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 2,916,406	\$ 2,916,406	\$ 2,916,406	\$ 76.60		
21	Amount of line 20 Related to LRP Activities	-	-	-	-		
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-		
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-		
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-		
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-		

Annual Statement/Performance and Evaluation Report
 Capital Fund Program. Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

Part I: Summary	
PHA Name: St. Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: MO36R00150207 Date of CFFP: _____
FFY of Grant: 2007	FFY of Grant Approval: 2007
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10	
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Total Estimated Cost
Signature of Executive Director <i>A. J. Javelle</i>	Total Actual Cost¹
Date 7/12/10	Date
Signature of Public Housing Director	

Part II: Supporting Pages

PHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor No.		CFPP (Ycs/ No):			Federal FY of Grant:		
Development Number Name/ PHA-Wide Activities		Development Account		Total Estimated Cost		Total Actual Cost		Status of Work	
		No.	Quantity	Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
PHA Wide	Development Activities - Administration	1499		\$ 291,640	\$ 291,640	\$ 291,640	\$ 76.60	On-going.	
MO001000062 Senior Living at Cambridge	Partial funding for construction of a mixed- finance development including 75 public housing units.	1499	20 Units	\$ 2,624,766	\$ 2,624,766	\$ 2,624,766	\$ -	Project is on-going. SLHA's portion is \$9,555,555. To date, 27% budgeted in this fund, 5% expended in 501-07R, 24% expended in 502-06R and the remaining budgeted in 501-08R.	

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 D4 - mo001h03
Performance & Evaluation Report
Form HUD-50075.1

Capital Fund Finance Program
(CFFP)
May, 2007

Annual Statement/Performance and Evaluation Report
Capital Fund Program. Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary

PIHA Name: St. Louis Housing Authority

Grant Type and Number: Replacement Housing Factor Grant No: _____

Capital Fund Program Grant No: _____

Date of CFPP: May 2007

FY of Grant: _____

FY of Grant Approval: _____

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹		
		Original	Revised	Obligated	Expended		
1	Total non-CFP Funds	\$ -	\$ -	\$ -	\$ -		
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-		
3	1408 Management Improvements	-	-	-	-		
4	1410 Administration (may not exceed 10% of line 21)	-	-	-	-		
5	1411 Audit	-	-	-	-		
6	1415 Liquidated Damages	-	-	-	-		
7	1430 Fees and Costs	743,822	743,822	743,822	743,822.34		
8	1440 Site Acquisition	-	-	-	-		
9	1450 Site Improvement	413,590	413,590	413,590	413,590		
10	1460 Dwelling Structures	16,802,996	16,802,996	16,802,996	16,802,996		
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-		
12	1470 Nondwelling Structures	-	-	-	-		
13	1475 Nondwelling Equipment	-	-	-	-		
14	1485 Demolition	-	-	-	-		
15	1492 Moving to Work Demonstration	-	-	-	-		
16	1495.1 Relocation Costs	28,980	28,980	28,980	28,980		
17	1499 Development Activities	-	-	-	-		
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-		
19	1502 Contingency (may not exceed 8% of line of 20)	20,968	20,968	20,968	20,968		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 18,010,357	\$ 18,010,357	\$ 18,010,357	\$ 18,010,356.90		
21	Amount of line 20 Related to LBP Activities	-	-	-	-		
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-		
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-		
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-		
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-		

Annual Statement/Performance and Evaluation Report
 Capital Fund Program. Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

Part I: Summary	
PHA Name: St. Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: Date of CFFP: <u>May 2007</u>
FFY of Grant:	Replacement Housing Factor Grant No:
FFY of Grant Approval:	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Total Estimated Cost
Signature of Executive Director <i>A. J. Jovell</i>	Total Actual Cost¹
Date 7/12/10	Date
Signature of Public Housing Director	

Part II: Supporting Pages

Development Number Name/ PHA-Wide Activities	PHA Name: St. Louis Housing Authority	General Description of Major Work Categories	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor No. Development Account No.	Quantity	C/F/P (Yes/No):				Federal FY of Grant:	
					Total Estimated Cost		Total Actual Cost			
					Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
MO001000018 Kingsbury		Fees and Cost	1430							
		Architects		\$ 238,116	\$ 238,116	\$ 238,116	\$ 238,116.07	Complete in this program		
		Accounting-Cost Certification		\$ 750	\$ 750	\$ 750	\$ 750.00	Complete in this program		
		Environmental		\$ 38,500	\$ 38,500	\$ 38,500	\$ 38,500.00	Complete in this program		
		Bond Issuance Cost		\$ 231,266	\$ 231,266	\$ 231,266	\$ 231,266.04	Complete in this program		
		Training		\$ 992	\$ 992	\$ 992	\$ 992.00	Complete in this program		
		Legal		\$ 975	\$ 975	\$ 975	\$ 975.23	Complete in this program		
		Insurance		\$ 33,223	\$ 33,223	\$ 33,223	\$ 33,223.00	Complete in this program		
		Total 1430		\$ 543,822	\$ 543,822	\$ 543,822	\$ 543,822.34			
		Site Improvements								
		Site Work		\$ 413,590	\$ 413,590	\$ 413,590	\$ 413,590.48	Complete in this program		
		Total 1450		\$ 413,590	\$ 413,590	\$ 413,590	\$ 413,590.48			
		Dwelling Structure								
		Residential Construction		\$ 7,977,484	\$ 7,977,484	\$ 7,977,484	\$ 7,977,483.51	Complete in this program		
General Requirements	\$ 756,260	\$ 756,260	\$ 756,260	\$ 756,259.90	Complete in this program					
Builder's Overhead	\$ 130,150	\$ 130,150	\$ 130,150	\$ 130,149.50	Complete in this program					
Builder's Profit	\$ 130,150	\$ 130,150	\$ 130,150	\$ 130,149.50	Complete in this program					
Mobilization	\$ 40,500	\$ 40,500	\$ 40,500	\$ 40,500.00	Complete in this program					
Bond Premium	\$ 58,442	\$ 58,442	\$ 58,442	\$ 58,441.50	Complete in this program					
Total 1460	\$ 9,092,984	\$ 9,092,984	\$ 9,092,984	\$ 9,092,983.91						
Relocation										
Relocation	\$ 28,980	\$ 28,980	\$ 28,980	\$ 28,980.18	Complete in this program					
Total 1495.1	\$ 28,980	\$ 28,980	\$ 28,980	\$ 28,980.18						
Project Contingency										
Project Contingency - Ameren UE	\$ 20,968	\$ 20,968	\$ 20,968	\$ 20,967.84	Complete in this program					
Total 1502	\$ 20,968	\$ 20,968	\$ 20,968	\$ 20,967.84						
Total Cost for Development #1	\$ 10,100,345	\$ 10,100,345	\$ 10,100,345	\$ 10,100,344.75						
MO001000037 Cochran Plaza		Fees and Cost	1430							
		Bond Issuance Cost		\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000.00	Complete in this program		
		Total 1430		\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000.00			
		Dwelling Structure								
		Residential Construction		\$ 7,710,012	\$ 7,710,012	\$ 7,710,012	\$ 7,710,012.15	Complete in this program		
		Total 1460		\$ 7,710,012	\$ 7,710,012	\$ 7,710,012	\$ 7,710,012.15			
Total Cost for Development #2	\$ 7,910,012	\$ 7,910,012	\$ 7,910,012	\$ 7,910,012.15						

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 E1 - mo001h03
Performance & Evaluation Report
Form HUD-50075.1

Capital Fund Program
(CFP)
FY 2006 - MO36P00150106

Annual Statement/Performance and Evaluation Report
 Capital Fund Program. Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO36P00150106 Replacement Housing Factor Grant No:		FFY of Grant: 2006
		Date of CFFP:		FFY of Grant Approval: 2006

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹	
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds	\$ -	\$ -	\$ -	\$ -	
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 567,891	\$ 567,891	\$ 567,891	\$ 567,891.39	
3	1408 Management Improvements	\$ 1,711,068	\$ 1,711,068	\$ 1,711,068	\$ 1,711,068.00	
4	1410 Administration (may not exceed 10% of line 21)	\$ 848,231	\$ 848,231	\$ 848,231	\$ 848,231.42	
5	1411 Audit	\$ -	\$ -	\$ -	\$ -	
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -	
7	1430 Fees and Costs	\$ 295,298	\$ 295,298	\$ 295,298	\$ 295,298.26	
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -	
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -	
10	1460 Dwelling Structures	\$ 1,292,001	\$ 1,292,001	\$ 1,292,001	\$ 1,292,001.00	
11	1465.1 Dwelling Equipment--Nonexpendable	\$ -	\$ -	\$ -	\$ -	
12	1470 Nondwelling Structures	\$ 1,826,843	\$ 1,826,843	\$ 1,826,843	\$ 1,826,843.43	
13	1475 Nondwelling Equipment	\$ 247,581	\$ 247,581	\$ 247,581	\$ 247,580.96	
14	1485 Demolition	\$ 79,834	\$ 79,834	\$ 79,834	\$ 79,833.86	
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -	
16	1495.1 Relocation Costs	\$ 52,727	\$ 52,727	\$ 52,727	\$ 52,726.78	
17	1499 Development Activities	\$ -	\$ -	\$ -	\$ -	
18a	1501 Collateralization or Debt Service paid by the PHA	\$ -	\$ -	\$ -	\$ -	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$ 1,633,867	\$ 1,633,867	\$ 1,633,867	\$ 1,633,866.90	
19	1502 Contingency (may not exceed 8% of line of 20)	\$ -	\$ -	\$ -	\$ -	
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 8,555,342	\$ 8,555,342	\$ 8,555,342	\$ 8,555,342.00	
21	Amount of line 20 Related to LBP Activities	-	-	-	-	
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-	
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-	
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-	
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program. Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name:

St. Louis Housing Authority

Grant Type and Number

Capital Fund Program Grant No: MO36P00150106

Date of CFFP:

Replacement Housing Factor Grant No:

FFY of Grant:

2006

FFY of Grant Approval:

2006

- Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 3/31/10
 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line No. Summary by Development Account

Total Estimated Cost

Total Actual Cost¹

Signature of Executive Director

[Handwritten Signature]

Date

7/12/10

Signature of Public Housing Director

Date

Part II: Supporting Pages

PHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor No:		CFPP (Yes/ No):			Federal FY of Grant: 2006	
Development Number Name/ PHA-Wide Activities		General Description of Major Work Categories		Total Estimated Cost		Total Actual Cost		Status of Work
Development Account No.		Quantity		Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations	1406		\$ 567,891.39	\$ 567,891.39	\$ 567,891.39	\$ 567,891.39	Complete in this program.
PHA Wide	Management Improvements	1408		\$ 1,711,068.00	\$ 1,711,068.00	\$ 1,711,068.00	\$ 1,711,068.00	Complete in this program.
PHA Wide	Administration	1410		\$ 848,231.42	\$ 848,231.42	\$ 848,231.42	\$ 848,231.42	Complete in this program.
PHA Wide	Fees and Costs - Construction administration for modernization of, MO01000001, MO10000003, MO001000009, MO001000022, MO001000037 and MO001000099, design of planned projects for MO01000024, MO01000038, MO01000003 and legal services for MO01000099.	1430		295,298.26	295,298.26	295,298.26	295,298.26	Construction administration for modernization of, MO01000041 is complete, for MO1000003 is 95% complete, for MO001000099 is 45% complete and for MO001000009 is 65% complete. The design of planned projects for MO01000024, MO01000038 and MO0100003 are underway. The legal services for MO01000099 is complete.
PHA Wide	Non dwelling Equipment - computer systems upgrade for entire agency	1475		\$ 247,580.96	\$ 247,580.96	\$ 247,580.96	\$ 247,580.96	Complete in this program.
PHA Wide	Collateralization or Debt Service paid Via System of Direct Payment	9000		\$ 1,633,867	\$ 1,633,867	\$ 1,633,866.90	\$ 1,633,866.90	Complete in this program.
MO001000001 Carr Square	Relocation of residents to facilitate modernization	1495.1		\$ 5,848.10	\$ 5,848.10	\$ 5,848.10	\$ 5,848.10	Complete in this program.
MO001000001 Carr Square	Replacement of stair decks	1460	51 Decks	\$ 333,327.93	\$ 333,327.93	\$ 333,327.93	\$ 333,327.93	Project is complete. The Total Project Budget is \$333,327.93. 100% of this project was expended in this program.
MO001000003 Cochran Gardens	Abatement and demolition of 1121 N. 7th and 1112 N. 8th, including backfill, grading and stabilizing landscaping	1485	2 Bldgs.	79,833.86	79,833.86	79,833.86	79,833.86	This project is complete. The Total Project budget is \$593,327.55. 60% expended in 501-05, 12% expended in this fund and the remaining 27% was expended in 501-07.
MO001000009 Blumeyer Family	Replace eleven sanitary sewer stacks, including repair of interior finishes necessary for replacement.	1460	1 Bldg.	\$ 832,782.46	\$ 832,782.46	\$ 832,782.46	\$ 832,782.46	Project complete. The Total Project budget is \$1,135,096.73. 73% expended in this fund, and the remaining 27% was expended in 501-07.
MO001000009 Blumeyer Family	Relocation of residents to facilitate modernization	1495.1	1 Bldg.	\$ 45,726.68	\$ 45,726.68	\$ 45,726.68	\$ 45,726.68	Complete in this program
MO001000018 Kingsbury Terrace	Relocation of residents to facilitate modernization	1495.1	1 Bldg.	\$ 1,152.00	\$ 1,152.00	\$ 1,152.00	\$ 1,152.00	Complete in this program
MO001000037 Cochran Plaza	Continued Phase II and III of comprehensive improvements including reconfiguration of units. Replacement of all electrical, HVAC, plumbing, cabinets floor tile and paint	1460	1 Unit	\$ 100,301.63	\$ 100,301.63	\$ 100,301.63	\$ 100,301.63	Project is complete. The Total Project budget is \$9,418,610.26. 81% was expended under the CFPP (Bond Proceeds), 2% was expended in 501-04, 12% was expended 501-05, 0.04% was expended in 501-07 and 0.01% was expended in this program.

Part II: Supporting Pages

PHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO36900150106		CFPP (Yes/ No):		Federal FY of Grant: 2006	
Development Number Name/ PHA-Wide Activities	General Description of Major Work Categories	Replacement Housing Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
MO001000038 St. Louis City Lafayette Apartments	Continuation of phased comprehensive improvements including reconfiguration of units. Replacement of all electrical, HVAC, plumbing, cabinets, floor tile and painting	1460	0 Units	\$ 25,588.98	\$ 25,588.98	\$ 25,588.98	\$ 25,588.98
MO001000041 McMillan Manor II	Construction of new community building/management office.	1470	3 Units	\$ 146,255.25	\$ 146,255.25	\$ 146,255.25	\$ 146,255.25
MO001000099 Central Office	Construction of new central office building.	1470	1 Bldg.	\$ 1,680,588.18	\$ 1,680,588.18	\$ 1,680,588.18	\$ 1,680,588.18

Project is complete. The Total Project budget is \$1,573,673.86. 57% expended in 501-04, 38% expended in 501-05, 3% expended in 501-07 and 2% was expended in this program.

Project is complete. Total Project budget is \$1,320,034.17. %2 was expended in 501-04, 21% was expended in 501-05, 35% was expended in 501-05R, 8% was expended in 502-05R, 2% was expended in 503-06R, 0.49% in 502-06R, 21% was expended in 501-06R, and 11% was expended in this program.

This project is complete. The SLHA portion is \$4,224,762. 20% was expended in 501-05, 5% expended in 502-06, 33% expended in 501-07 and 42% was expended in this fund.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: St. Louis Housing Authority Development Number/Name/PHA- Wide Activities	All Funds Obligated (Quarter Ending Date)				All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
PHA Wide	Jul. 17, 2008	Jul. 17, 2008	Jul. 17, 2010	Nov. 19, 2009			
MO001000001 Carr Square	Jul. 17, 2008	Jul. 17, 2008	Jul. 17, 2010	Nov. 19, 2009			
MO001000003 Cochran Gardens	Jul. 17, 2008	Jul. 17, 2008	Jul. 17, 2010	Nov. 19, 2009			
MO001000009 Blumeyer Family	Jul. 17, 2008	Jul. 17, 2008	Jul. 17, 2010	Nov. 19, 2009			
MO001000018 Kingsbury Terrace	Jul. 17, 2008	Jul. 17, 2008	Jul. 17, 2010	Nov. 19, 2009			
MO001000037 Cochran Plaza	Jul. 17, 2008	Jul. 17, 2008	Jul. 17, 2010	Nov. 19, 2009			
MO001000038 St. Louis City Lafayette Apartments	Jul. 17, 2008	Jul. 17, 2008	Jul. 17, 2010	Nov. 19, 2009			
MO001000041 McMillan Manor II	Jul. 17, 2008	Jul. 17, 2008	Jul. 17, 2010	Nov. 19, 2009			
MO001000099 Central Office	Jul. 17, 2008	Jul. 17, 2008	Jul. 17, 2010	Nov. 19, 2009			

Federal FY of Grant:
MO36F00150106

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment #8 E2 - mo001h03
Performance & Evaluation Report
Form HUD-50075.1

Replacement Housing Factor
(RHF)
FY 2006 - MO36R00150206

Part I: Summary

PIIA Name: St. Louis Housing Authority

Grant Type and Number: Replacement Housing Factor Grant No: MO36R00150206

Date of CFPP: _____

FFY of Grant: 2006

FFY of Grant Approval: 2006

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹		
		Original	Revised	Obligated	Expended		
1	Total non-CFP Funds	\$ -	\$ -	\$ -	\$ -		
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-		
3	1408 Management Improvements	-	-	-	-		
4	1410 Administration (may not exceed 10% of line 21)	-	-	-	-		
5	1411 Audit	-	-	-	-		
6	1415 Liquidated Damages	-	-	-	-		
7	1430 Fees and Costs	-	-	-	-		
8	1440 Site Acquisition	-	-	-	-		
9	1450 Site Improvement	-	-	-	-		
10	1460 Dwelling Structures	-	-	-	-		
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-		
12	1470 Nondwelling Structures	-	-	-	-		
13	1475 Nondwelling Equipment	-	-	-	-		
14	1485 Demolition	-	-	-	-		
15	1492 Moving to Work Demonstration	-	-	-	-		
16	1495.1 Relocation Costs	-	-	-	-		
17	1499 Development Activities	3,257,712.00	3,257,712.00	3,257,712.00	3,257,712.00		
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-		
19	1502 Contingency (may not exceed 8% of line of 20)	-	-	-	-		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 3,257,712.00	\$ 3,257,712.00	\$ 3,257,712.00	\$ 3,257,712.00		
21	Amount of line 20 Related to LBP Activities	-	-	-	-		
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-		
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-		
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-		
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-		

Annual Statement/Performance and Evaluation Report
 Capital Fund Program. Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO36R00150206 Date of CFFP:		FFY of Grant: 2006 FFY of Grant Approval: 2006	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹		
Signature of Executive Director <i>W. E. Jewell</i>		Date	Signature of Public Housing Director Date 7/12/10		

Part II: Supporting Pages

PHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor No:		CFFP (Yes/No):		Federal FY of Grant:	
Development Number Name/ PHA-Wide Activities		Development Account No.		Total Estimated Cost		Total Actual Cost	
General Description of Major Work Categories		Quantity		Original	Revised ¹	Funds Obligated ²	Funds Expended ²
PHIA Wide		1499		\$ 325,771	\$ 325,771	\$ 325,771	\$ 325,771.00
M0001000051 McMillan Manor II	Administration	0 Units		\$ 9,857.00	\$ 9,857.00	\$ 9,857.00	\$ 9,857.00
M0001000059 Renaissance Place at Grand Phase III	Partial funding for the construction of 4 public housing units.	0 Units		\$ 9,857.00	\$ 9,857.00	\$ 9,857.00	\$ 9,857.00
M0001000062 Senior Living at Cambridge	Partial funding for the construction of 50 public housing units, using the mixed-finance, mix-income method.	3 Units		\$ 638,673.43	\$ 638,673.43	\$ 638,673.43	\$ 638,673.43
M0001000063 Arlington Grove	Partial funding for the construction of a mixed-finance development including 75 public housing units.	18 Units		\$ 2,280,704.57	\$ 2,280,704.57	\$ 2,280,704.57	\$ 2,280,704.57
	Partial funding for the construction of 79 public housing units, using the mixed-finance, mix-income method.	0 Units		\$ 2,706.00	\$ 2,706.00	\$ 2,706.00	\$ 2,706.00

Complete in this program.

Project is complete. Total Project budget is \$1,320,034.17. %2 was expended in 501-05, 501-04, 21% was expended in 501-05, 35% was expended in 501-05R, 8% was expended in 502-05R, 11% was expended in 501-06, 21% was expended in 501-06R, and 0.49% was expended in this program.

Project is complete. SLHA's portion is \$9,814,747. To date, 5% expended in 501-07R, 13% expended in 502-05R, 35.7% expended in 501-05R, 15% expended in 501-06R, .3% expended in 503-06R and 1% expended in 504-06 and 7% completed in this fund. The remaining balance was expended in URD00101375.

Project is on-going. SLHA's portion is \$9,555,555. To date, 24% is expended in this fund, 5% is expended in 501-07R, 27% budgeted in 502-07R and the remaining budgeted in 501-08R.

Design, environmental, survey, appraisal, relocation, and document preparation are underway. Project is 3% complete.

AGENCY PLAN FY 2010
CAPITAL FUND BUDGETS

Attachment I- mo001i03
Capital Fund Program
Form HUD-50075.2

Five Year Action Plan
FY 2010 - FY 2014

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

PHA Name/Number St. Louis Housing Authority		Locality: (City/County & State) St. Louis, MO			<input type="checkbox"/> Original <input type="checkbox"/> Revision No:	
A. Development Number/Name	Work Stmt. for Year 1 2010	Work Statement for Year 2 FFY: 2011	Work Statement for Year 3 FFY: 2012	Work Statement for Year 4 FFY: 2013	Work Statement for Year 5 FFY: 2014	
MO001000002 Clinton Peabody MO001000003 Cochran Gardens MO001000009 Blumeyer Family MO001000010 James House MO001000013B Euclid Plaza Elderly MO001000017 West Pine MO001000019 Parkview MO001000024 Warwood MO001000038 Southside Scattered Sites MO001000028 Badenhaus/Badenfest MO001000062 New Elderly Building at Cambridge Heights MO001000034 LaSalle Park	See Annual Statement	\$211,814 \$211,814 \$310,441 \$883,039	\$1,046,638	\$1,612,576	\$1,615,176	
B. Physical Improvements Subtotal		\$1,617,108	\$1,046,638	\$1,612,576	\$1,615,176	
C. Management Improvements		\$1,173,011	\$1,173,011	\$1,173,011	\$1,173,011	
D. HA-Wide Nondwelling Structures and Equipment		\$0	\$0	\$0	\$0	
E. Administration		\$586,505	\$586,505	\$586,505	\$586,505	
F. Other/Debt Service		\$1,315,418	\$1,315,888	\$1,319,950	\$1,317,350	
G. Operations		\$1,173,011	\$1,173,011	\$1,173,011	\$1,173,011	
H. Demolition		\$0	\$570,000	\$0	\$0	
I. Replacement Reserve		\$0	\$0	\$0	\$0	
J. Mod Used for Development		\$0	\$0	\$0	\$0	
K. Total CGP Funds		\$5,865,053	\$5,865,053	\$5,865,053	\$5,865,053	
L. Total Non-CGP Funds		\$0	\$0	\$0	\$0	
M. Grand Total		\$5,865,053	\$5,865,053	\$5,865,053	\$5,865,053	
Signature of Executive Director and Date:			Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			
X			X			

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

U. S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/20/2011

Work Statement for Year 1 FFY: 2010	Work Statement for Year 2 FFY: 2011			Work Statement for Year 3 FFY: 2012			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	Management, Financial, & Accounting Control Systems: Computer Software Costs Grant Planning and Applications TOTAL	1 Year	\$10,000 \$10,000 \$20,000	Management, Financial, & Accounting Control Systems: Computer Software Costs Grant Planning and Applications TOTAL	1 Year	\$10,000 \$10,000 \$20,000	
	Adequacy & Efficacy of Resident & Development Security: Resident Initiatives Costs - Direct Provision of Social Services TOTAL	1 Year	\$230,850 \$230,850	Adequacy & Efficacy of Resident & Development Security: Resident Initiatives Costs - Direct Provision of Social Services TOTAL	1 Year	\$230,850 \$230,850	
	Security		\$922,161 \$922,161	Security		\$922,161 \$922,161	
	TOTAL			TOTAL			
	Other: Fees & Cost Relocation Debt Service	1 Year	\$0 \$0 \$1,315,418 \$1,315,418	Other: Fees & Cost Relocation Debt Service	1 Year	\$0 \$0 \$1,315,888 \$1,315,888	
	Operations Adequacy and Efficacy Operations and Development security	1 Year	\$1,173,011 \$1,173,011	Operations Adequacy and Efficacy Operations and Development security	1 Year	\$1,173,011 \$1,173,011	
	Subtotal of Estimated Cost			\$3,661,440	Subtotal of Estimated Cost		
					\$3,661,910		

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

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/20/2011

Work Statement for Year 1 FFY: 2010	Work Statement for Year 4 FFY: 2013			Work Statement for Year 5 FFY: 2014			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	Management, Financial, & Accounting Control Systems: Computer Software Costs Grant Planning and Applications TOTAL	1 Year	\$10,000 \$10,000 \$20,000	Management, Financial, & Accounting Control Systems: Computer Software Costs Grant Planning and Applications TOTAL	1 Year	\$10,000 \$10,000 \$20,000	
	Adequacy & Efficacy of Resident & Development Security: Resident Initiatives Costs - Direct Provision of Social Services TOTAL	1 Year	\$230,850 \$230,850	Adequacy & Efficacy of Resident & Development Security: Resident Initiatives Costs - Direct Provision of Social Services TOTAL	1 Year	\$230,850 \$230,850	
	Security		\$922,161 \$922,161	Security		\$922,161 \$922,161	
	TOTAL			TOTAL			
	Other: Fees & Cost Relocation Debt Service	1 Year 1 Year	\$0 \$0 \$1,319,950 \$1,319,950	Other: Fees & Cost Relocation Debt Service	1 Year 1 Year	\$0 \$0 \$1,317,350 \$1,317,350	
	Operations Adequacy and Efficacy Operations and Development security	1 Year	\$1,173,011 \$1,173,011	Operations Adequacy and Efficacy Operations and Development security	1 Year	\$1,173,011 \$1,173,011	
	Subtotal of Estimated Cost			\$3,665,972	Subtotal of Estimated Cost		
					\$3,663,372		

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning October 1, 2010 , hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

St. Louis Housing Authority (SLHA)

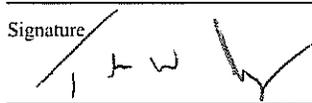
MO-001

PHA Name

PHA Number/HA Code

X _____ 5-Year PHA Plan for Fiscal Years 20¹⁰ - 20¹⁴
 X _____ Annual PHA Plan for Fiscal Years 20¹⁰ - 20¹¹

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

Name of Authorized Official Thomas Jerry	Title Chair
Signature 	Date July 15, 2010

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

St. Louis Housing Authority (SLHA)

Program/Activity Receiving Federal Grant Funding

Agency Plan/Capital Fund Program

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

See attached Listing

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

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

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

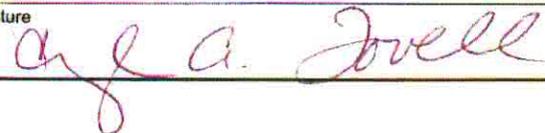
Name of Authorized Official

Cheryl A. Lovell

Title

Executive Director

Signature

X 

Date

July 15, 2010

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

Zip Code	HUD Proj. #	Development	Address	Phone	# Units
63106	AMP 000001	Carr Square	1521 Carr Street	421-4183	0
63104	AMP 000023	Clinton Peabody	1401 LaSalle	231-7595	358
63106	AMP 000003	Cochran Gardens	1112 N. 9th Street	Demolished	0
63106	AMP 000003	Cochran Towers	1228 N. 9th Street	436-9598	132
63106	AMP 000006	Vaughn Towers	1908-1912 O'Fallon	Demolished	0
63106	AMP 000009	Blumeyer Family	3501 Franklin	531-1886	143
63106	AMP 000009	Blumeyer Elderly I	3210 Martin Luther King	Demolished	0
63106	AMP 000009	Blumeyer Elderly II	3330 Page	Demolished	0
63113	AMP 000010	James House	4310 St. Ferdinand	535-3399	155
63113	AMP 000013B	Euclid Plaza Elderly	5310 N. Euclid	382-9211	108
63112	AMP 000041	Towne XV	5400 Page	371-1169	8
63108	AMP 000041	McMillian Manor	4503-4541 McMillan	371-1169	20
63108	AMP 000017	West Pine	4490 West Pine	534-1920	99
63112	AMP 000018	Kingsbury Terrace	5655 Kingsbury	361-1920	120
63108	AMP 000019	Parkview Elderly	4451 Forest Park	533-3350	295
63111	AMP 000038	Lafayette Apartments	3447 Lafayette	772-1687	26
63118	AMP 000038	California Gardens	2910-26 California	772-1687	28
63113	AMP 000024	Warwood Family	4942-76 Warwick	367-6161	29
63113	AMP 000024	Warwood Elderly	1610 N. Kingshighway	367-6161	95
63112	AMP 000041	Page Manor	5836-5840 Page	371-1169	10
63115	AMP 000028	Badenhaus Elderly	8450 Gast Place	388-1300	100
63104	AMP 000034	LaSalle Park	1001 Hickory	241-3001	148
63113	AMP 000038	Armand & Ohio	2647,49,51,57 Armand	772-1687	4
63106	AMP 000037	Cochran Plaza	1-33 New Haven	436-9598	78
63110	AMP 000038	Folsom	3919 Folsom	772-1687	6
63103	AMP 000041	Samuel Shepard	2926 Samuel Shepard	371-1169	16
63110	AMP 000038	Marie Fanger	4377 Norfolk	772-1687	6
63113	AMP 000041	Cupples	4704 Cupples	371-1169	4
63115	AMP 000041	Hodiamont	1949 Hodiamont	371-1169	22
63113	AMP 000041	Highland	4724 Highland	371-1169	8
63147	AMP 000028	Badenfest Elderly	8220 N. Broadway	388-1300	21
63110	AMP 000038	South Broadway	8500 S. Broadway	772-1687	10
Various	AMP 000041	Walnut Park	5616 Park Lane	371-1169	13
63137	AMP 000041	Lookaway	10784-10850 Lookaway	371-1169	17
63111	AMP 000038	Lafayette Townhomes	2618 Rutger - 2900C Park	772-1687	38
63110	AMP 000038	Tiffany Turnkey	1505-11 39th Street	772-1687	25
63106	AMP 000044	Murphy Park I	1920 Cass	436-2351	93
63106	AMP 000045	Murphy Park II	1920 Cass	436-2351	64
63106	AMP 000046	Murphy Park III	1920 Cass	436-2351	65
63104	AMP 000047	King Louis Square I	1524 S. 13th	621-6256	36
63104	AMP 000048	Les Chateaux	1330 Chouteau	436-7523	40
63104	AMP 000049	King Louis Square II	1129 Hickory	241-6256	44
63106	AMP 000050	Renaissance Place	1001 N. Compton	533-1880	62
63108	AMP 000041	McMillian Manor II	4543-4603 McMillan	535-3399	18
63104	AMP 000052	King Louis Square III	1129 Hickory	241-6256	24
63106	AMP 000054	Sr. Living at Ren. Pl.	3217 Martin Luther King	652-8900	75
63106	AMP 000055	Gardens at Ren. Pl.	3217 Martin Luther King	652-8900	22
63106	AMP 000056	Cahill House	1919 O'Fallon	436-5061	80
63106	AMP 000057	Renaissance Place II	1001 N. Compton	533-1880	36
63106	AMP 000058	Cambridge Heights	703 O'Fallon	436-5061	46
63106	AMP 000059	Renaissance Place III	1001 N. Compton	533-1880	50
63106	AMP 000060	Cambridge Heights	703 O'Fallon	436-5061	44
TOTALS					2,941

Certification of Payments to Influence Federal Transactions

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

Applicant Name

St. Louis Housing Authority (SLHA)

Program/Activity Receiving Federal Grant Funding

Agency Plan/Capital Fund Program

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

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

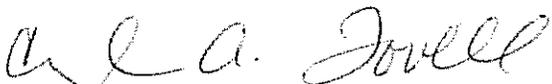
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this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

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

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

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

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

Name of Authorized Official Cheryl A. Lovell	Title Executive Director
Signature 	Date (mm/dd/yyyy) 7/15/10

Previous editions obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

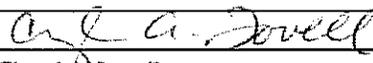
DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: None Congressional District, if known:		
6. Federal Department/Agency: U. S. Department of Housing and Urban Development			7. Federal Program Name/Description: CFDA Number, if applicable: 14.872		
8. Federal Action Number, if known: MO36-P001-50110			9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u></u> Print Name: <u>Cheryl A Lovell</u> Title: <u>Executive Director</u> Telephone No.: <u>(314) 286-4357</u> Date: <u>7/15/2010</u>		
Federal Use Only:				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

ATTACHMENT #14 – mo001n03

Section 11.0 – Certifications Documents

Item (f) – Resident Advisory Board Comments

Public Hearing

Public Hearing Comments received regarding the Agency Plan and St. Louis Housing Authority Responses (reference Attachment #14A)

Notice of Public Hearing was posted at all developments and published in the local newspapers. (reference Attachment #14 B)

Resident Meetings

Summary of issues and concerns from the Resident Meetings (reference Attachment #14 C)
Calendar of Resident Advisory Meetings held from January 21, 2009 through June 11, 2009 (reference Attachment #14 D).

Town Hall meetings were conducted during the public comment period to present the FY 2010 Agency Plan. Flyers were posted at all the developments (reference Attachment #14E), and the meeting minutes from these meetings are in Attachments #14F.

Public Hearing #2 – Modification to Agency Plan

Notice of Public Hearing was posted at all developments and published in the local newspaper (reference Attachment #14G). There were no participants present for the public hearing.

Notification to the City-Wide Tenant Affairs Board (TAB) and their Support Letter (reference Attachment #14H). Additionally, SLHA conducted a special meeting was held on September 29, 2010 to inform the City-Wide TAB of the new ARRA grant award and to explain the requirement to modify the Agency plan.

Notification to Local Government (reference Attachment #14I).

Public Hearing #3 – Modification to Agency Plan

Notice of Public Hearing was posted at all developments and published in the local newspaper (reference Attachment #14J). There were no participants present for the public hearing.

Notification to the City-Wide Tenant Affairs Board (TAB) (reference Attachment #14K). Additionally, several special meetings were conducted to inform the residents of Blumeyer Family of the new plans to apply for HOPE VI grant for Blumeyer and to explain the requirements to modify the Agency plan.

Notification to Local Government (reference Attachment #14L).

Attachment #14 A
Public Hearing Comments and Responses

**St. Louis Housing Authority (SLHA)
Public Hearing Comments and Responses
Annual Plan FY 2010**

The St. Louis Housing Authority issued the proposed Agency Plan for public comments on April 26, 2010 for a 45-day comment period. One (1) speaker made comments that were formally recorded at the Public Hearing held on June 9, 2010. A summary of the comments and the Agency's responses to the comments are listed below.

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

COMMENTS TO THE AGENCY PLAN:

- On June 9, 2010, Mr. Richard Belcher, resident of West Pine Apartments, voiced his items of concerns. In addition, one comment that was not mentioned during the Public Hearing was provided after the meeting on June 9, 2010 and is included in the comments to the Agency Plan. The paraphrased comments and responses are as follows:

Comment #1:

Although the new elevator maintenance company is doing a pretty good job with maintaining the elevators at West Pine, I would recommend that management stay on the ball and try to make sure that both elevators are working at all times. Especially, if you want to have elderly and disabled people living in these buildings you want to have things as good as you can have them.

SLHA Response:

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

Comment #2:

I would suggest that all residents get renters insurance to protect their belongings in case the fire sprinklers go off and cause flooding in the apartments.

SLHA Response:

Your comment is duly noted; that is always good advice for residents to consider.

Comment #3:

I would recommend people watching the movie RAY because you learn about blind people and people with disabilities. People who are blind are not always helpless or need to depend on others as caretakers, or live near families, or have guard dogs, or live a certain way. Some do and some don't.

SLHA Response:

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

Comment #4:

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

SLHA Response:

Your comment is duly noted.

- Mr. Geoffrey M. Lowe, Director of Development for the St. Louis Housing Authority, provided comments regarding the draft agency plan that need to be revised. These comments follow:

Comments:

The Agency Plan is revised to include demolition of Highland Apartments (MO001-000018). A fire occurred at Highland Apartments on August 25, 2009, and as a result, SLHA filed a Casualty Loss claim for the eight (8) fire damaged units. Due to the extensive structural damage, the A & E consultants have recommended that the building be demolished. At the time the Agency Plan was released for public review, SLHA was still awaiting the insurance adjuster's report on the claim. A final determination was made to demolish the units; therefore, the Agency Plan will be adjusted to plan to include the demolition of the Highland Apartments.

1. Reference Section 5.2, Attachment 1 of Agency Plan – Goals and Objectives: Renovate or modernize public housing units subject to funding availability and fungibility: Summary of the FY 2010 work items has been revised to include the demolition of Highland Apartments.
2. Reference Section 5.2, Attachment 1 of Agency Plan – Goals and Objectives: Demolish and Dispose of Obsolete Public Housing – Status has been revised to include demolition plans for Highland Apartments.
3. Reference Section 7.0, Attachment 7 of Agency Plan – Demolition and Disposition: Matrix revised to include Demolition Highland Apartments.
4. Reference Section 8.1, Attachment 8 of Agency Plan – Annual Statement - Budget for FY 2010: Revised to include \$75,000 for the demolition of Highland Apartments.
5. Reference Section 8.1, Attachment 8 of Agency Plan – Annual Statements for FY 2010 – HUD notified SLHA of actual allocations for the FY 2010 Capital Fund and Replacement Housing Budgets. These budgets have been revised to increase the amount of appropriations from a total of \$12,330,373 to \$15,466,154, a total increase of \$3,135,781. The individual budget increases are as follows:

Capital Fund:	MO36-P001-50110 – Increased from \$6,219,464 to \$7,613,708
Replacement Housing:	MO36-R001-50110 – Increased from \$3,667,034 to \$2,047,249
Replacement Housing:	MO36-R001-50210 – Increased from \$2,443,875 to \$5,805,197

Comments:

The Agency Plan is revised to include changes in the unit mix for the new mixed-finance development Arlington Grove (MO001-000063). The units will be decreased from 79 to 70. In addition, a few typographical errors were discovered and will be corrected and some expansion of language for better clarification was made to the HUD Strategic Goal to promote self-sufficiency and asset development of families and individuals. Finally, the dates for hiring a grant writer have been revised.

Section 5.2

1. Reference Section 5.2, Attachment 1 of Agency Plan – Goals and Objectives: Acquire or build units or developments: Status has been revised to change the Arlington Grove units from 79 to 70.
2. Reference Section 5.2, Attachment 1 of Agency Plan – Goals and Objectives: Renovate or modernize public housing units: Subject to funding availability and fungibility: Status has been revised to change the Arlington Grove units from 79 to 70. Secondly, the typographical error in the abbreviation of Capital Fund Program was corrected from CFFP to CFP.
3. Reference Section 5.2, Attachment 1 of Agency Plan – Goals and Objectives: PHA Goal: Provide an improved living environment: Status has been revised to change the Arlington Grove units from 79 to 70. Secondly, a typographical error in the total unit count was discovered and changed from 117 to 112.
4. Reference Section 5.2, Attachment 1 of Agency Plan – Goals and Objectives: PHA Goal: Promote self-sufficiency and asset development of assisted households: The Status has been revised for clarification of employed residents in the public housing program versus the employed participants in the family self-sufficiency program.

5. Reference Section 5.2, Attachment 1 of Agency Plan – Goals and Objectives: PHA Goal: Provide or attract supportive services to increase independence for elderly or families with disabilities: A typographical error was discovered and revised to change the word unit to until.
6. Reference Section 5.2, Attachment 1 of Agency Plan – Goals and Objectives: PHA Goal: Add computer labs to one development per year from FY2005 through FY 2010: Status was revised to correct a typographical error and changed the word formally to formerly.
7. Reference Section 5.2, Attachment 1 of Agency Plan – Goals and Objectives: PHA goal: Hire a grant writer to identify and obtain an additional \$500,000 by 12/21/08 and \$1,000,000 by 9/30/11. The dates of this goal have been revised to 12/31/10 and 9/30/12 respectively.

Section 7.0

1. Reference Section 7.0, Attachment 7 of Agency Plan – Mixed-Finance – Senior Living at Cambridge Heights (Elderly MO001000062): the Time Table dates have been revised to include submission date of August 7, 2009 and HUD approval date of September 9, 2009.
2. Reference Section 7.0, Attachment 7 of Agency Plan – Mixed-Finance – Arlington Grove (MO001000063): The unit count has been changed from 79 to 70 public housing units, 18 to 13 Low-Income Housing Tax Credit units and 4 to 18 HOME units. Secondly, the Time Table date for planned submission has been revised from April 30, 2010 to July 15, 2010. Finally, a typographical error in the site location was changed from Byrd Avenue to Burd Avenue.
3. Reference Section 7.0, Attachment 7 of Agency Plan – Mixed-Finance – North Sarah (MO001000064): The Time Table date for planned submission has been revised from May 30, 2010 to August 30, 2010.
4. Reference Section 7.0, Attachment 7 of Agency Plan – Mixed-Finance – Family Replacement IV – Replacement Housing Factor: The Time Table date for planned submission has been revised from March 15, 2011 to August 30, 2011.
5. Reference Section 7.0, Attachment 7 of Agency Plan –Project-based Vouchers: The comment has been changed for clarification From: In FY 2010, SLHA plans on submitting a Request for proposals if funding is available. To: There are no current plans for future project-based units.
6. Reference Section 7.0, Attachment 7 of Agency Plan: The document format of the development numbers has been revised to change the state identification from lower case to capital letters, i.e. mo001.... Is now MO001.

SLHA Response:

All of these items have been corrected as suggested.

Comments and Responses Regarding Agency Plan

**St. Louis Housing Authority (SLHA)
Public Hearing Comments and Responses
Annual Plan FY 2010**

The St. Louis Housing Authority issued the proposed Agency Plan for public comments on April 26, 2010 for a 45-day comment period. One (1) speaker made comments that were formally recorded at the Public Hearing held on June 9, 2010. A summary of the comments and the Agency's responses to the comments are listed below.

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

COMMENTS TO THE AGENCY PLAN:

- On June 9, 2010, Mr. Richard Belcher, resident of West Pine Apartments, voiced his items of concerns. In addition, one comment that was not mentioned during the Public Hearing was provided after the meeting on June 9, 2010 and is included in the comments to the Agency Plan. The paraphrased comments and responses are as follows:

Comment #1:

Although the new elevator maintenance company is doing a pretty good job with maintaining the elevators at West Pine, I would recommend that management stay on the ball and try to make sure that both elevators are working at all times. Especially, if you want to have elderly and disabled people living in these buildings you want to have things as good as you can have them.

SLHA Response:

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

Comment #2:

I would suggest that all residents get renters insurance to protect their belongings in case the fire sprinklers go off and cause flooding in the apartments.

SLHA Response:

Your comment is duly noted; that is always good advice for residents to consider.

Comment #3:

I would recommend people watching the movie RAY because you learn about blind people and people with disabilities. People who are blind are not always helpless or need to depend on others as caretakers, or live near families, or have guard dogs, or live a certain way. Some do and some don't.

SLHA Response:

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

Comment #4:

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

SLHA Response:

Your comment is duly noted.

- Mr. Geoffrey M. Lowe, Director of Development for the St. Louis Housing Authority, provided comments regarding the draft agency plan that need to be revised. These comments follow:

Comments:

The Agency Plan is revised to include demolition of Highland Apartments (MO001-000018). A fire occurred at Highland Apartments on August 25, 2009, and as a result, SLHA filed a Casualty Loss claim for the eight (8) fire damaged units. Due to the extensive structural damage, the A & E consultants have recommended that the building be demolished. At the time the Agency Plan was released for public review, SLHA was still awaiting the insurance adjuster's report on the claim. A final determination was made to demolish the units; therefore, the Agency Plan will be adjusted to plan to include the demolition of the Highland Apartments.

1. Reference Section 5.2, Attachment 1 of Agency Plan – Goals and Objectives: Renovate or modernize public housing units subject to funding availability and fungibility: Summary of the FY 2010 work items has been revised to include the demolition of Highland Apartments.
2. Reference Section 5.2, Attachment 1 of Agency Plan – Goals and Objectives: Demolish and Dispose of Obsolete Public Housing – Status has been revised to include demolition plans for Highland Apartments.
3. Reference Section 7.0, Attachment 7 of Agency Plan – Demolition and Disposition: Matrix revised to include Demolition Highland Apartments.
4. Reference Section 8.1, Attachment 8 of Agency Plan – Annual Statement - Budget for FY 2010: Revised to include \$75,000 for the demolition of Highland Apartments.
5. Reference Section 8.1, Attachment 8 of Agency Plan – Annual Statements for FY 2010 – HUD notified SLHA of actual allocations for the FY 2010 Capital Fund and Replacement Housing Budgets. These budgets have been revised to increase the amount of appropriations from a total of \$12,330,373 to \$15,466,154, a total increase of \$3,135,781. The individual budget increases are as follows:

Capital Fund:	MO36-P001-50110 – Increased from \$6,219,464 to \$7,613,708
Replacement Housing:	MO36-R001-50110 – Increased from \$3,667,034 to \$2,047,249
Replacement Housing:	MO36-R001-50210 – Increased from \$2,443,875 to \$5,805,197

SLHA Response:

All of these items have been corrected as suggested.

Comments and Responses Regarding ACOP
(Admissions and Continued Occupancy Policy)

**St. Louis Housing Authority (SLHA)
Public Hearing Comments and Responses
Admissions and Continued Occupancy Policy (ACOP)
Annual Plan FY 2010**

The St. Louis Housing Authority issued the proposed Annual Plan for comments on April 26, 2010 for a 45-day comment period. A summary of the comments and the Agency's responses to the comments are listed below:

- Asset Management Departmental Meeting

Comment #1:

[ACOP Chapter 3, C, d, 3g,] We are proposing to remove the recommended change. We are proposing to no longer have home visits as a part of the eligibility process; therefore, this is not needed.

SLHA Response:

The section pertains to details of how home visits will be conducted. The Authority accepts the recommendation to remove home visits from the eligibility process.

Comment #2:

[ACOP Chapter 5, B, 1] We are proposing to remove the recommended change to 25 points. Further discussion shows that it will not alleviate the problems of splitting the elderly from the working; therefore, this change is not needed.

SLHA Response:

The Authority accepts this recommendation. The preference points will remain at 20 points for applicant or spouse employed (at least 20 hours or more per week); or applicant or spouse age 62 or older; or applicant or spouse receiving payment because of a medical inability to work.

Comment #3:

- City Wide Tab Meeting 05/13/2010

[ACOP, Chapter 6, F, 5,] The TAB asks that the Agency not change the time for accepting rents payment to 4:00 p.m.; leave the time at 5:00 pm.

SLHA Response:

In response to this comment, the Authority accepts this recommendation and will leave the time to accept rent, or any other charges or fees, at 5:00 p.m.

Comment #4:

Town Hall Meeting - Clinton Peabody 05/24/2010

[ACOP, Chapter 6, F, 5] A resident asks that the Agency not move the time to stop accepting rent payment to 4:00; leave the time at 5:00; 4:30 or 4:00 would really impose a hardship on the working residents.

SLHA Response:

In response to this comment, see the response to Comment #3, above.

**St. Louis Housing Authority (SLHA)
Public Hearing Comments and Responses
Admissions and Continued Occupancy Policy (ACOP)
Annual Plan FY 2010**

The St. Louis Housing Authority issued the proposed Annual Plan for comments on April 26, 2010 for a 45-day comment period. A summary of the comments and the Agency's responses to the comments are listed below:

- Asset Management Departmental Meeting

Comment #1:

[ACOP Chapter 3, C, d, 3g,] We are proposing to remove the recommended change on the matrix. Since we are no longer having home visits as a part of the eligibility process this recommendation is not needed.

SLHA Response:

The section pertains to details of how home visits will be conducted. The Authority accepts the recommendation to remove home visits from the eligibility process.

Comment #2:

[ACOP Chapter 5, B, 1] We are proposing to remove the recommended change to 25 points. Further discussion shows that it will not alleviate the problems of splitting the elderly from the working; therefore, this change is not needed.

SLHA Response:

The Authority accepts this recommendation. The preference points will remain at 20 points for applicant or spouse employed (at least 20 hours or more per week); or applicant or spouse age 62 or older; or applicant or spouse receiving payment because of a medical inability to work.

Comment #3:

- City Wide Tab Meeting 05/13/2010

[ACOP, Chapter 6, F, 5,] The TAB asks that the Agency not change the time for accepting rents payment to 4:00 p.m.; leave the time at 5:00 pm.

SLHA Response:

In response to this comment, the Authority accepts this recommendation and will leave the time to accept payment for rent, or any other charges or fees, at 5:00 p.m.

Comment #4:

Town Hall Meeting - Clinton Peabody 05/24/2010

[ACOP, Chapter 6, F, 5] A resident asks that the Agency not move the time to stop accepting rent payment to 4:00; leave the time at 5:00; 4:30 or 4:00 would really impose a hardship on the working residents.

SLHA Response:

In response to this comment, see the response to Comment #3, above.

Attachment #14 B
Public Hearing Notice
Agency Plan Annual Submission



**NOTICE OF PUBLIC HEARING
ST. LOUIS HOUSING AUTHORITY
AGENCY PLAN**

**Wednesday, June 09, 2010
3:00 PM**

The U.S. Department of Housing and Urban Development (HUD) is providing annual funding to the St. Louis Housing Authority (SLHA) to improve the physical condition and upgrade the management and operation of its Public Housing and Section 8 programs. On October 21, 1998 congress enacted a new law, the Quality Housing and Work Responsibility Act (QHWRA) of 1998. Under this new law, to receive the funding SLHA is required to develop an Annual and Five-Year Agency Plan, in consultation with residents, local government officials, and other interested parties and to develop and implement the goals, strategies, and priorities identified in the Plan. The annual submission must be submitted to the HUD field office by July 15, 2010.

This Agency Plan is subject to public review and comment. The St. Louis Housing Authority is providing a 45-day comment period beginning April 26, 2010 and ending with the Public Hearing on June 9, 2010. The plan will be available at the SLHA's Central Office, 3520 Page Blvd, St. Louis, MO 63106. Written comments will be accepted until June 9, 2010. Contact Fran Bruce, Development & Planning Manager, at (314) 286-4365 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday to schedule an appointment to view this Agency Plan.

Additionally, revisions to the Admissions and Continued Occupancy Policy (ACOP), a component of the Agency Plan, have been made and therefore, are subject to public review and comment. The draft ACOP will be available concurrently with the draft of the Agency Plan.

St. Louis Housing Authority will hold the Public Hearing on Wednesday, June 9, 2010 at 3:00 p.m. to discuss and accept comments on its Agency Plan. The Public Hearing will be held at the SLHA Central Office, 2nd floor Conference Room. All parties that wish to speak at the Public Hearing must abide by the SLHA's Speaker Policy. A copy of the policy is available at the SLHA's Central Office.

The public is invited to attend this meeting to provide comments on the proposed Agency Plan. Upon reasonable notice, SLHA will make efforts to accommodate the needs of individuals with disabilities through sign language interpreters or other auxiliary aids. For additional information or assistance please contact Germa Jenkins at (314) 286-4272 or TDD (314) 286-4223.

**The St. Louis Housing Authority
By: Cheryl Lovell, Executive Director**

Attachment #14 C
Resident Needs and Concerns

FY 2010 RESIDENT NEEDS AND CONC' LISTED BY PRIORITY

#1. Security	#2. Maintenance	#3. Management	#4. Physical Improvements
<p>Resident</p> <ol style="list-style-type: none"> Security cameras for exterior. Security Guards doing more frequent rounds of building Security Service hours from 11:00 p.m. to 7:00 a.m. Alarm on East Doors to prevent them from being propped open Better door locks (Chain Drive) for better security Fence around parking lot 	<ol style="list-style-type: none"> Provide some new furnishings in the common areas Replace the blinds in the Lobby Paint units, common areas, and restrooms Replace lights on the porches Snow removal of parking lot Replace the burnt out lights in the patio 	<ol style="list-style-type: none"> Exercise Equipment – electric bicycles Designate the building as Elderly Only Make Basement Cable Ready - Install cable box inside 	<ol style="list-style-type: none"> Fix water problems in the basement Improve heat & Cooling in lobby Fix ceiling and walls from water leaks Install Stainless Steel Appliances Install granite countertops Additional site lighting especially in rear of bldg Install call button/light service in units. Install steam table for community kitchen
<p>Badenhaus</p> <ol style="list-style-type: none"> Security issues on Southeast end fence- people going under and over fence. Need camera system on site. Can a gate be installed? Install electronic entry system to let in guests 	<ol style="list-style-type: none"> Management needs to finish painting Doors need weather-stripping Paint stair railings Replace porch lights more timely 		
<p>Blumeyer Family & Renaissance Place at Grand I, II, & III</p> <ol style="list-style-type: none"> Interior security camera upgrade to include all stairwells and hallways Exterior security cameras for surveillance of building exterior and emergency exit doors Alarms on exit doors of each stairwell Construction of playground for small children on the east side of the building Stationary seating on the east side of the building & patio Landscape on the east & west side of the building Paint hallways, stairwells, lobby & 1st floor Flooding continues in office after plumbing replacement 	<ol style="list-style-type: none"> Summer Jobs for Youth 	<ol style="list-style-type: none"> Pest, roaches, mice at 3501 Franklin 	
<p>California Gardens</p> <ol style="list-style-type: none"> Concrete Repair- foundation & steps cracked Paint rusty railings Weatherstrip entry doors Paint the units 	<ol style="list-style-type: none"> Non-residents on site Need Cameras Monitors - revise the schedule for better hours of service 	<ol style="list-style-type: none"> Too strict with housekeeping - too many inspections To be given more notice for meetings Allow or provide patio furnishings (chairs & end table) 	<ol style="list-style-type: none"> Fieldtrips - Dinner/other activities Set up computer lab New furnishing for community center Fish tank for community center Pool Table and/or Dart Board
<p>Cahill House</p> <ol style="list-style-type: none"> Better cleaning of common areas - especially floors Parking lot asphalt is buckled and needs to be fixed Weekend trash build up - clean containers better Better snow removal service of parking lot and sidewalks Fix space under doors Replace burnt out site light in perimeter of building. 	<ol style="list-style-type: none"> Issues with unauthorized guest in the building Lighting and Cameras on parking lot Problems with security gate - broken for more than 1 yr Need more security - Have a sign in/out sheet Someone to monitor the Lobby Monitors 	<ol style="list-style-type: none"> Locked Restrooms policy too stringent Re-evaluate the hours for security to start at 10 p.m Management should conduct more resident meetings Increase maintenance personnel Slow Repairs on Work Orders - Needs improvement Trim trees and shrubs for better security 	<ol style="list-style-type: none"> Transpiration Services More activities - Management suggest ideas but they never come to fruition Computer Lab
<p>Clinton Paabody</p> <ol style="list-style-type: none"> Improve work order response Repair underground sewers on 1400 LaSalle (Pipes rusted causing backups into units) Stove Pilot lights constantly going out - need new appliances 	<ol style="list-style-type: none"> Police enforcement - Schedule resident meetings to discuss issues Residents need to control their children and themselves 	<ol style="list-style-type: none"> Conduct more resident meetings to discuss issues Management Co. on site overnight - more stringent Better lease enforcement 	<ol style="list-style-type: none"> More teen programs/mentoring programs After school activities for youth Clinic services Transportation Disable awareness classes
<p>Cochran Towers Cochran Plaza Cambridge Heights</p> <ol style="list-style-type: none"> Train Staff- to be caring & understanding Hire local residents Seniors need more living space - 2 bedroom units 	<ol style="list-style-type: none"> Removate Community Room Increase maintenance staff Develop better maintenance procedures Trash Chutes Plumbing - water pressure & treatment Heating vents Blinds - replacement New Appliances - Washer, Dryer in units Window Cleaning Tuck-point building 	<ol style="list-style-type: none"> Exterior lighting Better Door hardware Police - walk the site more frequently 	<p>Cambridge Heights:</p> <ol style="list-style-type: none"> Water coming through entry doors Flat Paint on walls shows marks Maintenance Repairs not done well
<p>Euclid Plaza</p> <ol style="list-style-type: none"> Better Pest Control - problems with mice Better repairs of elevators - problems slicking Fix plumbing problems that cause the sinks to stop up Upgrade boiler system Put barrier/strip under doors so mice do not get in apts. Fix Ice Maker 	<ol style="list-style-type: none"> Improve security - don't let people in selling merchandise Upgrade the camera system for surveillance for both inside and outside of building Unlock 8th floor exit. Can it be opened again? Lights on outside parking and parking lot lighting need to be brighter Need better lighting in hallways 	<ol style="list-style-type: none"> Temperature Control in units More Accessible parking space (HC) Provide nicer furnishings for common areas Install a better parking gate - new card reading system 	<ol style="list-style-type: none"> Mount TV on wall with cage to allow more daily access to the residents. Residents want a pool table back More activities for the residents Upgrade the TV

FY 2010 RESIDENT NEEDS AND CONCERNS LISTED BY PRIORITY

Development	#1	#2	#3	#4
James House "FY 2009" Note: No meeting held in FY 2010 - Under Modernization	Security 1. Site lighting for back of building 2. Security System/cameras not working 3. Security Guards doing better, but still need more manpower 4. Lockouts not done in the evening 5. Unauthorized visitors remaining in the building 6. Residents roaming halls late at night/Knocking on doors 7. Rear lights not good enough	Management 1. Elevator Repairs - power outages 2. Need a new trash compactor system 3. Staff treating residents disrespectfully and intimidating residents. 4. Giving preference to available 1 bedroom units to new tenants when so many want/need them 5. Charges for emergency calls	Maintenance: 1. Elevator frequently not working 2. Trash chutes backup over weekends & Holidays - Priority #1 3. Dumpsters need to be closed better so animals can't get in	Resident Services 1. More Activities 2. Social Worker on site
King Louis Square I, II, & III Kingsbury	Management 1. Restriction of having BBQ grills is too stringent 2. Resident need to have a area where they can BBQ	Physical Improvements 1. Decorate Halls and common areas with some pictures or art	Security 1. Curfew Time	
Lafayette & Southside Scattered Sites	Security 1. Security guard service between 12:00 a.m. to 6:00 a.m. 2. Change lock system for back entry door 3. Seek volunteers to monitor lobby/lobby monitors 4. Create a desk area for monitor in lobby 5. Camera surveillance for back door and hallways	Physical Improvements 1. Provide a TV with a Cable that resident can have better access 2. Provide cable service for the TV	Resident Services 1. Provide Resident Transportation 2. Conduct some recreational activities 3. Shuffle board, dart boards or treadmill 4. Computer Lab	
LaSalle Park	Maintenance 1. Gaps in front door - need weather-strip 2. Better insulation in walls 3. Weatherization - insulation of doors & windows 4. Speed bumps to slow traffic 5. Speed limit and traffic signs 6. Extend gutters to parking lot to stop pooling in front yards 7. Carpet or Better flooring 8. Create a site garden area	Security 1. Better security - security cameras	Physical Improvements 1. New Exterior Doors 2. Seal mailbox slots in existing doors - add covers on inside. 3. Replace Closet doors that keep coming off tracks - Swing Doors 4. Playground Equipment - remove mulch - replace with rubber surfab 5. Vent mechanical room door so pilot light does not keep going out 6. Screen doors for front doors 7. Paint units	Resident Services 1. More Activities & Adult resources for education
Lee Chateau	Security 1. Security guards security guard service between 12:00 a.m. to 8:00 a.m. 2. Provide police contract for service between Clinton Peabody and LaSalle Park	Resident Services 1. Install Exercise Room - convert pool room and add treadmill 2. Install Money changing machine 3. Request HUD to issue more resident surveys to developments 4. Vending machine - on tax credit side	Maintenance 1. Windows pop as if someone has thrown something at it. 2. Toilets make a noise when flushed like air in the pipes. 3. Weatherization - insulation of doors & windows 4. Speed bumps to slow traffic	
North Side Scattered Sites	Lookaway: 1. Entry Doors - water coming in when it rains	Lookaway: 1. Develop a Community Garden in common area 2. Establish a TAB to provide activities for teens especially Transportation 4. Setup a convenience store or shop		
Parkview Apartments	Management 1. Better communication between management & residents 2. Change cable service to Satellite Dish 3. Have management walk the halls more often 4. Lock out and Key card replacement policy too stringent.	Maintenance 1. Better cleaning of building and elevators 2. Better maintenance of elevator operation 3. Painting in units 4. Need to add hand rails in the hallways	Security 1. Repair Camera System 2. Hire lobby monitors to walk the halls 3. Have guards walk the halls more often	
Senior Living and Gardens at Renaissance Place	Management 1. Provide entry system for the rear parking area to ALL residents	Resident Services 1. Provide transportation services for residents	Maintenance 1. Provide air freshener/sanitizer system for hall ways	
"2005 through 2010" - Wanwood Fidelity	Maintenance 1. Main Lobby/Wash Windows/Slam Ceiling Tiles 2. Paint entire Building 3. A/C Units 4. Need new floor tile/Tubs need re-glazing 5. Need New appliances 6. Play area for kids 7. Leak on 2nd Floor is leaking down to Lobby 8. Clean Duct/Flue system 9. Upgrade Elevators 10. Fix problem with windows that fog up when it rains	Security 1. More lighting on outside of building 2. Security Camera - now 3. Lights on outside parking and parking lot 4. New blinds 5. Elevators that work properly	Recreational/Social Programs 1. Recreational Activities	
West Pine	Security 1. Security Cameras needed 2. Security guards need to walk around more frequently 3. Need system to verify when guards are scheduled to work 4. Do not allow security to block entry driveway at night	Maintenance 1. Elevators need to be better maintained - they are always breaking down. 2. Better snow removal during winter in parking lots 3. Better cleaning of common areas 4. More custodial help	Management 1. Locked Restrooms policy too stringent 2. Management needs to treat people better and not so threaten 3. Initiate a recycling program	

Attachment #14 D
Calendar of Resident Advisory Meetings

CONF MED FY 2010 Schedule of Resident Meet ; - Agency Plan

<p>Monday January 11, 2010</p>	<p>Tuesday January 12, 2010</p>	<p>Wednesday January 13, 2010</p>	<p>Thursday January 14, 2010</p>	<p>Friday January 15, 2010</p>
<p>Monday January 18, 2010 Holiday</p>	<p>Tuesday January 19, 2010</p>	<p>Wednesday January 20, 2010 City Wide Tab Senior Living at Renaissances Place 10:30 a.m. FB, JP</p>	<p>Thursday January 21, 2010</p>	<p>Friday January 22, 2010</p>

Public Hearing Scheduled for Wednesday, June 9, 2010 at 3:00 p.m. - SLHA's Central Office, 4100 Lindell Boulevard

FY 2010 Schedule of Resident Meetings – Agency P

Monday January 25, 2010	Tuesday January 26, 2010	Wednesday January 27, 2010	Thursday January 28, 2010	Friday January 29, 2010
Monday February 1, 2010	Tuesday February 2, 2010	Wednesday February 3, 2010	Thursday February 4, 2010	Friday February 5, 2010

Public Hearing Scheduled for Wednesday, June 9, 2010 at 3:00 p.m. – SLHA's Central Office, 4100 Lindell Boulevard

FY 2010 Schedule of Resident Meetings – Agency P1

<p>Monday February 8, 2010</p>	<p>Tuesday February 9, 2010</p>	<p>Wednesday February 10, 2010</p> <p>2:30 pm Lafayette, & California Gardens 3447 Lafayette FB</p>	<p>Thursday February 11, 2010</p>	<p>Friday February 12, 2010</p>
<p>Monday February 15, 2010</p> <p>Holiday</p>	<p>Tuesday February 16, 2010</p> <p>5:30 p.m. Cahill House (1919 O'Fallon) FB</p>	<p>Wednesday February 17, 2010</p> <p>City Wide Tab Les Chateaux 10:30 a.m. FB, JP</p>	<p>Thursday February 18, 2010</p> <p>2:30 p.m. Badenfest (Badenfest Community Room (8220 N. Broadway) FB</p>	<p>Friday February 19, 2010</p>

Public Hearing Scheduled for Wednesday, June 9, 2010 at 3:00 p.m. – SLHA's Central Office, 4100 Lindell Boulevard

FY 2010 Schedule of Resident Meetings – Agency P1

<p>Monday February 22, 2010</p>	<p>Tuesday February 23, 2010</p>	<p>Wednesday February 24, 2010</p>	<p>Thursday February 25, 2010</p> <p>2:00 p.m. Kingsbury (Kingsbury Community Room (5655 Kingsbury) FB</p>	<p>Friday February 26, 2010</p> <p>4:00 p.m. Cambridge Heights, Cochran Towers & Plaza (Cochran Towers Community Room 1228 N. 9th St.) FB</p>
<p>Monday March 1, 2010</p>	<p>Tuesday March 2, 2010</p>	<p>Wednesday March 3, 2010</p>	<p>Thursday March 4, 2010</p>	<p>Friday March 5, 2010</p>

Public Hearing Scheduled for Wednesday, June 9, 2010 at 3:00 p.m. – SLHA’s Central Office, 4100 Lindell Boulevard

Public Hearing Schedule of Resident Meetings – Agency P1

<p>Monday March 8, 2010</p> <p>2:00 p.m. Parkview (Parkview Community Room 4451 Forest Park) FB, PB</p> <p>3:30 p.m. Warwood Elderly (Warwood Elderly Community Center 1610 N. Kingshighway) FB, PB</p>	<p>Tuesday March 9, 2010</p> <p>3:00 p.m. Senior Living & Gardens at Renaissance Place (3217 Martin Luther King) FB, PC, PF</p>	<p>Wednesday March 10, 2010</p> <p>10:00 a.m. Euclid Plaza (5310 N. Euclid) FB, SW, LS.</p>	<p>Thursday March 11, 2010</p>	<p>Friday March 12, 2010</p>
<p>Monday March 15, 2010</p> <p>3:00 p.m. Badenhaus (Badenhaus Community Room, 8450 Gast Place) FB, BS</p> <p>6:30 West Pine (4490 West Pine Community Room) FB</p>	<p>Tuesday March 16, 2010</p>	<p>Wednesday March 17, 2010</p> <p>City Wide Tab 10:30 a.m. -Kingsbury</p> <p>5:30 p.m. Blumeyer Family & Renaissance Place at Grand - (Community Activity Building, 3230 School Street) GL, JT</p>	<p>Thursday March 18, 2010</p>	<p>Friday March 19, 2010</p>

Public Hearing Scheduled for Wednesday, June 9, 2010 at 3:00 p.m. – SLHA’s Central Office, 4100 Lindell Boulevard

2010 Schedule of Resident Meetings – Agency P

<p>Monday March 22, 2010</p> <p>11:00 a.m. Clinton Peabody/King Louis (Al Chappell 1401 LaSalle) FB</p> <p>6:00 p.m. Clinton Peabody/King Louis (Al Chappell 1401 LaSalle) FB</p>	<p>Tuesday March 23, 2010</p> <p>4:00 Les Chateaux (1330 Chouteau-Les Chateaux Community Room) PB</p>	<p>Wednesday March 24, 2010</p>	<p>Thursday March 25, 2010</p> <p>6:00 p.m. La Salle Park (La Salle Park Community Room 1001 Hickory) DO</p>	<p>Friday March 26, 2010</p>
<p>Monday March 29, 2010</p>	<p>Tuesday March 30, 2010</p> <p>2:30 pm Lafayette, & California Gardens 3447 Lafayette</p> <p>Southside Scattered Sites (McMillian, Folsom, Marie Fanger, So. Broadway, Tiffany, and Armand)</p> <p>North Side Scattered Sites (Towne XV, McMillan, Page Manor, Cupples, Hodiament, & Highland)</p> <p>Murphy Park</p>	<p>Wednesday March 31, 2010</p>	<p>Thursday April 1, 2010</p>	<p>Friday April 2, 2010</p>

Public Hearing Scheduled for Wednesday, June 9, 2010 at 3:00 p.m. – SLHA’s Central Office, 4100 Lindell Boulevard

FY 2011 Schedule of Resident Meetings – Agency PI

<p>Monday April 5, 2010</p>	<p>Tuesday April 6, 2010</p>	<p>Wednesday April 7, 2010</p>	<p>Thursday April 8, 2010</p>	<p>Friday April 9, 2010</p>
<p>Monday April 12, 2010</p>	<p>Tuesday April 13, 2010</p>	<p>Wednesday April 14, 2010 City Wide Tab 10:30 a.m.</p>	<p>Thursday April 15, 2010</p>	<p>Friday April 16, 2010</p>

Public Hearing Scheduled for Wednesday, June 9, 2010 at 3:00 p.m. – SLHA's Central Office, 4100 Lindell Boulevard

AGENDA PLAN TOWN HALL MEETINGS – FY 2010 SCHEDULE

Monday April 19, 2010	Tuesday April 20, 2010	Wednesday April 21, 2010	Thursday April 22, 2010	Friday April 23, 2010
Monday April 26, 2010	Tuesday April 27, 2010	Wednesday April 28, 2010	Thursday April 29, 2010	Friday April 30, 2010

Public Hearing Scheduled for Wednesday, June 9, 2010 at 3:00 p.m. – SLHA's Central Office, 4100 Lindell Boulevard

AGENDA PLAN TOWN HALL MEETINGS – FY 2010 SCHEDULE

<p>Monday May 3, 2010</p>	<p>Tuesday May 4, 2010</p>	<p>Wednesday May 5, 2010</p>	<p>Thursday May 6, 2010</p>	<p>Friday May 7, 2010</p>
<p>Monday May 10, 2010</p>	<p>Tuesday May 11, 2010 5:30 p.m. Town Hall Meeting #2 Cahill HHouse 1919 O'Fallon Street</p>	<p>Wednesday May 12, 2010</p>	<p>Thursday May 13, 2010</p>	<p>Friday May 14, 2010</p>

Public Hearing Scheduled for Wednesday, June 9, 2010 at 3:00 p.m. – SLHA's Central Office, 4100 Lindell Boulevard

AGENDA PLAN TOWN HALL MEETINGS – FY 2010 SCHEDULE

<p>Monday May 17, 2010</p>	<p>Tuesday May 18, 2010</p>	<p>Wednesday May 19, 2010</p> <p>5:30 p.m. Town Hall Meeting #2 Blumeyer / Renaissance Community Activity Building 3230 School Street</p>	<p>Thursday May 20, 2010</p>	<p>Friday May 21, 2010</p>
<p>Monday May 24, 2010</p> <p>11:00 a.m. Town Hall Meeting #3 Guardian Angels Community Center 1401 LaSalle Street</p> <p>6:00 p.m. Town Hall Meeting #4 Guardian Angels Community Center 1401 LaSalle Street</p>	<p>Tuesday May 25, 2010</p>	<p>Wednesday May 26, 2010</p>	<p>Thursday May 27, 2010</p>	<p>Friday May 28, 2010</p>

Public Hearing Scheduled for Wednesday, June 9, 2010 at 3:00 p.m. – SLHA's Central Office, 4100 Lindell Boulevard

AGENCY PLAN TOWN HALL MEETINGS – FY 2010 SCHEDULE

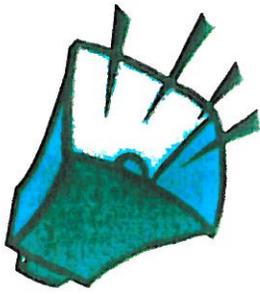
<p>Monday May 31, 2010</p> <p>Holiday</p>	<p>Tuesday June 1, 2010</p>	<p>Wednesday June 2, 2010</p>	<p>Thursday June 3, 2010</p>	<p>Friday June 4, 2010</p>
<p>Monday June 7, 2010</p>	<p>Tuesday June 8, 2010</p>	<p>Wednesday June 9, 2010</p> <p>PUBLIC HEARING 3:00 p.m. SLHA Central Office 3520 Page Lindell Blvd.</p>	<p>Thursday June 10, 2010</p>	<p>Friday June 11, 2010</p>

AGENCY PLAN TOWN HALL MEETINGS – FY 2010 SCHEDULE

<p>Monday June 14, 2010</p>	<p>Tuesday June 15, 2010</p>	<p>Wednesday June 16, 2010</p>	<p>Thursday June 17, 2010</p>	<p>Friday June 18, 2010</p>
<p>Monday June 21, 2010</p>	<p>Tuesday June 22, 2010</p>	<p>Wednesday June 23, 2010</p>	<p>Thursday June 24, 2010 <i>Board of Commissions Approval for Submission</i></p>	<p>Friday June 25, 2010</p>

**Agency Plan Submission Date July 15, 2010 **

Attachment #14 E
Town Hall Meeting Flyer



TOWN HALL MEETINGS

"DRAFT" AGENCY PLAN

For: ALL SLHA Residents

When:

Tuesday, May 11, 2010 @ 5:30 p.m.

Cahill House Community Room
1919 O'Fallon Street

Wednesday, May 19, 2010 @ 5:30 p.m.

Blumeyer/Renaissance Community Activity Building
3230 School Street

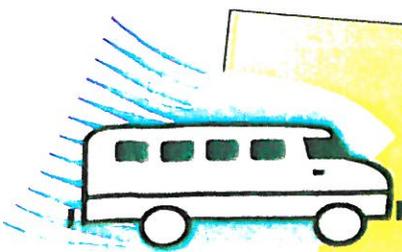
Monday, May 24, 2010 @ 11:00 a.m.

Al Chappelle Community Center
1401 LaSalle Street

Monday, May 24, 2010 @ 6:00 p.m.

Al Chappelle Community Center
1401 LaSalle Street

The St. Louis Housing Authority's (SLHA) Planning Team met with SLHA residents and outlined their needs and concerns for the preparation of the Annual Submission of the Agency Plan for FY2010. The "Draft" Agency Plan has been prepared and is currently out for public review and comment period for 45 days. You may review the plan at your Management Office, TAB Office, or call (314) 286-4372 to make an appointment to review the plan at the SLHA Central Office. SLHA has scheduled four (3) Town Hall type meetings within this 45-day comment period, in an effort to achieve greater resident input relative to the draft plan. The 45-day comment period ends on June 9, 2010 at the Public Hearing.



T ransportation will be P rovided -

If you are interested in attending the Town Hall meetings and you need transportation, or any other special accommodations, please contact Germa Jenkins at (314) 286-4272 at least two (2) days prior to the meeting you wish to attend. If you have any questions or require more information please give us a call.

Posted 4/26/10

Attachment #14 F
Town Hall Meeting Minutes

Town Hall Meeting #1
Cahill House Community Room

St. Louis Housing Authority
Agency Plan Annual Submission FY2010
Town Hall Meeting #1
Cahill House Community Room
Hosted by the Cahill TAB
Tuesday, May 11, 2010 at 5:30 pm
Meeting Minutes

The St. Louis Housing Authority (SLHA) held a meeting with SLHA residents on May 11, 2010 at the Cahill House Community Room. The meeting was called to order at approximately 5:30 p.m.

Item(s) Distributed at the Meeting:
Agenda
Attendance Sheet - Attached

I. **Overview**

- The St. Louis Housing Authority prepared a Five Year Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998. HUD Regulations required that Housing Authorities (HA) consult with the residents and interested groups of the community to design strategies and set goals for over the next five years for the Housing Authority. Goals for the agency were to include physical improvements, occupancy requirements, security, etc. to form the overall agency plan for the Housing Authority. This process requires the HA to hold a public hearing to allow residents and other interested parties to comment on the goals outlined in the plan.
- In an effort to achieve greater resident input relative to the Agency Plan Annual Submission, SLHA's Planning Team conducted meetings with the residents of SLHA developments. At each meeting the residents outlined, by priority, the needs and concerns of the development at which they reside. Resident input is essential to the preparation of the Annual Submission, being that residents have firsthand knowledge of the needs of their development and public housing occupancy procedures. The Planning Team conducted a planning exercise with the residents at each development. The residents listed the needs and concerns and then they prioritized them by importance. The attendees were asked if there were any other comments to add to the residents' needs list.
- All of the input obtained from SLHA residents during this period was compiled and given to the City-Wide TAB and the managers of each development, whereby the priorities and needs of each development were further discussed and finalized. The resident input has been incorporated into the Annual Submission of the Agency Plan, which is in its draft state and currently out for public review and comment until June 9, 2010.

- A public hearing has been scheduled for June 9, 2010 at 3:00 p.m. at the St. Louis Housing Authority, 1st Floor Conference Room. Any questions or comments relative to the draft plan can be submitted in writing until June 9, 2010. Speaker cards will be available for anyone who wishes to address their concerns at the public hearing.
- The Annual Plan Submission is due to HUD by July 15, 2010. The Annual Submission will be electronically sent to HUD.

II. Purpose of Meeting

- In an effort to achieve greater resident input relative to the Agency Plan Annual Submission, SLHA will conduct three (3) Town Hall type meetings, within the 45-day comment period to provide residents with the results of the planning exercises. The 45-day comment period ends on June 9, 2010. SLHA will provide residents with transportation to the Public Hearing. All SLHA residents will be given the opportunity to formally voice their questions and/or concerns as they relate to the draft plan during this time. A copy of the "Draft" Agency Plan is available at all development management offices and TAB offices. Residents may also call to review the plan at the SLHA administrative office or request a copy be mailed to their home.
- Admissions and Continued Occupancy Policy (ACOP) – *Review of Matrix with Proposed Changes.*

The ACOP is the policy that governs the selection, eligibility, and procedures for the occupancy of the public housing units. SLHA is updating the ACOP and since it is a component of the Agency Plan, the review and comment period for the revised ACOP are concurrently with the draft agency plan. Comments regarding the ACOP are due by June 9, 2010. Ms. Sandi Thomas, Asset Manager or Mr. Paul Buck, Assistant Asset Manager for SLHA can answer questions regarding the ACOP. They can be reached at (314) 286-4267 and 286-4390 respectively.

- Annual Statements and 5 year Action Plan outline the capital improvement plans for the next five years. The major focuses for the coming year include:

Capital Fund Programs

FY 2010 – Annual Statement:

Capital Improvements:

~ Lafayette Townhomes/Tiffany Turnkey – Exterior upgrades: Tuckpointing, roof replacement, and structural repairs.

~ Warwood Family – Demolition of 29 units (residents relocated June, 2009)

Replacement Housing:

~ Development of North Sarah (Family Development III) – 59 units

FY 2011 – FY 2014 – 5 Year Action Plan:

FY 2011: Lafayette Townhomes/Tiffany Turnkey Continues – Exterior upgrades: Tuckpointing, roof replacement, and structural repairs.

Euclid Plaza – upgrade building makeup air and stairway pressurization system, install building hot water heating temperature control system to control the balance heating system and replace building exhaust fan system.

Parkview – upgrade the existing fire alarm system and stairway pressurization interface, install redundant boiler equipment for common area heating, and increase common corridor AC.

West Pine – Upgrade existing mechanical equipment to install turbo core compressor equipment to increase equipment efficiency.

FY 2012: Warwood High-rise – Demolition of 95 units

LaSalle Park Interior improvements – Minimum upgrade of units including, replacement of appliances, light fixtures, floor tile replacement and fire safety equipment. Paint all units.

FY 2013: LaSalle Park Interior improvements Continue – Minimum upgrade of units including, replacement of appliances, light fixtures, floor tile replacement and fire safety equipment. Paint all units.

FY2014: Clinton Peabody – upgrade selective utility infrastructure including site storm and sanitary sewer, domestic water and fire systems.

III. Submission Schedule

- ~45-Day Comment Period –April 26rd through June 9th
- ~Town Hall Meetings –April/May 2010
- ~Public Hearing -June 9, 2010
- ~Board of Commissioners -June 24, 2010
- ~Plan Submittal -July 15, 2010

IV. Meeting Adjourned – 6:45 p.m.

The above constitutes SLHA's understanding of the meeting. If you believe there are omissions, additions, or corrections, please send your written comments within seven (7) business days to the St. Louis Housing Authority, Redevelopment Department, 3520 Page Boulevard, St. Louis, Missouri 63106.

St. Louis Housing Authority
Agency Plan FY 2010
Town Hall Meeting #1
Monday, May 11, 2010
5:30 p.m.
Cahill House Community Room
1919 O'Fallon Street
Agenda

Draft Agency Plan – FY 2010

1. Introduction and Purpose of Meeting
2. Draft Plan – Fiscal Year 2010 – Out for comment period of 45 days
3. Submission Schedule:
 - 45-Day Comment Period, April 26, 2010 – June 9, 2010
 - Public Hearing, June 9, 2010
 - Board of Commissioners Meeting, June 25, 2009
 - Annual Plan Submittal, July 15, 2010
4. Resident Needs and Concerns – Deadline June 9, 2010
5. Administration and Continued Occupancy Policy (ACOP) Revisions
 - Summary of Revisions Spreadsheet
 - Revision to Flat Rent Schedule
 - Revision to Rent Late Charge Fee
 - Revision to long term guest limits
 - Revision to preference points for applicants or spouse 62 or older
6. Annual Statement/5-Year Action Plan—current and future projects

The "Draft" Annual Plan is available for public review at the St. Louis Housing Authority – Central Office. If you would like to review the "Draft" Annual Plan, please contact your management office, your TAB President, or the Redevelopment Department at (314) 286-4365. All questions/comments must be submitted in writing prior to or by June 9, 2010.

Don't forget to mark your calendars for the Public Hearing on June 9, 2010 at 3:00 p.m. at the St. Louis Housing Authority, 3520 Page Blvd., 1st Floor Conference Room. For more information, transportation, or any other special accommodation, please contact Germa Jenkins at (314) 286-4272 at least 24 hours in advance.

St. Louis Housing Authority
3520 Page Boulevard
St. Louis, MO 63106



FY 2010 Agency Plan
Town Hall Meeting

Tuesday, May 11, 2010 at 5:30 p.m.

Cahill House

Cahill House Apartments
1919 O'Fallon, St. Louis, MO

SIGN - IN SHEET

Name	Unit Address
William Mathis	106
Willie Cole	304
Allen Smith	309
Martin Anderson	318
Bernadine Mackey	234
Liberta Frimington	220
Johnny Davis	120
Joseph Hatcher	113
Carl Gordon	202
JERRI Washington	125
Deloris Trunsoville	328
Becky Carre	323
William Mathis	106

Town Hall Meetings #2
Blumeyer/Renaissance Place at Grand
Community Activity Center

St. Louis Housing Authority
Agency Plan Annual Submission FY2010
Town Hall Meeting #2
Renaissance Community Activity Building
Hosted by the Blumeyer/Renaissance TAB
Wednesday, May 19, 2010 at 5:30 pm
Meeting Minutes

The St. Louis Housing Authority (SLHA) held a meeting with SLHA residents on May 11, 2010 at the Cahill House Community Room. The meeting was called to order at approximately 5:30 p.m.

Item(s) Distributed at the Meeting:

Agenda

Attendance Sheet - Attached

I. Overview

- The St. Louis Housing Authority prepared a Five Year Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998. HUD Regulations required that Housing Authorities (HA) consult with the residents and interested groups of the community to design strategies and set goals for over the next five years for the Housing Authority. Goals for the agency were to include physical improvements, occupancy requirements, security, etc. to form the overall agency plan for the Housing Authority. This process requires the HA to hold a public hearing to allow residents and other interested parties to comment on the goals outlined in the plan.
- In an effort to achieve greater resident input relative to the Agency Plan Annual Submission, SLHA's Planning Team conducted meetings with the residents of SLHA developments. At each meeting the residents outlined, by priority, the needs and concerns of the development at which they reside. Resident input is essential to the preparation of the Annual Submission, being that residents have firsthand knowledge of the needs of their development and public housing occupancy procedures. The Planning Team conducted a planning exercise with the residents at each development. The residents listed the needs and concerns and then they prioritized them by importance. The attendees were asked if there were any other comments to add to the residents' needs list.
- All of the input obtained from SLHA residents during this period was compiled and given to the City-Wide TAB and the managers of each development, whereby the priorities and needs of each development were further discussed and finalized. The resident input has been incorporated into the Annual Submission of the Agency Plan, which is in its draft state and currently out for public review and comment until June 9, 2010.

- A public hearing has been scheduled for June 9, 2010 at 3:00 p.m. at the St. Louis Housing Authority, 1st Floor Conference Room. Any questions or comments relative to the draft plan can be submitted in writing until June 9, 2010. Speaker cards will be available for anyone who wishes to address their concerns at the public hearing.
- The Annual Plan Submission is due to HUD by July 15, 2010. The Annual Submission will be electronically sent to HUD.

II. **Purpose of Meeting**

- In an effort to achieve greater resident input relative to the Agency Plan Annual Submission, SLHA will conduct three (3) Town Hall type meetings, within the 45-day comment period to provide residents with the results of the planning exercises. The 45-day comment period ends on June 9, 2010. SLHA will provide residents with transportation to the Public Hearing. All SLHA residents will be given the opportunity to formally voice their questions and/or concerns as they relate to the draft plan during this time. A copy of the "Draft" Agency Plan is available at all development management offices and TAB offices. Residents may also call to review the plan at the SLHA administrative office or request a copy be mailed to their home.
- Admissions and Continued Occupancy Policy (ACOP) – *Review of Matrix with Proposed Changes.*

The ACOP is the policy that governs the selection, eligibility, and procedures for the occupancy of the public housing units. SLHA is updating the ACOP and since it is a component of the Agency Plan, the review and comment period for the revised ACOP are concurrently with the draft agency plan. Comments regarding the ACOP are due by June 9, 2010. Ms. Sandi Thomas, Asset Manager or Mr. Paul Buck, Assistant Asset Manager for SLHA can answer questions regarding the ACOP. They can be reached at (314) 286-4267 and 286-4390 respectively.

- Annual Statements and 5 year Action Plan outline the capital improvement plans for the next five years. The major focuses for the coming year include:

Capital Fund Programs

FY 2010 – Annual Statement:

Capital Improvements:

~ Lafayette Townhomes/Tiffany Turnkey – Exterior upgrades: Tuckpointing, roof replacement, and structural repairs.

~ Warwood Family – Demolition of 29 units (residents relocated June, 2009)

Replacement Housing:

~ Development of North Sarah (Family Development III) – 59 units

FY 2011 – FY 2014 – 5 Year Action Plan:

FY 2011: Lafayette Townhomes/Tiffany Turnkey Continues – Exterior upgrades: Tuckpointing, roof replacement, and structural repairs.

Euclid Plaza – upgrade building makeup air and stairway pressurization system, install building hot water heating temperature control system to control the balance heating system and replace building exhaust fan system.

Parkview – upgrade the existing fire alarm system and stairway pressurization interface, install redundant boiler equipment for common area heating, and increase common corridor AC.

West Pine – Upgrade existing mechanical equipment to install turbo core compressor equipment to increase equipment efficiency.

FY 2012: Warwood High-rise – Demolition of 95 units

LaSalle Park Interior improvements – Minimum upgrade of units including, replacement of appliances, light fixtures, floor tile replacement and fire safety equipment. Paint all units.

FY 2013: LaSalle Park Interior improvements Continue – Minimum upgrade of units including, replacement of appliances, light fixtures, floor tile replacement and fire safety equipment. Paint all units.

FY2014: Clinton Peabody – upgrade selective utility infrastructure including site storm and sanitary sewer, domestic water and fire systems.

III. Submission Schedule

- ~45-Day Comment Period –April 26rd through June 9th
- ~Town Hall Meetings –April/May 2010
- ~Public Hearing -June 9, 2010
- ~Board of Commissioners -June 24, 2010
- ~Plan Submittal -July 15, 2010

IV. Meeting Adjourned – 6:45 p.m.

The above constitutes SLHA's understanding of the meeting. If you believe there are omissions, additions, or corrections, please send your written comments within seven (7) business days to the St. Louis Housing Authority, Redevelopment Department, 3520 Page Boulevard, St. Louis, Missouri 63106.

St. Louis Housing Authority
Agency Plan FY 2010
Town Hall Meeting #2
Wednesday, May 19, 2010
5:30 p.m.
Blumeyer/Renaissance Community Activity Building
3230 School Street

Agenda

Draft Agency Plan – FY 2010

1. Introduction and Purpose of Meeting
2. Draft Plan – Fiscal Year 2010 – Out for comment period of 45 days
3. Submission Schedule:
 - 45-Day Comment Period, April 26, 2010 – June 9, 2010
 - Public Hearing, June 9, 2010
 - Board of Commissioners Meeting, June 25, 2009
 - Annual Plan Submittal, July 15, 2010
4. Resident Needs and Concerns – Deadline June 9, 2010
5. Administration and Continued Occupancy Policy (ACOP) Revisions
 - Summary of Revisions Spreadsheet
 - Revision to Flat Rent Schedule
 - Revision to Rent Late Charge Fee
 - Revision to long term guest limits
 - Revision to preference points for applicants or spouse 62 or older
6. Annual Statement/5-Year Action Plan—current and future projects

The “Draft” Annual Plan is available for public review at the St. Louis Housing Authority – Central Office. If you would like to review the “Draft” Annual Plan, please contact your management office, your TAB President, or the Redevelopment Department at (314) 286-4365. All questions/comments must be submitted in writing prior to or by June 9, 2010.

Don't forget to mark your calendars for the Public Hearing on June 9, 2010 at 3:00 p.m. at the St. Louis Housing Authority, 3520 Page Blvd., 1st Floor Conference Room. For more information, transportation, or any other special accommodation, please contact Germa Jenkins at (314) 286-4272 at least 24 hours in advance.

St. Louis Housing Authority
3520 Page Boulevard
St. Louis, MO 63106



FY 2010 Agency Plan
Town Hall Meetings

Wednesday, May 19, 2010 at 5:30 p.m.
Blumeyer Family & Renaissance Place at Grand
Community Activity Center
3230 School Street, St. Louis, MO

SIGN - IN SHEET

Name	Unit Address
Karell Howard	3435 Delmar Apt. D
Glenisha Howard	3435 th Delmar Apt D
Edith Guthrie	926 Leonard
Ossie Ulren	934 Leonard
Delores Smith	1610 N Kingshighway
Fran Bruce	SLHA
Glenda Bonner	Compton
Ethelle Johnson	1100 ^c Leonard
Scott Green	1101 N Compton F
Angela K Powell	915 N. Leonard Ave.
Travonetta Colby	3521 Franklin
Paula Dilworth	350 Franklin #1109

Name	Unit Address
Carolyn Wheelington	3206 Bell Apt C.
Tanya ART. S	3206 Bell Apt B.
Maralle Bonner	919 Josephine Baker
Tanya Ward	3435 Delmar Blvd.
Kim Beard	912 N. Theresa

Town Hall Meetings #3 & #4
Al Chappell Community Center

St. Louis Housing Authority
Agency Plan Annual Submission FY2010
Town Hall Meeting #3 & #4
Al Chappelle Community Center
Hosted by the Clinton Peabody TAB
Monday, May 24, 2010 at 11:00 a.m. & 6:00 p.m.
Meeting Minutes

The St. Louis Housing Authority (SLHA) held a meeting with SLHA residents on May 11, 2010 at the Cahill House Community Room. The meeting was called to order at approximately 5:30 p.m.

Item(s) Distributed at the Meeting:

Agenda

Attendance Sheet - Attached

I. Overview

- The St. Louis Housing Authority prepared a Five Year Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998. HUD Regulations required that Housing Authorities (HA) consult with the residents and interested groups of the community to design strategies and set goals for over the next five years for the Housing Authority. Goals for the agency were to include physical improvements, occupancy requirements, security, etc. to form the overall agency plan for the Housing Authority. This process requires the HA to hold a public hearing to allow residents and other interested parties to comment on the goals outlined in the plan.
- In an effort to achieve greater resident input relative to the Agency Plan Annual Submission, SLHA's Planning Team conducted meetings with the residents of SLHA developments. At each meeting the residents outlined, by priority, the needs and concerns of the development at which they reside. Resident input is essential to the preparation of the Annual Submission, being that residents have firsthand knowledge of the needs of their development and public housing occupancy procedures. The Planning Team conducted a planning exercise with the residents at each development. The residents listed the needs and concerns and then they prioritized them by importance. The attendees were asked if there were any other comments to add to the residents' needs list.
- All of the input obtained from SLHA residents during this period was compiled and given to the City-Wide TAB and the managers of each development, whereby the priorities and needs of each development were further discussed and finalized. The resident input has been incorporated into the Annual Submission of the Agency Plan, which is in its draft state and currently out for public review and comment until June 9, 2010.

- A public hearing has been scheduled for June 9, 2010 at 3:00 p.m. at the St. Louis Housing Authority, 1st Floor Conference Room. Any questions or comments relative to the draft plan can be submitted in writing until June 9, 2010. Speaker cards will be available for anyone who wishes to address their concerns at the public hearing.
- The Annual Plan Submission is due to HUD by July 15, 2010. The Annual Submission will be electronically sent to HUD.

II. Purpose of Meeting

- In an effort to achieve greater resident input relative to the Agency Plan Annual Submission, SLHA will conduct three (3) Town Hall type meetings, within the 45-day comment period to provide residents with the results of the planning exercises. The 45-day comment period ends on June 9, 2010. SLHA will provide residents with transportation to the Public Hearing. All SLHA residents will be given the opportunity to formally voice their questions and/or concerns as they relate to the draft plan during this time. A copy of the "Draft" Agency Plan is available at all development management offices and TAB offices. Residents may also call to review the plan at the SLHA administrative office or request a copy be mailed to their home.
- Admissions and Continued Occupancy Policy (ACOP) – *Review of Matrix with Proposed Changes.*

The ACOP is the policy that governs the selection, eligibility, and procedures for the occupancy of the public housing units. SLHA is updating the ACOP and since it is a component of the Agency Plan, the review and comment period for the revised ACOP are concurrently with the draft agency plan. Comments regarding the ACOP are due by June 9, 2010. Ms. Sandi Thomas, Asset Manager or Mr. Paul Buck, Assistant Asset Manager for SLHA can answer questions regarding the ACOP. They can be reached at (314) 286-4267 and 286-4390 respectively.

- Annual Statements and 5 year Action Plan outline the capital improvement plans for the next five years. The major focuses for the coming year include:

Capital Fund Programs

FY 2010 – Annual Statement:

Capital Improvements:

~ Lafayette Townhomes/Tiffany Turnkey – Exterior upgrades: Tuckpointing, roof replacement, and structural repairs.

~ Warwood Family – Demolition of 29 units (residents relocated June, 2009)

Replacement Housing:

~ Development of North Sarah (Family Development III) – 59 units

FY 2011 – FY 2014 – 5 Year Action Plan:

FY 2011: Lafayette Townhomes/Tiffany Turnkey Continues – Exterior upgrades: Tuckpointing, roof replacement, and structural repairs.

Euclid Plaza – upgrade building makeup air and stairway pressurization system, install building hot water heating temperature control system to control the balance heating system and replace building exhaust fan system.

Parkview – upgrade the existing fire alarm system and stairway pressurization interface, install redundant boiler equipment for common area heating, and increase common corridor AC.

West Pine – Upgrade existing mechanical equipment to install turbo core compressor equipment to increase equipment efficiency.

FY 2012: Warwood High-rise – Demolition of 95 units

LaSalle Park Interior improvements – Minimum upgrade of units including, replacement of appliances, light fixtures, floor tile replacement and fire safety equipment. Paint all units.

FY 2013: LaSalle Park Interior improvements Continue – Minimum upgrade of units including, replacement of appliances, light fixtures, floor tile replacement and fire safety equipment. Paint all units.

FY2014: Clinton Peabody – upgrade selective utility infrastructure including site storm and sanitary sewer, domestic water and fire systems.

III. Submission Schedule

- ~45-Day Comment Period –April 26rd through June 9th
- ~Town Hall Meetings –April/May 2010
- ~Public Hearing -June 9, 2010
- ~Board of Commissioners -June 24, 2010
- ~Plan Submittal -July 15, 2010

IV. Meeting Adjourned – 6:45 p.m.

The above constitutes SLHA's understanding of the meeting. If you believe there are omissions, additions, or corrections, please send your written comments within seven (7) business days to the St. Louis Housing Authority, Redevelopment Department, 3520 Page Boulevard, St. Louis, Missouri 63106.

St. Louis Housing Authority
Agency Plan FY 2010
Town Hall Meeting #3
Monday, May 24, 2010
11:00 a.m.
Al Chappell Community Center
1401 LaSalle Street

Agenda

Draft Agency Plan – FY 2010

1. Introduction and Purpose of Meeting
2. Draft Plan – Fiscal Year 2010 – Out for comment period of 45 days
3. Submission Schedule:
 - 45-Day Comment Period, April 26, 2010 – June 9, 2010
 - Public Hearing, June 9, 2010
 - Board of Commissioners Meeting, June 25, 2009
 - Annual Plan Submittal, July 15, 2010
4. Resident Needs and Concerns – Deadline June 9, 2010
5. Administration and Continued Occupancy Policy (ACOP) Revisions
 - Summary of Revisions Spreadsheet
 - Revision to Flat Rent Schedule
 - Revision to Rent Late Charge Fee
 - Revision to long term guest limits
 - Revision to preference points for applicants or spouse 62 or older
6. Annual Statement/5-Year Action Plan—current and future projects

The “Draft” Annual Plan is available for public review at the St. Louis Housing Authority – Central Office. If you would like to review the “Draft” Annual Plan, please contact your management office, your TAB President, or the Redevelopment Department at (314) 286-4365. All questions/comments must be submitted in writing prior to or by June 9, 2010.

Don't forget to mark your calendars for the Public Hearing on June 9, 2010 at 3:00 p.m. at the St. Louis Housing Authority, 3520 Page Blvd., 1st Floor Conference Room. For more information, transportation, or any other special accommodation, please contact Germa Jenkins at (314) 286-4272 at least 24 hours in advance.

St. Louis Housing Authority
3520 Page Boulevard
St. Louis, MO 63106

St. Louis Housing Authority
Agency Plan FY 2010
Town Hall Meeting #4
Monday, May 24, 2010
6:00 p.m.
Al Chappell Community Center
1401 LaSalle Street

Agenda

Draft Agency Plan – FY 2010

1. Introduction and Purpose of Meeting
2. Draft Plan – Fiscal Year 2010 – Out for comment period of 45 days
3. Submission Schedule:
 - 45-Day Comment Period, April 26, 2010 – June 9, 2010
 - Public Hearing, June 9, 2010
 - Board of Commissioners Meeting, June 25, 2009
 - Annual Plan Submittal, July 15, 2010
4. Resident Needs and Concerns – Deadline June 9, 2010
5. Administration and Continued Occupancy Policy (ACOP) Revisions
 - Summary of Revisions Spreadsheet
 - Revision to Flat Rent Schedule
 - Revision to Rent Late Charge Fee
 - Revision to long term guest limits
 - Revision to preference points for applicants or spouse 62 or older
6. Annual Statement/5-Year Action Plan—current and future projects

The “Draft” Annual Plan is available for public review at the St. Louis Housing Authority – Central Office. If you would like to review the “Draft” Annual Plan, please contact your management office, your TAB President, or the Redevelopment Department at (314) 286-4365. All questions/comments must be submitted in writing prior to or by June 9, 2010.

Don't forget to mark your calendars for the Public Hearing on June 9, 2010 at 3:00 p.m. at the St. Louis Housing Authority, 3520 Page Blvd., 1st Floor Conference Room. For more information, transportation, or any other special accommodation, please contact Germa Jenkins at (314) 286-4272 at least 24 hours in advance.

St. Louis Housing Authority
3520 Page Boulevard
St. Louis, MO 63106



ST. LOUIS
HOUSING
AUTHORITY

FY 2010 Agency Plan
Resident Meeting

Monday, May 24, 2010 at 11:00 a.m.
Al Chappell Community Center
1401 LaSalle, St. Louis, MO

SIGN - IN SHEET

Name	Unit Address
Bill Smith	1456 MERRISON
LENA LEWIS	1429 PEABODY
Terrance Preston	1413 Putger
P. W. Work	1400 LaSalle
Clara Woodard	1428 Chestnut
TAMMIE BOLDEN	1405 Peabody Ct.

Attachment #14 G
Public Hearing Notice
Agency Plan Revision #1



ST. LOUIS HOUSING

NOTICE OF PUBLIC HEARING ST. LOUIS HOUSING AUTHORITY MODIFICATION TO THE FY 2010 AGENCY PLAN

Thursday, October 7, 2010
3:00 PM

The U.S. Department of Housing and Urban Development (HUD) has notified the St. Louis Housing Authority (SLHA) that it will receive \$536,102 in capital improvement funds from the American Recovery and Reinvestment Act of 2009 (ARRA). The ARRA, Green Competitive Grant was awarded for the solar panel installation at the SLHA's Central Office building. Based on the additional funding, SLHA is required to modify its existing Annual and Five-Year Agency Plan, in consultation with residents, local government officials, and other interested parties.

SLHA will hold the Public Hearing on Thursday, October 7, 2010 at 3:00 p.m. to discuss and accept comments on the modification to its Agency Plan. The Public Hearing will be held at the SLHA's Central Office, 1st Floor Board Room. All parties that wish to speak at the Public Hearing must abide by the SLHA's Speaker Policy. A copy of the policy is available at the SLHA's Central Office.

The modification to the plan will be available at the SLHA's Central Office, 3250 Page Boulevard, St. Louis, MO 63106. Contact Fran Bruce, Development & Planning Manager, at (314) 286-4365 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday to schedule an appointment to view the modification to the Agency Plan.

The public is invited to attend this meeting to provide comments on the proposed Agency Plan. Upon reasonable notice, SLHA will make efforts to accommodate the needs of individuals with disabilities through sign language interpreters or other auxiliary aids. For additional information or assistance, please contact Germa Jenkins at (314) 286-4272 or TDD (314) 286-4223

The St. Louis Housing Authority
By: Cheryl Lovell, Executive Director

Posted 9/27/10

ST. LOUIS POST-DISPATCH

St. Charles County, Jefferson County, St. Louis and Illinois Suburban Journals
AFFIDAVIT OF PUBLICATION

St. Louis Housing Authority
Attn: Personnel Department
3520 Page Blvd.
St. Louis, MO 63106

Ad # 1343876-00

9000 Legal Notices

**NOTICE OF
PUBLIC HEARING
ST. LOUIS HOUSING
AUTHORITY
MODIFICATION TO THE FY
2010 AGENCY PLAN**

Thursday, October 7,
2010
3:00 PM

The U.S. Department of Housing and Urban Development (HUD) has notified the St. Louis Housing Authority (SLHA) that it will receive \$536,102 in capital improvement funds from the American Recovery and Reinvestment Act of 2009 (ARRA). The ARRA Green Competitive Grant was awarded for the solar panel installation at the SLHA's Central Office building. Based on the additional funding, SLHA is required to modify its existing Annual and Five-Year Agency Plan, in consultation with residents, local government officials, and other interested parties.

SLHA will hold the Public Hearing on Thursday, October 7, 2010 at 3:00 p.m. to discuss and accept comments on the modification to its Agency Plan. The Public Hearing will be held at the SLHA's Central Office, 1st Floor Board Room. All parties that wish to speak at the Public Hearing must abide by the SLHA's Speaker Policy. A copy of the policy is available at the SLHA's Central Office.

The modification to the plan will be available at the SLHA's Central Office, 3250 Page Boulevard, St. Louis, MO 63106. Contact Fran Bruce, Development & Planning Manager, at (314) 286-4365 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday to schedule an appointment to view the modification to the Agency Plan.

The public is invited to attend this meeting to provide comments on the proposed Agency Plan. Upon reasonable notice, SLHA will make efforts to accommodate the needs of individuals with disabilities through sign language interpreters or other auxiliary aids. For additional information or assistance, please contact Germa Jenkins at (314) 286-4272 or TDD (314) 286-4223.

The St. Louis
Housing Authority
By: Cheryl Lovell,
Executive Director

THE ATTACHED ADVERTISEMENT WAS PUBLISHED
In The St. Louis Post-Dispatch and/or the metro area Suburban Journals
On the following dates: September 27 and 29, 2010

Cynthia L. Alderton
Cynthia L. Alderton
COMPANY REPRESENTATIVE

SWORN TO AND SUBSCRIBED BEFORE ME
THIS September 30, 2010.

Beth A. Bradley
NOTARY PUBLIC, CITY OF ST. LOUIS

AFFIDAVIT CHARGE \$ 5.00 EACH

BETH A. BRADLEY
Notary Public, Notary Seal
State of Missouri
St. Louis City
Commission # 10991746
My Commission Expires July 01, 2014

Attachment #14 H
Notification to City-wide TAB
Agency Plan Revision #1

CITY - WIDE TENANT AFFAIRS BOARD

1445 N. 9th STREET
ST. LOUIS, MO. 63106

Juanita Brown
President
Joyce Chapman
Vice President

Dorothy McDonald
Secretary
Paula Foster
Treasurer

James Murphy
Sgt. At Arms

September 30, 2010

Ms. Cheryl A. Lovell
Executive Director
St. Louis Housing Authority
3520 Page Boulevard
St. Louis, Missouri 63106

Subject: **Modification to FY 2010 Agency Plan**

The purpose of this letter is to convey the full support of the City Wide Tenant Affairs Board for the modification to the FY 2010 Agency Plan. The plan modifications will make possible the inclusion of the stimulus funding for capital improvements allocated as a result of the American Recovery and Reinvestment Act of 2009; specifically, the Green Competitive Grant for solar panel installation at SLHA's Central Office Building. As the duly elected City Wide resident organization, the City Wide Tenant Affairs Board has been consulted in the planning and implementation throughout the process.

It is our understanding that the St. Louis Housing Authority (SLHA) is submitting the modification to the Agency Plan to the U. S. Department of Housing and Urban Development (HUD) for the formal approval of the capital improvement plans that includes the Annual Statement and Five-year Action plan. Further we understand that the revision to the plan facilitates the Green Competitive Grant awarded for the solar panel installation at SLHA's Central Office building.

The City Wide Tenant Affairs Board continues to support the St. Louis Housing Authority efforts for improving the housing stock for residents of the St. Louis Housing Authority and surrounding community. We pledge the continued support of the modification to the Agency Plan necessary to make the capital improvements plans a reality and wish you and the Housing Authority Board of Commissioners continued success.

I am pleased to support the SLHA's application for the modification of the FY 2010 Agency Plan.

Sincerely,

A handwritten signature in cursive script, appearing to read "Juanita Brown".

Juanita Brown
President
City Wide Tenant Affairs Board

September 23, 2010

Ms. Juanita Brown, President
City Wide Tenant Affairs Board
Senior Living at Renaissance Place
3217 Martin Luther King, Apt. 125
St. Louis, MO 63106

Subject: **Modification to FY 2010 Agency Plan**

Dear Ms. Brown:

The St. Louis Housing Authority (SLHA) is submitting to the U. S. Department of Housing and Urban Development a modification to the Agency Plan for FY 2010. Under the Quality Housing and Work Responsibility Act of 1998, housing authorities are required to amend the Agency Plan if there are any significant changes. The modifications are subject to the same requirements of the initial submission as it relates to public notification.

SLHA received notification from HUD that it will receive \$536,102 in capital improvements funds from the American Recovery and Reinvestment Act of 2009 (ARRA). The ARRA, Green Competitive Grant was awarded for the solar panel installation at the SLHA's Central Office building. Based on the additional funding, SLHA is required to modify its existing Annual and Five-Year Agency Plan, in consultation with residents, local government officials, and other interested parties.

The solar panel work for the central office was previously included in the plans along with the work for the other eight (8) Green Competitive Grants previously awarded. Therefore, SLHA will adjust the current budgets to include the new grant funds. All of these projects are consistent with the Agency Plan capital improvement plans; however due to the significant increase in funding, a modification to the Agency Plan is necessary to allow the projects to move ahead.

Under the ARRA guidelines, to expedite the public notification process, the review period of 45 days was reduced to 10 days. SLHA posted and published public notification on September 27, 2010. On Thursday, October 7, 2010 the Public Hearing will be held to comply with the regulations.

Attached is the Annual Statement (Budget) and the Adjusted Five-Year Action Plan proposed to HUD for your review. The SLHA is seeking approval of the Modification to the Agency Plan to formally approve the capital improvement plans for the stimulus money.



Francis G. Slay
Mayor

Thomas Jerry
Chairman

Shonnah Paredes
Vice Chairman

Brenda Summers
Treasurer

Elbert Black
Commissioner

Lawson Cathoun
Commissioner

Sal F. Martinez
Commissioner

Brenda Simpson
Commissioner

Ms. Juanita Brown
September 23, 2010
Page 2 of 2

We seek your continued support of this Agency Plan revision process by providing a support letter for the Modification to the FY 2010 Agency Plan. We welcome any comments or question you may have and would be grateful for a letter of support for this submission. Enclosed is a sample letter for your review. Your expeditious response to this will be very much appreciated.

If you should have any questions, or require more information, please contact Fran Bruce, Development and Planning Manager at (314) 286-4365 or Geoffrey M. Lowe, Director of Development at (314) 286-4226.

Sincerely,

A handwritten signature in cursive script, appearing to read "Cheryl A. Lovell".

Cheryl A. Lovell
Executive Director

enclosure

SAMPLE SUPPORT LETTER
(Letter Head)

Date

Ms. Cheryl A. Lovell
Executive Director
St. Louis Housing Authority
3520 Page Boulevard
St. Louis, Missouri 63106

Subject: **Modification to FY 2010 Agency Plan**

The purpose of this letter is to convey the full support of the City Wide Tenant Affairs Board for the modification to the FY 2010 Agency Plan. The plan modifications will make possible the inclusion of the stimulus funding for capital improvements allocated as a result of the American Recovery and Reinvestment Act of 2009; specifically, the Green Competitive Grant for solar panel installation at SLHA's Central Office Building. As the duly elected City Wide resident organization, the City Wide Tenant Affairs Board has been consulted in the planning and implementation throughout the process.

It is our understanding that the St. Louis Housing Authority (SLHA) is submitting the modification to the Agency Plan to the U. S. Department of Housing and Urban Development (HUD) for the formal approval of the capital improvement plans that includes the Annual Statement and Five-year Action plan. Further we understand that the revision to the plan facilitates the Green Competitive Grant awarded for the solar panel installation at SLHA's Central Office building.

The City Wide Tenant Affairs Board continues to support the St. Louis Housing Authority efforts for improving the housing stock for residents of the St. Louis Housing Authority and surrounding community. We pledge the continued support of the modification to the Agency Plan necessary to make the capital improvements plans a reality and wish you and the Housing Authority Board of Commissioners continued success.

I am pleased to support the SLHA's application for the modification of the FY 2010 Agency Plan.

Sincerely,

Juanita Brown
President
City Wide Tenant Affairs Board

Annual Statement/Performance and Evaluation Report
 Capital Fund Program: Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name:
 St. Louis Housing Authority

Grant Type and Number: M000100009910R
 Capital Fund Program Grant No:
 Date of CFFP:

Replacement Housing Factor Grant No:

FFY of Grant: 2010
 FFY of Grant Approval: 2010

Original Annual Statement Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending:

Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹		
		Original	Revised	Obligated	Expended		
1	Total non-CFF Funds	\$ 416,674.00	\$ -	\$ -	\$ -		
2	1406 Operations (may not exceed 20% of line 21) ³						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)	\$40,245.00					
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment--Nonexpendable						
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment	\$495,857.00					
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line of 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$536,102.00		\$ -			
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 compliance						
23	Amount of line 20 Related to Security-Soft Costs						
25	Amount of line 20 Related to Security-Hard Costs						
25	Amount of line 20 Related to Energy conservation Measures						

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name:

St. Louis Housing Authority

Grant Type and Number

Capital Fund Program Grant No:

Date of CFEP:

Replacement Housing Factor Grant No:

FFY of Grant:

2010

FFY of Grant Approval:

2010

Original Annual Statement
 Performance and Evaluation Report for Period Ending:

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no:)

Final Performance and Evaluation Report

Summary by Development Account

Total Estimated Cost

Total Actual Cost¹

Line No.

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Attachment #14 I
Notification to Local Government
Agency Plan Revision #1

September 23, 2010

Honorable Mayor Francis G. Slay
Mayor's Office
1200 Market Street - Room 200
St. Louis, MO 63103

Attention: Ms. Barbara Geisman

Subject: Notice of Modification to FY 2010 Agency Plan

Dear Ms. Geisman,

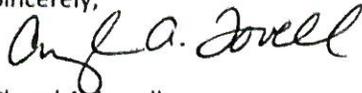
The St. Louis Housing Authority (SLHA) is submitting to the U. S. Department of Housing and Urban Development (HUD) a modification to the FY 2010 Agency Plan. SLHA received notification from HUD that it will receive \$536,102 in capital improvement funds from the American Recovery and Reinvestment Act of 2009 (ARRA). The AARA, Green Competitive Grant was awarded for the solar panel installation at the SLHA's Central Office building. Based on the additional funding, SLHA is required to modify its existing Annual and Five-Year Agency Plan, in consultation with resident, local government officials, and other interested parties.

The solar panel work for the central office was previously included in the plans along with the work for the other eight (8) Green Competitive Grants previously awarded. Therefore, SLHA will adjust the current budgets to include the new grant funds. All of these projects are consistent with the Agency Plan capital improvement plans; however due to the significant increase in funding, a modification to the Agency Plan is necessary to allow the projects to move ahead.

Attached is the Annual Statement (Budget) proposed to HUD for your review. In accordance with 24 CFR Part 903.21, when SLHA modifies its Agency Plan with a significant change, it is required to publish notice informing the public that the information is available for review and that a public hearing will take place on the plan. The proposed modification will be available for public review and comment, and this review period starts on September 27, 2010 and will end with the public hearing on October 7, 2010.

If you should have any questions, or require more information, please contact Fran Bruce, Development and Planning Manager at (314) 286-4365 or Geoffrey Lowe, Director of Development at (314) 286-4226.

Sincerely,



Cheryl A. Lovell
Executive Director

CAL/fb
enclosures



Francis G. Slay
Mayor

Thomas Jerry
Chairman

Shonnah Paredes
Vice-Chairman

Brenda Summers
Treasurer

Elbert Black
Commissioner

Lawson Calhoun
Commissioner

Sal F. Martinez
Commissioner

Brenda Simpson
Commissioner

Annual Statement/Performance and Evaluation Report
 Capital Fund Program Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

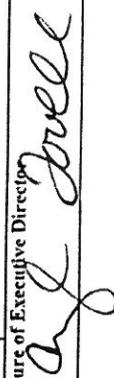
PHA Name: St. Louis Housing Authority
 Grant Type and Number: MO00100009910R
 Capital Fund Program Grant No: Replacement Housing Factor Grant No:
 Date of CFFP: FFY of Grant: 2010
 FFY of Grant Approval: 2010

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

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹		
		Original	Revised	Obligated	Expended		
1	Total non-CFF Funds	\$ 416,674.00	\$ -	\$ -	\$ -		
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-		
3	1408 Management Improvements	-	-	-	-		
4	1410 Administration (may not exceed 10% of line 21)	\$40,245.00	-	-	-		
5	1411 Audit	-	-	-	-		
6	1415 Liquidated Damages	-	-	-	-		
7	1430 Fees and Costs	-	-	-	-		
8	1440 Site Acquisition	-	-	-	-		
9	1450 Site Improvement	-	-	-	-		
10	1460 Dwelling Structures	-	-	-	-		
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-		
12	1470 Nondwelling Structures	-	-	-	-		
13	1475 Nondwelling Equipment	\$496,857.00	-	-	-		
14	1485 Demolition	-	-	-	-		
15	1492 Moving to Work Demonstration	-	-	-	-		
16	1495.1 Relocation Costs	-	-	-	-		
17	1499 Development Activities	-	-	-	-		
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-		
19	1502 Contingency (may not exceed 8% of line of 20)	-	-	-	-		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$536,102.00	-	\$ -	-		
21	Amount of line 20 Related to LBP Activities	-	-	-	-		
22	Amount of line 20 Related to Section 504 compliance	-	-	-	-		
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-		
25	Amount of line 20 Related to Security-Hard Costs	-	-	-	-		
25	Amount of line 20 Related to Energy conservation Measures	-	-	-	-		

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: St Louis Housing Authority	Replacement Housing Factor Grant No: 	
Grant Type and Number Capital Fund Program Grant No: Date of CFEP:	FFY of Grant: 2010 FFY of Grant Approval: 2010	
Original Annual Statement Reserve for Disasters/Emergencies Performance and Evaluation Report for Period Ending: Revised Annual Statement (revision no:) Summary by Development Account Final Performance and Evaluation Report		
Line No.	Total Estimated Cost	Total Actual Cost
Signature of Executive Director 		Signature of Public Housing Director
Date 9/24/10		Date

Attachment #14 J
Public Hearing Notice
Agency Plan Revision #2



**ST. LOUIS
HOUSING
AUTHORITY**

**NOTICE OF PUBLIC HEARING
ST. LOUIS HOUSING AUTHORITY
Historic Review of the Demolition of Cochran Gardens
Tower Building at 1228 North 9th Street**

**Wednesday, December 15, 2010
3:00 PM**

The State Historic Preservation Office (SHPO) on October 27, 2010, notified the St. Louis Housing Authority (SLHA) that the Cochran Gardens Tower Building located at 1228 North 9th Street was determined to be eligible for listing in the National Register of Historic Places; furthermore, it is their opinion, that the proposed demolition project will have an adverse effect on the National Register of Historic Places eligible building.

In response, SLHA will have to provide documentation that alternatives to demolition have been explored. Additionally, as a requirement of the regulations under 36 CFR part 800, SLHA is required to involve the public by making information available and provide an opportunity for members of the public to express their view on resolving adverse effects of the undertaking.

St. Louis Housing Authority will hold the Public Hearing on Wednesday, December 15, 2010 at 3:00 p.m. to discuss the historical significance of the building and accept comments or reasonable alternatives to demolition of its plans for the Cochran Building. Any member of the public who has specific practical information on feasible alternatives to demolition of building is encouraged to respond. Alternative proposals should include a source of funding for stabilization and/or repairs and the timeframe required to accomplish these actions.

This information will be accepted for a 15-day period beginning on December 1, 2010 and should be submitted to SLHA by December 15, 2010. The Public Hearing will be held at the SLHA Central Office, 3520 Page Boulevard, St. Louis, MO 63106. All parties that wish to speak at the Public Hearing must abide by the SLHA's Speaker Policy. A copy of the policy is available at the SLHA's Central Office.

The public is invited to attend this meeting to provide comments on the proposed demolition Plan. Upon reasonable notice, SLHA will make efforts to accommodate the needs of individuals with disabilities through sign language interpreters or other auxiliary aids. For additional information or assistance please contact Fran Bruce at (314) 286-4365 or TDD (314) 286-4223.

**The St. Louis Housing Authority
By: Cheryl Lovell, Executive Director**

Posted: 12/1/10

ST. LOUIS POST-DISPATCH

St. Charles County, Jefferson County, St. Louis and Illinois Suburban Journals
AFFIDAVIT OF PUBLICATION

NOTICE OF PUBLIC HEARING
ST. LOUIS HOUSING AUTHORITY
Historic Review of the Demolition of Cochran Gardens
Tower Building at 1228 North 9th Street

Wednesday,
December 15, 2010
3:00 PM

The State Historic Preservation Office (SHPO) on October 27, 2010, notified the St. Louis Housing Authority (SLHA) that the Cochran Gardens Tower Building located at 1228 North 9th Street was determined to be eligible for listing in the National Register of Historic Places; furthermore, it is their opinion, that the proposed demolition project will have an adverse effect on the National Register of Historic Places eligible building.

In response, SLHA will have to provide documentation that alternatives to demolition have been explored. Additionally, as a requirement of the regulations under 36 CFR part 800, SLHA is required to involve the public by making information available and provide an opportunity for members of the public to express their view on resolving adverse effects of the undertaking.

St. Louis Housing Authority will hold the Public Hearing on Wednesday, December 15, 2010 at 3:00 p.m. to discuss the historical significance of the building and accept comments or reasonable alternatives to demolition of its plans for the Cochran Building. Any member of the public who has specific, practical information on feasible alternatives to demolition of building is encouraged to respond. Alternative proposals should include a source of funding for stabilization and/or repairs and the timeframe required to accomplish these actions.

This information will be accepted for a 15-day period beginning on December 1, 2010 and should be submitted to SLHA by December 15, 2010. The Public Hearing will be held at the SLHA Central Office, 3520 Page Boulevard, St. Louis, MO 63106. All parties that wish to speak at the Public Hearing must abide by the SLHA's Speaker Policy. A copy of the policy is available at the SLHA's Central Office.

The public is invited to attend this meeting to provide comments on the proposed demolition Plan. Upon reasonable notice, SLHA will make efforts to accommodate the needs of individuals with disabilities through sign language interpreters or other auxiliary aids. For additional information or assistance please contact Fran Bruce at (314) 286-4365 or TDD (314) 286-4223.

The St. Louis Housing Authority
By: Cheryl Lovell,
Executive Director

St. Louis Housing Authority
Attn: Personnel Department
3520 Page Blvd.
St. Louis, MO 63106

Ad # 1374455-00

THE ATTACHED ADVERTISEMENT WAS PUBLISHED
In The St. Louis Post-Dispatch and/or the metro area Suburban Journals
On the following dates: December 1 and 5, 2010

Cynthia L. Alderton
Cynthia L. Alderton
COMPANY REPRESENTATIVE

SWORN TO AND SUBSCRIBED BEFORE ME
THIS December 6, 2010.

Beth A. Bradley
NOTARY PUBLIC, CITY OF ST. LOUIS

AFFIDAVIT CHARGE \$ 5.00 EACH

BETH A. BRADLEY
Notary Public, Notary Seal
State of Missouri
St. Louis City
Commission # 10991746
My Commission Expires July 01, 2014

Handwritten initials

www.stlamerican.com

PUBLIC HEARING HOUSING AUTHORITY ION #2 TO THE FY 2010 GENY PLAN

lay, January 14, 2011
3:00 PM

thority (SLHA) is submitting to the U. S.
d Urban Development (HUD) Modification #2
an. Pursuant with the Quality Housing and Work
; QHWR), Section 511 of the Act creates the
o housing's Agency Plan. This law requires the
n if significant and substantial deviations or
the plan. Public Notification and a Public
; significant changes are made to the plan.

ty will modify its Agency Plan as a result of
h occurred during the term of the approved FY

Franklin) HOPE VI Application

ued a Notice of Funding Availability (NOFA) for
irants that provide funding for revitalization to
cies in replacement of obsolete public housing
uis Housing Authority in cooperation with its
ron Salazar (MBS), has the opportunity to
to implement a revitalization plan for the
ment.

ntified and assembled properties to achieve the
; outlined in the Agency Plan and Replacement
on obtaining options on the properties, MBS and
pare and submit to HUD a HOPE VI

t provides plans for future mixed-finance
particularly mention that the SLHA will pursue
plication for Blumeyer Family. The objective of
ude specific language that SLHA intends on
grant to fund the next phase of replacement

7 Hearing on Friday, January 14, 2011 at
cept comments on the modification to its
Hearing will be held at the SLHA's Central
oom. All parties that wish to speak at the Public
; SLHA's Speaker Policy. A copy of the policy is
entral Office.

an will be available at the SLHA's Central
ard, St. Louis, MO 63106. Contact Fran Bruce,
Manager, at (314) 286-4365 between the hours
Monday through Friday to schedule an
modification to the Agency Plan.

tend this meeting to provide comments on the
pon reasonable notice, SLHA will make efforts
s of individuals with disabilities through sign
ther auxiliary aids. For additional information or
Germa Jenkins at (314) 286-4272 or TDD (314)

St. Louis Housing Authority
eryl Lovell, Executive Director

Sealed proposals will be received by the Board of Public Service,
Room 208, City Hall, 1200 Market Street, St. Louis, Missouri,
63103 until 4:45 PM, CT on **December 21, 2010**, then publicly
opened and read. Plans and specifications are available in the
Office of the Assistant Director for Airports for Engineering,
11495 Navaid Rd., 4th Floor, (314)551-5055 upon payment of
\$100.00 per set Check or Money Order, (no cash transactions or no
refunds) or may be viewed online at www.stl-bps.org (Virtual Plan
Room). Bidders shall comply with all applicable City, State and
Federal laws (including DBE/MBE/WBE policies). **Mandatory**
pre-bid meeting will be held on Wednesday, December 1, 2010, at
10:00 AM in the Training Room at the Airport Office Building,
11495 Navaid Rd., Bridgeton, MO 63044.

www.stlamerican.com

NOTICE OF PUBLIC HEARING ST. LOUIS HOUSING AUTHORITY

Historic Review of the Demolition of Cochran Gardens
Tower Building at 1228 North 9th Street

Wednesday, December 15, 2010.
3:00 PM

The State Historic Preservation Office (SHPO) on October 27, 2010,
notified the St. Louis Housing Authority (SLHA) that the Cochran Gardens
Tower Building located at 1228 North 9th Street was determined to be
eligible for listing in the National Register of Historic Places; furthermore,
it is their opinion, that the propose demolition project will have an adverse
effect on the National Register of Historic Places eligible building.

In response, SLHA will have to provide documentation that alternatives to
demolition have been explored. Additionally, as a requirement of the
regulations under 36 CFR part 800, SLHA is required to involve the public
by making information available and provide an opportunity for members
of the public to express their view on resolving adverse effects of the
undertaking.

St. Louis Housing Authority will hold the Public Hearing on Wednesday,
December 15, 2010 at 3:00 p.m. to discuss the historical significance of the
building and accept comments or reasonable alternatives to demolition of
its plans for the Cochran Building. Any member of the public who has
specific practical information on feasible alternatives to demolition of
building is encouraged to respond. Alternative proposals should include a
source of funding for stabilization and/or repairs and the timeframe
required to accomplish these actions.

This information will be accepted for a 15-day period beginning on
December 1, 2010 and should be submitted to SLHA by
December 15, 2010. The Public Hearing will be held at the SLHA Central
Office, 3520 Page Boulevard, St. Louis, MO 63106. All parties that wish
to speak at the Public Hearing must abide by the SLHA's Speaker Policy.
A copy of the policy is available at the SLHA's Central Office.

The public is invited to attend this meeting to provide comments on the
proposed demolition Plan. Upon reasonable notice, SLHA will make
efforts to accommodate the needs of individuals with disabilities through
sign language interpreters or other auxiliary aids. For additional
information or assistance please contact Fran Bruce at (314) 286-4365 or
TDD (314) 286-4223.

The St. Louis Housing Authority
By: Cheryl Lovell, Executive Director

www.stlamerican.com

Attachment #14 K
Notification to City-wide TAB & Blumeyer Family Residents
Agency Plan Revision #2

December 1, 2010

Ms. Juanita Brown, President
City Wide Tenant Affairs Board
Senior Living at Renaissance Place
3217 Martin Luther King, Apt. 125
St. Louis, MO 63106

Subject: Notice of Modification #2 to FY 2010 Agency Plan

Dear Ms. Brown,

The St. Louis Housing Authority (SLHA) is submitting to the U. S. Department of Housing and Urban Development (HUD) Modification #2 to the FY 2010 Agency Plan. Pursuant to Quality Housing and Work Responsibility Act of 1998 (QHWRA), Section 511 of the Act creates the requirements for the public housing's Agency Plan. This law requires the Authority to amend the plan if significant and substantial deviations or modifications are made to the plan. Public Notification and a Public Hearings are required when significant changes are made to the plan.

St. Louis Housing Authority will modify its agency plan as a result of significant deviation which occurred during the term of the approved FY 2010 plan:

Blumeyer Family (3501 Franklin) HOPE VI Application

On June 7, 2010, HUD issued a Notice of Funding Availability (NOFA) for HOPE VI Revitalization Grants that provide funding for revitalization to assist public housing agencies in replacement of obsolete public housing developments. The St. Louis Housing Authority in cooperation with its developer, McCormack Baron Salazar (MBS), has the opportunity to request up to \$22,000,000 to implement a revitalization plan for the Blumeyer Family development.

MBS and SLHA have identified and assembled properties to achieve the replacement housing goals outlined in the Agency Plan and Replacement Housing Factor Plan. Upon obtaining options on the properties, MBS and SLHA are qualified to prepare and submit to HUD a HOPE VI Revitalization application.

Although the Agency Plan provides plans for future mixed-finance development, it does not particularly mention that the SLHA will pursue submitting a HOPE VI application for Blumeyer Family. The objective of the modification is to include specific language that SLHA intends on submitting for a HOPE VI grant to fund the next phase of replacement housing in its plan.

Attached is the Draft Agency Plan (Revision #2) proposed to HUD for your review. In accordance with 24 CFR Part 903.21, when SLHA modifies its Agency Plan with a significant change, it is required to publish notice informing the public that the information is available for review and that a public hearing will take place regarding the plan. The proposed modification will be available for public review and comment for period of 45 days, and this review period starts on December 1, 2010 and will end with the public hearing on January 14, 2011.



Francis G. Slay
Mayor

Thomas Jerry
Chairman

Shonnah Paredes
Vice-Chairman

Brenda Summers
Treasurer

Elbert Black
Commissioner

Lawson Calhoun
Commissioner

Sal F. Martinez
Commissioner

Brenda Simpson
Commissioner

If you should have any questions, or require more information, please contact Fran Bruce, Development and Planning Manager at (314) 286-4365 or Geoffrey Lowe, Director of Development at (314) 286-4226.

Sincerely,

A handwritten signature in black ink that reads "Cheryl A. Lovell". The signature is written in a cursive style with a large initial 'C'.

Cheryl A. Lovell
Executive Director

CAL/fb
enclosures

HOPE VI COMMUNITY MEETING NOTICE

**ATTENTION:
RESIDENTS OF 3501 FRANKLIN**

**Please join us for important
information about a redevelopment
effort in your community!**

The North Sarah Development Team invites you to participate in these very important informational meetings about HOPE VI.

Tuesday, November 9, 2010	6:00 p.m. to 8:00 p.m.
Thursday, November 11, 2010	10:00 a.m. to 12:00 p.m.
Thursday, November 11, 2010	6:00 p.m. to 8:00 p.m.
Monday, November 15, 2010	10:00 a.m. to 12:00 p.m.
Wednesday, November 17, 2010	5:30 p.m. to 7:30 p.m.

Please attend on any day that fits your schedule

**ALL MEETINGS WILL BE HELD AT THE CAB BUILDING
(3230 School Street)**

**Receive a \$10 Gift Card for your attendance
with completion of a Household Survey**

(one gift card per family)

- Activities available for children and youth of all ages
- Refreshments will be served

MCCORMACK
BARON
SALAZAR

**URBAN
STRATEGIES**

B V T A
Blumeyer Village Tenant Association


ST. LOUIS
HOUSING
AUTHORITY

URBAN STRATEGIES

North Sarah HOPE VI Resident and Community Involvement

Per the NOFA, the threshold requirements for HOPE VI meetings include at least three public meetings and one resident training session (see page 24 of NOFA). The proposed meeting schedule to meet these requirements follows:

Date/Time	Meeting	Proposed Agenda
Tuesday, November 9, 2010 6:00 p.m. – 8:00 p.m.	Public Meeting # 1	<ul style="list-style-type: none"> • Overview of HOPE VI • Description of Physical Plan • Proposed Development and Implementation Timeline • Relocation and Re-Occupancy Overview • Plan for Community and Supportive Services • Economic Opportunity/Section 3 • Needs Assessment and Household Survey Process • Additional Revitalization Activities and Information
Thursday, November 11, 2010 10:00 a.m. – 12:00 p.m.	Resident Training # 1	<p>Topics as requested by Resident Leadership. (HUD does not prescribe content of the trainings)</p> <ul style="list-style-type: none"> • What is HOPE VI • Resident and Community Participation in HOPE VI Process – Developing Stakeholder Committees: Steering Committee, Design Committee, Relocation/Re-Occupancy Committee, CSS Committee • TBD – Walking Tour of Renaissance Place at Grand
Thursday, November 11, 2010 6:00 p.m. – 8:00 p.m.	Resident Training # 2 (requested per Resident Leadership to ensure more residents have the opportunity to participate)	<p>Topics as requested by Resident Leadership. (HUD does not prescribe content of the trainings)</p> <ul style="list-style-type: none"> • What is HOPE VI • Resident and Community Participation in HOPE VI Process – Developing Stakeholder Committees: Steering Committee, Design Committee, Relocation/Re-Occupancy Committee, CSS Committee

Monday, November 15, 2010 10:00 a.m. to 12:00 p.m.	Public Meeting # 2	<ul style="list-style-type: none"> • Overview of HOPE VI • Description of Physical Plan • Proposed Development and Implementation Timeline • Relocation and Re-Occupancy Overview • Plan for Community and Supportive Services • Economic Opportunity/Section 3 • Needs Assessment and Household Survey Process • Additional Revitalization Activities and Information • TBD - Walking Tour of Renaissance Place at Grand
Wednesday, November 17, 2010 5:30 p.m. - 7:30 p.m. (To coincide with monthly BVTA meeting)	Public Meeting # 3	<ul style="list-style-type: none"> • Overview of HOPE VI • Description of Physical Plan • Proposed Development and Implementation Timeline • Relocation and Re-Occupancy Overview • Plan for Community and Supportive Services • Economic Opportunity/Section 3 • Needs Assessment and Household Survey Process • Additional Revitalization Activities and Information

***ASSESSMENTS WILL BE COMPLETED AT MEETINGS**

Prior meetings with resident leaders include:

Date/Time	Meeting	Discussion
Monday, November 1, 2010	Resident Leaders with US (Paula Foster and Susan Glassman)	<ul style="list-style-type: none"> • Plan for Resident and Community Involvement
Tuesday, November 2, 2010	Resident Leaders with MBS (Paula Foster, Jean King, Vince Bennett)	<ul style="list-style-type: none"> • HOPE VI Overview • Plan for Resident and Community Involvement
Wednesday, November 3, 2010	Resident Leaders with SLHA (Paula Foster, Cheryl Lovell)	<ul style="list-style-type: none"> • Plan for Resident and Community Involvement
Thursday, November 4, 2010	Resident Leaders with US (Paula Foster, Eda Guthry, Shaughnessy Daniels)	<ul style="list-style-type: none"> • Plan for Resident and Community Involvement

Other Community Involvement (Individual Meetings with Community Stakeholders) – **US TEAM: Please add all other meetings.**

Date/Time	Meeting	Discussion
Wednesday, November 3, 2010	US and Harris Stowe	<ul style="list-style-type: none"> • Early Childhood Education
		<ul style="list-style-type: none"> •

Meeting Logistics:

Task	Responsibility	Complete
Set Up Meeting Space - All meetings will be held at the CAB - Team must provide PA system if needed	Ms. Foster / BVTA	
Incentives - \$10 Gift Cards to Schnucks, Walgreen's	US	
Refreshments (Light refreshments) - Morning Meetings: pastries, fruit, water - Evening Meetings: Finger sandwiches, fruit/veggie tray, water	US	
Child Care - Located in foyer area of CAB - BVTA will provide crayons, markers, etc.	BVTA Volunteers and US Volunteers/Students	
Outreach - Flyer mailing (BVTA provided mailing labels. Mailing to go out 11/4 or 11/5) - Phone calls (list provided by BVTA. US Student volunteers can make calls) - BVTA will post flyers at CAB, BVTA and 3501 Franklin - BVTA requests no door-to-door and no team reps at 3501 Franklin to solicit attendance.	US	
Agendas, Sign In Sheets, Meeting Materials - BVTA requests a map of the North Sarah development site - US/MBS company brochures - BVTA does not recommend distributing copies of the NOFA	US	

Budget:

Incentives - \$10 gift card for 138 households	\$1,380.00
Refreshments - \$50 for five meetings	250.00
Child Care Assistance - \$10 per hour for one student intern for 12 hours	120.00
Needs Assessment Assistance - \$15 per hour for practicum student for 15 hours - \$19 per hour for needs assessment data entry and analysis for 40 hours	985.00
TOTAL	\$2,735.00

Attachment #14 L
Notification to Local Government
Agency Plan Revision #2

December 1, 2010

Honorable Mayor Francis G. Slay
Mayor's Office
1200 Market Street - Room 200
St. Louis, MO 63103

Attention: Ms. Jill Claybor

Subject: Notice of Modification #2 to FY 2010 Agency Plan



Dear Ms. Claybor,

The St. Louis Housing Authority (SLHA) is submitting to the U. S. Department of Housing and Urban Development (HUD) modification #2 to the FY 2010 Agency Plan. Pursuant to the Quality Housing and Work Responsibility Act of 1998 (QHWRA), Section 511 of the Act creates the requirements for the public housing's Agency Plan. This law requires the Authority to amend the plan if significant and substantial deviations or modifications are made to the plan. Public Notification and a Public Hearings are required when significant changes are made to the plan.

St. Louis Housing Authority will modify its agency plan as a result of significant deviation which occurred during the term of the approved FY 2010 plan:

Blumeyer Family (3501 Franklin) HOPE VI Application

On June 7, 2010, HUD issued a Notice of Funding Availability (NOFA) for HOPE VI Revitalization Grants that provide funding for revitalization to assist public housing agencies in replacement of obsolete public housing developments. The St. Louis Housing Authority in cooperation with its developer, McCormack Baron Salazar (MBS), has the opportunity to request up to \$22,000,000 to implement a revitalization plan for the Blumeyer Family development.

MBS and SLHA have identified and assembled properties to achieve the replacement housing goals outlined in the Agency Plan and Replacement Housing Factor Plan. Upon obtaining options on the properties, MBS and SLHA are qualified to prepare and submit to HUD a HOPE VI Revitalization application.

Although the Agency Plan provides plans for future mixed-finance development, it does not particularly mention that the SLHA will pursue submitting a HOPE VI application for Blumeyer Family. The objective of the modification is to include specific language that SLHA intends on submitting for a HOPE VI grant to fund the next phase of replacement housing in its plan.

Attached is the Draft Agency Plan (Revision #2) proposed to HUD for your review. In accordance with 24 CFR Part 903.21, when SLHA modifies its Agency Plan with a significant change, it is required to publish notice informing the public that the information is available for review and that a public hearing will take place regarding the plan. The proposed modification will be available for public review and comment for period of 45 days, and this review period starts on December 1, 2010 and will end with the public hearing on January 14, 2011.

Francis G. Slay
Mayor

Thomas Jerry
Chairman

Shonnah Paredes
Vice-Chairman

Brenda Summers
Treasurer

Elbert Black
Commissioner

Lawson Calhoun
Commissioner

Sal F. Martinez
Commissioner

Brenda Simpson
Commissioner

If you should have any questions, or require more information, please contact Fran Bruce, Development and Planning Manager at (314) 286-4365 or Geoffrey Lowe, Director of Development at (314) 286-4226.

Sincerely,



Cheryl A. Lovell
Executive Director

CAL/fb
enclosures

ATTACHMENT #15 – mo001003

Section 11.0 – Certifications Documents

Item (g) – Challenged Elements

Challenged Elements Summary

St. Louis Housing Authority did not receive any Challenged Elements.

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

St. Louis Housing Authority (SLHA)

MO001

 PHA Name

 PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official	Thomas Jerry
Title	Chair
Signature	
Date	07/15/2010