



ANNUAL STATEMENTS FOR FY 2019
CFP: MO36P00150119

Part I: Summary

PHA Name: St. Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: MO36P00150119 Replacement Housing Factor Grant No:	FFY of Grant: 2019
	Date of CFFP: _____	FFY of Grant Approval: 2019

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 21) ³	2,186,003.00	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration (may not exceed 10% of line 21)	874,401.20	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	440,162.51	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	1,695,000.00	-	-	-
10	1460 Dwelling Structures	2,283,395.29	-	-	-
11	1465.1 Dwelling Equipment--Nonexpendable	65,000.00	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	70,000.00	-	-	-
17	1499 Development Activities	80,000.00	-	-	-
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	1,050,050.00	-	-	-
19	1502 Contingency (may not exceed 8% of line of 20)	-	-	-	-
20	Amount of Annual Grant: (sum of lines 2 - 19)	8,744,012.00	\$ -	\$ -	\$ -
21		-	-	-	-
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 6/30/2017

Part I: Summary

PHA Name: St. Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: MO36P00150119 Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: 2019
		FFY of Grant Approval: 2019

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

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



**FIVE-YEAR ACTION PLAN FOR
FY 2019 – FY 2023**

AGENCY PLAN FY 2019
CAPITAL FUND BUDGETS

Capital Fund Program
Form HUD-50075.2

Five Year Action Plan
FY 2019 - FY 2023

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 8/30/2011**

PHA Name/Number		Locality: (City/County & State)			Revision No:	
St. Louis Housing Authority		St. Louis, MO				
A. Development Number/Name	Work Stmt. for Year 1 2019	Work Statement for Year 2 FFY: 2020	Work Statement for Year 3 FFY: 2021	Work Statement for Year 4 FFY: 2022	Work Statement for Year 5 FFY: 2023	
MO001000002 Clinton Peabody	See Annual Statement	\$1,236,248.29	\$1,172,079.80	\$1,721,335.80	\$1,682,492.80	
MO001000013 Euclid Plaza		\$50,000.00	\$800,000.00			
MO001000017 West Pine		\$240,000.00				
MO001000019 Parkview		\$385,000.00		\$500,000.00		
MO001000028 Badenhaus/Badenfest		\$105,000.00	\$150,000.00			
MO001000037 Cochran Plaza		\$88,000.00				
MO001000038 South Side Scattered Sites		\$35,000.00				
MO001000041 North Side Scattered Sites		\$260,000.00	\$800,000.00			
MO001000052 King Louis III		\$310,000.00				
MO001000061 Kingsbury Terrace		\$160,000.00				
MO001000099 PHA Wide - Contingency/Emergency		\$1,110,000.00	\$1,060,000.00	\$1,110,000.00	\$1,110,000.00	
B. Physical Improvements Subtotal		\$3,979,248.29	\$3,982,079.80	\$3,331,335.80	\$2,792,492.80	
C. Management Improvements		\$0.00	\$0.00	\$0.00		
D. HA-Wide Nondwelling Structures and Equipment		\$0.00	\$0.00	\$650,000.00	\$1,250,000.00	
E. Administration		\$874,401.20	\$874,401.20	\$874,401.20	\$874,401.20	
F. Other/Debt Service		\$1,624,359.51	\$1,621,528.00	\$1,622,272.00	\$1,561,115.00	
G. Operations		\$2,186,003.00	\$2,186,003.00	\$2,186,003.00	\$2,186,003.00	
H. Demolition		\$0.00	\$0.00	\$0.00	\$0.00	
I. Replacement Reserve		\$0.00	\$0.00	\$0.00	\$0.00	
J. Mod Used for Development		\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00	
K. Total CGP Funds		\$8,744,012.00	\$8,744,012.00	\$8,744,012.00	\$8,744,012.00	
L. Total Non-CGP Funds		\$0.00	\$0.00	\$0.00		
M. Grand Total		\$8,744,012.00	\$8,744,012.00	\$8,744,012.00	\$8,744,012.00	
Signature of Executive Director and Date:			Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			
X			X			

Five Year Action Plan

Part II: Supporting Pages

Physical Needs Work Statement(s)
Capital Fund Program (CFP)

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

Work Statement for Year 1 2019	Work Statement for Year 2 FFY: 2020			Work Statement for Year 3 FFY: 2021		
	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 Attachment	MO001000013 Euclid Plaza			MO001000099 PHA Wide		
	Parking lot repairs and reseal		\$50,000.00	Security upgrades and improvements		\$150,000.00
	MO001000052 King Louis III			MO001000002 Clinton Peabody		
	Parking lot repairs and reseal		\$60,000.00	Rebuild Kitchen; new cabinets, appliances, flooring and paint. Convert to all electric.		\$1,172,079.80
	MO001000037 Cochran Plaza			MO001000013 Euclid Plaza		
	Parking lot repairs and reseal		\$88,000.00	Residential plumbing and sewer repairs		\$800,000.00
	MO001000061 Kingsbury			MO001000028 Badenhaus		
	Parking lot repairs and reseal		\$60,000.00	Roof replacement at six buildings		\$150,000.00
	MO001000017 West Pine			MO001000041 McMillan Manor		
	Parking lot repairs and reseal		\$40,000.00	Exterior improvement		\$800,000.00
	MO001000028 Badenhaus			MO001000099 PHA Wide		
	Parking lot repairs and reseal		\$70,000.00	Mold Remediation		\$350,000.00
	MO001000028 Badenfest			MO001000099 PHA Wide		
	Parking lot repairs and reseal		\$35,000.00	Rehabilitation of 25 units per year		\$550,000.00
	MO001000038 South Broadway			MO001000099 PHA Wide		
	Parking lot repairs and reseal		\$35,000.00	Funding for repair of any PH unit that becomes uninhabitable due to unanticipated emergencies. Coverage of emergency repairs and insurance deductibles for a variety of casualty losses (fire, plumbing		\$10,000.00
	MO001000099 PHA Wide					
	Security upgrades and improvements		\$200,000.00			
	MO001000002 Clinton Peabody					
	HVAC Upgrades, furnaces and wall pack units		\$1,236,248.29			
	MO001000019 Parkview					
	Building Automation Control System Repair and Upgrade		\$50,000.00			
	MO001000061 Kingsbury Terrace					
	Lobby HVAC Repairs and Upgrades		\$100,000.00			
	MO001000017 West Pine					
	Roof replacement		\$200,000.00			
	MO001000041 Walnut Park					
	Siding and fascia replacement		\$260,000.00			
MO001000099 PHA Wide						
Mold Remediation		\$350,000.00				
MO001000099 PHA Wide						
Rehabilitation of 25 units per year		\$550,000.00				
MO001000019 Parkview						
Replace elevators		\$335,000.00				
MO001000052 King Louis III						
Replace flooring		\$250,000.00				
MO001000099 PHA Wide						
Funding for repair of any PH unit that becomes uninhabitable due to unanticipated emergencies. Coverage of emergency repairs and insurance deductibles for a variety of casualty losses (fire, plumbing issues, flooding, etc.)		\$10,000.00				
Subtotal of Estimated Cost			\$3,979,248.29	Subtotal of Estimated Cost \$3,982,079.80		

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

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

Work Statement for Year 1 2019	Work Statement for Year 4 FFY: 2022			Work Statement for Year 5 FFY: 2023			
	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	MO001000099 PHA Wide			MO001000099 PHA Wide			
	Security upgrades and improvements		\$200,000.00	Security upgrades and improvements		\$200,000.00	
	MO001000002 Clinton Peabody			MO001000002 Clinton Peabody			
	Rebuild Kitchen; new cabinets, appliances, flooring and paint. Convert to all electric.		\$1,221,335.80	Rebuild Kitchen; new cabinets, appliances, flooring and paint. Convert to all electric.		\$1,182,492.80	
	MO001000002 Clinton Peabody			MO001000002 Clinton Peabody			
	Unit painting		\$500,000.00	Unit painting		\$500,000.00	
	MO001000019 Parkview			MO001000099 PHA Wide			
	Lobby renovation		\$500,000.00	Mold Remediation		\$350,000.00	
	MO001000099 PHA Wide			MO001000099 PHA Wide			
	Mold Remediation		\$350,000.00	Rehabilitation of 25 units per year		\$550,000.00	
	MO001000099 PHA Wide			MO001000037 Cochran Plaza (Mini Mall)			
	Rehabilitation of 25 units per year		\$550,000.00	Mini Mall Renovations		\$600,000.00	
	MO001000002 Clinton Peabody (Al Chappelle)			MO001000002 Clinton Peabody (Al Chappelle)			
Building access and east wing improvements at the Al Chappell building		\$650,000.00	Building access and east wing improvements at the Al Chappell building		\$650,000.00		
MO001000099 PHA Wide			MO001000099 PHA Wide				
Funding for repair of any PH unit that becomes uninhabitable due to unanticipated emergencies. Coverage of emergency repairs and insurance deductibles for a variety of casualty losses (fire, plumbing issues, flooding, etc.)		\$10,000.00	Funding for repair of any PH unit that becomes uninhabitable due to unanticipated emergencies. Coverage of emergency repairs and insurance deductibles for a variety of casualty losses (fire, plumbing issues, flooding, etc.)		\$10,000.00		
Subtotal of Estimated Cost			\$3,981,335.80	Subtotal of Estimated Cost			\$4,042,492.80

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 4/30/2011

Work Statement for Year 1 2019	Work Statement for Year 2 FFY: 2020			Work Statement for Year 3 FFY: 2021			
	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 Improvement	1 Year	\$0.00	Management Improvement	1 Year	\$0.00	
	TOTAL		\$0.00	TOTAL		\$0.00	
	Other:	1 Year		Other:	1 Year		
	Fees & Cost		\$440,236.51	Fees & Cost		\$440,000.00	
	Dwelling Equipment		\$65,000.00	Dwelling Equipment		\$65,000.00	
	Non-Dwelling Equipment		\$0.00	Non-Dwelling Equipment		\$0.00	
	Relocation		\$70,000.00	Relocation		\$70,000.00	
	Debt Service		\$1,049,123.00	Debt Service		\$1,046,528.00	
	TOTAL		\$1,624,359.51	TOTAL		\$1,621,528.00	
	Operations	1 Year		Operations	1 Year		
Adequacy and Efficacy Operations and Development security		\$2,186,003.00	Adequacy and Efficacy Operations and Development security		\$2,186,003.00		
TOTAL		\$2,186,003.00	TOTAL		\$2,186,003.00		
Subtotal of Estimated Cost			\$3,810,362.51	Subtotal of Estimated Cost			\$3,807,531.00

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 4/30/2011

Work Statement for Year 1 2019	Work Statement for Year 4 FFY: 2022			Work Statement for Year 5 FFY: 2023			
	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 Improvement	1 Year	\$0.00	Management Improvement	1 Year	\$0.00	
	TOTAL		\$0.00	TOTAL		\$0.00	
	Other:			Other:			
	Fees & Cost	1 Year	\$440,000.00	Fees & Cost	1 Year	\$440,000.00	
	Dwelling Equipment		\$65,000.00	Dwelling Equipment		\$0.00	
	Non-Dwelling Equipment		\$0.00	Non-Dwelling Equipment		\$0.00	
	Relocation		\$70,000.00	Relocation		\$70,000.00	
	Debt Service		\$1,047,272.00	Debt Service		\$1,051,115.00	
	TOTAL		\$1,622,272.00	TOTAL		\$1,561,115.00	
	Operations			Operations			
Adequacy and Efficacy Operations and Development security	1 Year	\$2,186,003.00	Adequacy and Efficacy Operations and Development security	1 Year	\$2,186,003.00		
TOTAL		\$2,186,003.00	TOTAL		\$2,186,003.00		
Subtotal of Estimated Cost			\$3,808,275.00	Subtotal of Estimated Cost			\$3,747,118.00