



**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