



# BOARD OF COMMISSIONERS



**October 28, 2021**

REGULAR MEETING



at the corner of family and future

TO THE COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY  
ST. LOUIS, MISSOURI

### PUBLIC NOTICE OF MEETING

Take notice that the regular meeting of the commissioners of the St. Louis Housing Authority will be held via Zoom\* on Thursday, October 28, 2021, commencing at 4:30 p.m., to consider and act upon items shown on the attached agenda. An Executive Session may be convened to discuss legal actions, causes of actions, communications with attorneys, personnel matters, leasing, purchase or sale of real estate and bid specifications.

DATED: October 22, 2021

ST. LOUIS HOUSING AUTHORITY

Attachment

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#### \*Instructions For Joining Zoom

Meeting ID: 863 741 1301

**Via Smart Phone or Computer:**

<https://us02web.zoom.us/j/8637411301>

**Via Phone:**

(312) 626-6799, then 863 741 1301#

BOARD OF COMMISSIONERS, ST. LOUIS HOUSING AUTHORITY  
REGULAR MEETING, OCTOBER 28, 2021, 4:30 P.M.  
ST. LOUIS HOUSING AUTHORITY, 3520 PAGE BOULEVARD  
ST. LOUIS, MISSOURI 63106  
**AGENDA**

**ROLL CALL**

**CONSENT AGENDA**

1. Approval of Minutes, Regular Meeting, September 23, 2021

**RESIDENTS' COMMENTS ON AGENDA ITEMS**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**2. Resolution No. 2938**

Authorizing and Approving the Housing Choice Voucher Payment Standards

**3. Resolution No. 2939**

Authorizing and Approving the Allowances for Tenant-Furnished Utilities and Other Services for the Housing Choice Voucher Program

**CHAIRMAN'S REPORT**

**DIRECTOR'S REPORT**

**RESIDENTS' CONCERNS**

**COMMISSIONERS' CONCERNS**

**SPEAKERS TO ADDRESS THE BOARD**

**EXECUTIVE SESSION**

The Executive Session will be convened pursuant to Section 610.021 of the Missouri Revised Statutes, to discuss legal actions, causes of actions or litigation, personnel matters relating to the hiring, firing, disciplining and promoting of employees, negotiations with our employees, leasing, purchase or sale of real estate and specifications for competitive bidding.

**ADJOURNMENT**

Please note that this is not a public hearing or forum. Anyone wishing to address the Board must follow the St. Louis Housing Authority's Speaker's Policy. (Contact the Executive Division at Central Office for a copy of the policy.)

# **APPROVAL OF MINUTES SEPTEMBER 23, 2021**

BOARD OF COMMISSIONERS  
ST. LOUIS HOUSING AUTHORITY  
REGULAR MEETING  
SEPTEMBER 23, 2021  
4:30 p.m.

**CALL TO ORDER**

The Board of Commissioners of the St. Louis Housing Authority held a Regular Meeting on Thursday, September 23, 2021, via Zoom. Vice-Chairman Constantino Ochoa, Jr. called the meeting to order at approximately 4:30 p.m.

Present: Annetta Booth  
Regina D. Fowler  
James Murphy  
Constantino Ochoa, Jr.

Absent: Sal F. Martinez  
Shelby Watson

**CONSENT AGENDA**

**Approval of Minutes**

Commissioner Fowler moved to approve the minutes of August 26, 2021. Commissioner Murphy seconded the motion. The motion passed with all commissioners voting aye.

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**Resolution No. 2935**

Authorizing the Write-Off of Vacated Tenant Account Receivable Balances.

Presenting Resolution No. 2935, Alana C. Green, Executive Director, stated that Board approval was being requested for the write-off of vacated tenant accounts in the amount of \$173,564.15 for the period of September 1, 2020 through August 31, 2021. She noted that a listing of the vacated accounts was attached to the resolution and that the write-offs did not include any current tenants behind in rent.

Commissioner Fowler asked Ms. Green if the write-off amount is higher than in previous years.

Ms. Green stated that the amount is higher, but not by much. She noted that if the St. Louis Housing Authority (SLHA) does not collect from current tenants behind in rent the amount will be significantly higher the following year.

Commissioner Fowler asked if the moratorium on evictions affected SLHA's numbers.

Ms. Green stated that any resident that was housed during the eviction moratorium, even if they owed SLHA money, would not be reflected in this write-off amount. She noted that some of those tenants are still housed and that some of the numbers represent tenants that may have abandoned their unit. Providing some perspective on the eviction moratorium, Ms. Green stated that SLHA has about 2,600 families and, as of a couple of months ago, about 2,000 of them were behind in their rent for a total of about \$2.5 million, which is not reflected in the write-off amount.

There were no further questions.

Commissioner Fowler moved to approved Resolution No. 2935. Commissioner Booth seconded the motion. The motion passed with all commissioners voting aye.

**Resolution No. 2936**

Authorizing and Approving the Operating Budget for Fiscal Year Ending September 30, 2022.

Presenting Resolution No. 2936, Ms. Green stated that Board approval was being requested for the Operating Budget for fiscal year 2022 for the period of October 1, 2021 to September 30, 2022. She noted that this was the second year that SLHA had presented the budget as a book in hopes of making the numbers easier to understand and to be as transparent as possible. She thanked Brenda Jackson, Director of Finance, and her team for preparing the budget, as well as other staff that assisted as the budget was being prepared. She also thanked Commissioner Fowler who, as Treasurer of the Board, met with the staff to go over the budget numbers in detail. She said preparing the budget is definitely a team effort. Continuing, Ms. Green provided an overview of the 2022 budget and some factors impacting it, particularly increases in insurance costs.

Commissioner Ochoa asked Ms. Green if SLHA could go back to its insurance broker to see if there were others that could be procured.

Ms. Green stated that SLHA did go back to the insurance company and asked if the deductible could be increased or if the increase could be for the particular developments that the losses occurred in, but because it was a significant loss for the agency in the span of about six months they were not willing. She noted that SLHA stayed with its insurance provider, Housing Authority Insurance, mainly because the agency was a founder in the company and because it will not get a better rate anywhere else due to the two losses.

Commissioner Fowler asked if the properties could be separated and ratings gotten for groups of buildings.

Ms. Green stated that SLHA did ask, but the insurance company was not willing to break them out. She noted that it was a lot of damage in a short amount of time and although the losses were well beyond SLHA's control, relating to issues with a tenant and a criminal-related activity, it is hoped that the rate will go down over the years.

Commissioner Booth asked Ms. Green if the tenants were still residents of SLHA.

Ms. Green stated that she was not sure and would have to ask the management company.

Commissioner Fowler stated that the budget book was well presented and easy to read, just as it was last year. She said she appreciated the effort that went into preparing the budget and how Ms. Green, Ms. Jackson and her team changed the presentation of it. She noted that as a former auditor and certified public accountant the staff was able to satisfactorily answer every question she had.

There were no additional questions or comments regarding Resolution No. 2936.

Commissioner Booth moved to approved Resolution No. 2936. Commissioner Fowler seconded the motion. The motion passed with all commissioners voting aye.

**Resolution No. 2937**

Authorizing and Approving Execution of the Capital Fund Program (CFP) Amendment to the Consolidated Annual Contributions Contract.

Presenting Resolution No. 2937, Ms. Green stated that SLHA was notified by HUD that it had been awarded \$123,277.00 as a part of the Capital Fund Safety and Security Grant application. She said the funding will be used directly at the LaSalle Park development to add cameras and license plate reader cameras. She noted that the award was timely and will help SLHA get a handle on some of the security issues at LaSalle Park. Ms. Green stated that Board approval was needed to accept the award.

Commissioner Fowler asked Ms. Green if SLHA was awarded all that it had requested or just a portion of what was requested.

Ms. Green stated that she believed SLHA requested \$135,000.00 and was awarded \$123,377.00.

There were no other questions regarding Resolution No. 2937.

Commissioner Fowler moved to approved Resolution No. 2937. Commissioner Booth seconded the motion. The motion passed with all commissioners voting aye.

Commissioner Ochoa thanked Ms. Green and her team for submitting the grant application.

Ms. Green thanked the Modernization staff. She noted that some of the newer staff that had been with the agency since January 2021 wrote the application and submitted it, which was a good introduction for how SLHA has to work to fund certain activities.

#### **DIRECTOR'S REPORT**

Ms. Green stated that hopefully the changes to the Monthly Activity Reports have been helpful to the commissioners. She noted that different now than from eight or nine months ago is a memo from each department that breaks down the reports and communicate what each department is working on. She said it is not effective to give reports without context; therefore, memos have been added and new reports will pop up from time to time so that the Board can manage the review of the agency's operations. Proceeding, Ms. Green reported that staff is working on the property management transition, which goes into effect October 1, 2021. She noted that SLHA recently concluded its procurement process and selected The Habitat Company to manage the vast majority of the SLHA-owned units. She said The Habitat Company has been doing a great job managing at some of the SLHA's other developments and SLHA looks forward to them managing the family developments. She reported that also starting October 1, 2021 SLHA will assume management of North Side Scattered Sites. She noted that SLHA is hiring staff, working on procurements and getting everything ready for management of the developments. Ms. Green reported, as far as Asset Repositioning, SLHA is still working to finalize its Physical Needs Assessment. She noted that a few meetings had been held with the vendor and that it is hoped to have the assessment completed in the next couple of weeks. She reported that SLHA is pushing to increase its voucher utilization and she noted that during the month of July and part of August the Housing Choice Voucher staff had daily briefings with potential voucher holders. Ms. Green reported that SLHA is working with two communications firms to enhance the agency's public image and corporate communications. She noted that in the next few months SLHA will have a new website. She also noted that the communications firms are working on the agency's style guide, crisis communication plan and social media policy. She recalled SLHA offering Trauma Awareness training a few years ago for its staff and the property management staff. She noted that the training is going to be offered again on October 5, 2021 and will be a required course. Concluding, Ms. Green stated that there would not be a report from the Housing Authority Unit, as Lt. Middleton was not present. She asked the Board if it was okay for him to present for August and September at the next meeting.

The commissioners concurred.

Commissioner Booth asked Ms. Green to request that Lt. Middleton send someone in his place if he could not be available to attend the meetings.

Ms. Green agreed. She said Lt. Middleton probably got the dates mixed up, as the meeting was held a little earlier this month. She noted that he would have advised if he was not going to be present. She said she would, however, make sure that he has a listing of the meeting dates.

Commissioner Booth asked if the commissioners could attend the Trauma Awareness training. She said she would be interested in participating.

Ms. Green responded, "Yes." She noted that the training would be held via Zoom and that she would provide Commissioner Booth with the link.

Commissioner Ochoa asked for the meeting invite as well.

## **RESIDENTS' CONCERNS**

Paula Foster, President of the Renaissance Place at Grand Tenant Association, asked Ms. Green if the City-Wide TAB presidents could also participate in the Trauma Awareness training. She said she would be interested in participating.

Ms. Green stated that she would ask to see if the training could be expanded to include the TAB presidents.

Ms. Foster thanked Ms. Green. She then asked Ms. Green if SLHA still did grievance hearings. She said they are having some issues with some of the residents at Renaissance Place. She noted that at one time SLHA was not doing grievance hearings for the mixed-financed developments and had directed the private management companies to come up with their own grievance procedures that had to be similar to SLHA's grievance procedures. Ms. Foster stated that they had a meeting and it was a little confusing. She said she explained that in years past SLHA did not do grievance hearings for the mixed-finance developments, although SLHA did hear complaints from the residents. She asked if that was still in effect and the way SLHA was still doing it.

Ms. Green stated that she was not sure or aware of any differences. She said she would definitely look into it and have the Asset Management team check the ACOP.

Ms. Foster asked Ms. Green if the money that is allocated in the 2022 budget for protective services for Renaissance Place separate from the police unit.

Ms. Green stated that the allocation should be for the police unit. She deferred to Ms. Jackson to respond to Ms. Foster's question.

Ms. Jackson stated that the allocation is for the police unit.

Ms. Foster asked if the allocation is Renaissance Place's portion of the cost for the police unit.

Ms. Jackson responded, "Yes."

Ms. Foster thanked Ms. Green and Ms. Jackson.

Ms. Green asked Paul Werner, Portfolio Management Analyst, to research the grievance procedures for the mixed-financed developments and to follow up with Ms. Foster.

Mr. Werner agreed.

Ms. Foster asked if the current housekeeping procedures in the ACOP were still in effect or if the procedures had been updated. She said they are having housekeeping-type issues at Renaissance Place.

Mr. Werner stated that the housekeeping procedures had not been updated.

Ms. Green asked Ms. Foster if they could set up a meeting to discuss the issue, as there are housekeeping issues everywhere.

Ms. Foster agreed and noted that the issue is getting totally out of control.

## **ADJOURNMENT**

Commissioner Booth moved to adjourn the meeting. Commissioner Fowler seconded the motion. The vote was in favor of passing the motion with all commissioners voting aye. The meeting thereupon adjourned at 4:57 p.m.



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Sal Martinez, Chairman  
Board of Commissioners  
St. Louis Housing Authority

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Alana C. Green, Secretary  
Board of Commissioners  
St. Louis Housing Authority

(SEAL)

# **RESOLUTION No. 2938**

## MEMORANDUM

To: Board of Commissioners

Through: Alana C. Green 

From: Arthur N. Waller

Date: October 13, 2021

Subject: Resolution No. 2938  
Authorizing and Approving the Housing Choice Voucher Payment Standards

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The proposed Payment Standards include three tiers; 1, 2, and 3. The respective tiers are calculated based on 110% of FMR (Tier 1), 120% of FMR (Tier 2), and 110% of SAFMR (Tier 3). The additional payment standards (Tiers 2 and 3) support the Mobility Connection program. The Mobility Connection program helps families participating in the Housing Choice Voucher program to move to units located in high opportunity areas.

There has been an increase in FY 2022 Fair Market Rents since FY2021 in the St. Louis Region.

Board approval is requested for the revised Housing Choice Voucher Payment Standards.

2022 Payment Standard	110FMR	120FMR	110SAFMR
Bedroom Size	Tier 1	Tier 2	Tier 3
0 Bedroom	\$757	\$826	\$902
One	\$819	\$894	\$979
Two	\$1,041	\$1,136	\$1,243
Three	\$1,353	\$1,476	\$1,617
Four	\$1,593	\$1,738	\$1,903
Five	\$1,832	\$1,999	\$2,188
Six	\$2,072	\$2,260	\$2,473
Seven	\$2,311	\$2,521	\$2,759

**Authorizing and Approving the Revised Housing Choice Voucher Program Payment Standards**

WHEREAS, it is necessary to revise the Housing Choice Voucher Payment Standards to be consistent with current regulatory requirements; and

WHEREAS, the revised Housing Choice Voucher Payment Standards replaces the previous Housing Choice Voucher Payment Standards; and

WHEREAS, the revisions were made to provide a wider selection of housing options to the Housing Choice Voucher participants; and

WHEREAS, the revised Housing Choice Voucher Payment Standards complies with all applicable Federal rules and regulations.

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


1. The revised Housing Choice Voucher Payment Standards is hereby adopted and approved.

# **RESOLUTION No. 2939**



## MEMORANDUM

To: Board of Commissioners

Through: Alana C. Green 

From: Arthur Waller

Date: October 13, 2021

Subject: Resolution No. 2939  
Authorizing and Approving the Allowances for Tenant-Furnished Utilities and Other Services for the Housing Choice Voucher Program

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In accordance with 24 CFR 982.517 (4)(c), *Revisions of Utility Allowance Schedule*, a PHA must review its schedule of utility allowances each year and must revise its allowance for a utility category if there has been a change of 10 percent or more in the utility rate since the last time the utility allowance schedule was revised. All utility allowances have been updated and revised utilizing current utility rates.

Board approval is requested for the attached Allowances for Tenant-Furnished Utilities and Other Services for the Housing Choice Voucher program.

**AUTHORIZING AND APPROVING THE ALLOWANCES FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES  
FOR THE HOUSING CHOICE VOUCHER PROGRAM FOR FISCAL YEAR 2022**

WHEREAS, it is necessary to revise the Tenant-Furnished Utility Allowances for the Housing Choice Voucher program to be consistent with current utility rates and regulatory requirements; and

WHEREAS, the attached Tenant-Furnished Utility Allowances replace the previous utility allowances; and

WHEREAS, the attached Tenant-Furnished Utility Allowances comply with all federal rules and regulations;  
and

WHEREAS, the utility allowances will be implemented on contracts effective January 1, 2022.

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

1. The attached Tenant-Furnished Utility Allowances for the Housing Choice Voucher program is hereby adopted and approved.
2. The Executive Director is hereby directed to take any and all necessary action to implement the Tenant-Furnished Utility Allowances.

**Allowances for Tenant-  
Furnished Utilities And Other  
Services**

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

Locality: <b>St Louis, MO</b>		Unit Type: Single Family Detached, Town House/ Row House, Manufactured Home					Date: <b>1/1/2022</b>			
		Monthly Dollar Allowances; Number of Bedrooms								
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
<b>Heating</b>	a. Natural Gas	36	42	47	53	61	66	73	80	89
	b. Electric: Resistance	24	30	35	40	51	59	67	77	89
<b>Cooking</b>	a. Natural Gas	2	3	4	5	7	8	9	10	12
	b. Electric	6	8	11	13	17	19	22	25	29
<b>Other Electric/Lighting</b>		25	31	37	43	53	59	66	74	84
<b>Air Conditioning</b>		12	16	21	26	33	37	43	49	57
<b>Water Heating</b>	a. Natural Gas	5	8	10	12	15	18	20	23	27
	b. Electric	15	22	28	34	43	49	57	65	75
<b>Water</b>	a. St Louis City	14	17	23	32	41	50	58	67	76
	b. St Louis County	23	30	44	66	87	108	129	150	171
<b>Sewer</b>	[All areas]	41	48	61	80	100	119	138	158	177
<b>Trash Collection</b>	a. St Louis City	14	14	14	14	14	14	14	14	14
	b. St Louis County	13	13	13	13	13	13	13	13	13
<b>Range/Microwave</b>		14	14	14	14	14	14	14	14	14
<b>Refrigerator</b>		15	15	15	15	15	15	15	15	15

<b>Actual Family Allowances</b> To be used by the family to compute allowance. Complete below for the actual unit rented.
Name of Family
Address of Unit
Number of Bedrooms

Utility or Service	Monthly Cost
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
<b>Total</b>	<b>\$</b>



**Allowances for Tenant-  
Furnished Utilities And Other  
Services**

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

Locality: <b>St Louis, MO</b>		Unit Type:      Semi-Detached/Duplex/Two Family Flat						Date: <b>1/1/2022</b>		
		Monthly Dollar Allowances; Number of Bedrooms								
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
<b>Heating</b>	a. Natural Gas	35	41	46	51	58	63	69	76	84
	b. Electric: Resistance	22	28	32	37	48	55	63	72	83
<b>Cooking</b>	a. Natural Gas	2	3	4	5	7	8	9	10	12
	b. Electric	6	8	11	13	17	19	22	25	29
<b>Other Electric/Lighting</b>		25	31	37	43	53	59	66	74	84
<b>Air Conditioning</b>		11	15	19	24	30	35	40	46	53
<b>Water Heating</b>	a. Natural Gas	5	8	10	12	15	18	20	23	27
	b. Electric	15	22	28	34	43	49	57	65	75
<b>Water</b>	a. St Louis City	13	15	19	26	33	39	46	53	59
	b. St Louis County	20	25	36	52	67	83	99	115	131
<b>Sewer</b>	[All areas]	41	48	61	80	100	119	138	158	177
<b>Trash Collection</b>	a. St Louis City	14	14	14	14	14	14	14	14	14
	b. St Louis County	13	13	13	13	13	13	13	13	13
<b>Range/Microwave</b>		14	14	14	14	14	14	14	14	14
<b>Refrigerator</b>		15	15	15	15	15	15	15	15	15

**Actual Family Allowances** To be used by the family to compute allowance.

Complete below for the actual unit rented.

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service	Monthly Cost
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
<b>Total</b>	<b>\$</b>

**Allowances for Tenant-  
Furnished Utilities And Other  
Services**

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

Locality: <b>St Louis, MO</b>		Unit Type:	Low Rise/Multi Family Attached Flat (3,4 or more Family Flat), Garden/Walk-Up, High Rise/Elevator Structure (5+ floors)					Date: <b>1/1/2022</b>		
		Monthly Dollar Allowances; Number of Bedrooms								
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
<b>Heating</b>	a. Natural Gas	31	34	38	41	46	49	53	57	62
	b. Electric: Resistance	16	19	21	24	31	35	40	46	53
<b>Cooking</b>	a. Natural Gas	2	3	4	5	7	8	9	10	12
	b. Electric	6	8	11	13	17	19	22	25	29
<b>Other Electric/Lighting</b>		25	31	37	43	53	59	66	74	84
<b>Air Conditioning</b>		7	10	13	15	20	22	26	29	34
<b>Water Heating</b>	a. Natural Gas	5	8	10	12	15	18	20	23	27
	b. Electric	15	22	28	34	43	49	57	65	75
<b>Water</b>	a. St Louis City	13	15	19	26	33	39	46	53	59
	b. St Louis County	20	25	36	52	67	83	99	115	131
<b>Sewer</b>	[All areas]	41	48	61	80	100	119	138	158	177
<b>Trash Collection</b>	a. St Louis City	14	14	14	14	14	14	14	14	14
	b. St Louis County	13	13	13	13	13	13	13	13	13
<b>Range/Microwave</b>		14	14	14	14	14	14	14	14	14
<b>Refrigerator</b>		15	15	15	15	15	15	15	15	15

<b>Actual Family Allowances</b> To be used by the family to compute allowance. Complete below for the actual unit rented.
Name of Family
Address of Unit
Number of Bedrooms

Utility or Service	Monthly Cost
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
<b>Total</b>	<b>\$</b>

**Allowances for Tenant-  
Furnished Utilities And Other  
Services**

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

Locality: <b>St Louis, MO</b> MO-001		Unit Type:      North Sarah					Date: <b>1/1/2022</b>		
		Monthly Dollar Allowances; Number of Bedrooms							
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
<b>Heating</b>	a. Natural Gas		36	38	46				
	b. Electric: Resistance								
<b>Cooking</b>	a. Natural Gas								
	b. Electric								
<b>Other Electric/Lighting</b>			45	52	59				
<b>Air Conditioning</b>									
<b>Water Heating</b>	a. Natural Gas								
	b. Electric								
<b>Water</b>	a. St Louis City								
	b. St Louis County								
<b>Sewer</b>	[All areas]								
<b>Trash Collection</b>	a. St Louis City								
	b. St Louis County								
<b>Range/Microwave</b>									
<b>Refrigerator</b>									

<b>Actual Family Allowances</b> To be used by the family to compute allowance. Complete below for the actual unit rented.
Name of Family
Address of Unit
Number of Bedrooms

Utility or Service	Monthly Cost
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
<b>Total</b>	<b>\$</b>

**Allowances for Tenant-  
Furnished Utilities And Other  
Services**

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

Locality: <b>St Louis, MO</b> MO-001		Unit Type:      Arlington Grove					Date: <b>1/1/2022</b>		
		Monthly Dollar Allowances; Number of Bedrooms							
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
<b>Heating</b>	a. Natural Gas		34	38	41				
	b. Electric: Resistance								
<b>Cooking</b>	a. Natural Gas								
	b. Electric								
<b>Other Electric/Lighting</b>			46	52	59				
<b>Air Conditioning</b>									
<b>Water Heating</b>	a. Natural Gas								
	b. Electric								
<b>Water</b>	a. St Louis City								
	b. St Louis County								
<b>Sewer</b>	[All areas]								
<b>Trash Collection</b>	a. St Louis City								
	b. St Louis County								
<b>Range/Microwave</b>									
<b>Refrigerator</b>									

<b>Actual Family Allowances</b> To be used by the family to compute allowance. Complete below for the actual unit rented.
Name of Family
Address of Unit
Number of Bedrooms

Utility or Service	Monthly Cost
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
<b>Total</b>	<b>\$</b>