

July 15, 2021

Via email 7/15/2021

[Anita.L.Hagerman@hud.gov](mailto:Anita.L.Hagerman@hud.gov)



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Ms. Anita Hagerman, Portfolio Management Specialist  
St. Louis HUD Office  
Robert A. Young Federal Office Building  
1222 Spruce Street, Room 3.203  
St. Louis, Missouri 63103

**Subject: Agency Plan Annual Submission for Fiscal Year 2021  
HUD-50075-ST – Standard PHA Annual Plan FY 2021**

Dear Ms. Hagerman:

The St. Louis Housing Authority (SLHA) is providing the Agency Plan for Federal Fiscal Year 2021 for your review and approval. The submission complies with all program requirements and all applicable documents are attached.

The Agency conducted a Public Hearing on June 23, 2021 to receive comments regarding the Agency Plan. A summary of the comments and the Agency's response are included as an attachment to the plan.

If you should have any questions regarding this information, please contact my office at (314) 286-4357 or Ms. Fran Bruce, Planning and Procurement Manager at (314) 286-4365 or by email at [fbruce@slha.org](mailto:fbruce@slha.org).

Sincerely yours,

DocuSigned by:  
A handwritten signature in blue ink that reads 'Alana C. Green'. The signature is enclosed in a blue rectangular box with rounded corners.  
Alana C. Green  
Executive Director



ST. LOUIS  
**HOUSING**  
AUTHORITY

# Agency Plan

## Annual Plan for Fiscal Year 2021

3520 Page Boulevard  
St. Louis, Missouri 63106  
(314) 286-4357 - Office  
(314) 531-0184 - Fax

Submitted by:

Alana C. Green  
Executive Director

**July 15, 2021**

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**St. Louis Housing Authority**  
**FY 2021 Annual Plan**

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**Table of Attachments**

**Annual PHA Plan (Standard PHAs) – HUD-50075-ST**

Attachment #1	Section A.1 – Availability of Information
Attachment #2	Section B.1 (b) – Statement of Housing Needs – Jurisdiction Needs Chart
Attachment #3	Section B.1 (b) – Deconcentration Policy and other Policies that Govern Eligibility, Selection and Admissions (Admin. Plan & ACOP matrix and HUD Income Limits and Wait List)
Attachment #4	Section B.1 (b) – Financial Resources
Attachment #5	Section B.1 (b) – Rent Determinations
Attachment #6	Section B.1 (b) – Operation & Management – Turnover Chart
Attachment #7	Section B.1 (b) – Homeownership (Reference Attachment 11– New Activities)
Attachment #8	Section B.1 (b) – Community Service and FSS Programs
Attachment #9	Section B.1 (b) – Asset Management - Long Term Planning
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Attachment #11	Section B.2 (b) – New Activities
Attachment #12	Section B.2 (b) – Units with Approved Vacancies for Modernization
Attachment #13	Section B.3 – Civil Rights Certification – HUD-50077-CR
Attachment #14	Section B.5 – Progress Report
Attachment #15	Section B.6 – Resident Advisory Board (RAB) Comments
Attachment #16	Section B.7 – Certification by State or Local Officials - HUD-50077-SL
Attachment #17	Certification of Compliance - HUD-50077-ST-HCV-HP

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.										
A.1	<b>PHA Name:</b> <u>St Louis Housing Authority (SLHA)</u> <b>PHA Code:</b> <u>MO1-001</u> <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>10/01/2021</u> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <u>7105</u> Allocated <b>Number of Public Housing (PH) Units</b> <u>2790</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>6665</u> Leased ( <b>March 2021</b> ) <b>Total Combined Units/Vouchers</b> <u>9455 (March 2021)</u> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission									
<b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. <b>Reference Attachment #1 – A.1 Availability of Information</b>										
<input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)										
Participating PHAs		PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia						
				No. of Units in Each Program						
				PH	HCV					
Lead PHA:										

<b>B.</b>	<b>Annual Plan Elements</b>
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y   N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs   <b>Reference Attachment #2 – B.1 (b)</b></p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.   <b>Reference Attachment #3 – B.1 (b)</b></p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.   <b>Reference Attachment #4 – B.1 (b)</b></p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.   <b>Reference Attachment #5 – B.1 (b)</b></p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.   <b>Reference Attachment #6 – B.1 (b)</b></p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.   <b>Reference Attachment #7 – B.1 (b)</b></p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.   <b>Reference Attachment #8 – B.1 (b)</b></p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Asset Management.   <b>Reference Attachment #9 – B.1 (b)</b></p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): <i>Reference attachments listed above.</i></p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.   <b>Reference Attachment #10 – B.1 (c)</b></p>
<b>B.2</b>	<p><b>New Activities.   Reference Attachment #11 – B.2 (b) – New Activities Chart</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y   N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.   <b>Reference Attachment #12 – B.1 (b)</b></p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
<b>B.3</b>	<p><b>Civil Rights Certification.   Reference Attachment #13 – B.3</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>B.4</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

<b>B.5</b>	<p><b>Progress Report. Reference Attachment #14 – B.5</b></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p>
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments. Reference Attachment #15 – B.6 (c)</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>B.7</b>	<p><b>Certification by State or Local Officials. Reference Attachment #16 – B.7</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>B.8</b>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y   N   N/A  <input type="checkbox"/>   <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>C.</b>	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<b>C.1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. <b>Section 8.0 of the PHA Plan Template: “See HUD Form 50075.2 that HUD approved on 10/29/2020.”</b></p>

**Certification of Compliance – HUD 50077-ST-HCV—HP. Reference Attachment #17**

# Instructions for Preparation of Form HUD-50075-ST

## Annual PHA Plan for Standard and Troubled PHAs

### A. PHA Information. All PHAs must complete this section.

**A.1** Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

### B. Annual Plan. All PHAs must complete this section.

#### B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” ([24 CFR §903.7](#))

☒ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#)) Provide a 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. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

☒ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

☒ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

☒ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

☒ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. ([24 CFR §903.7\(e\)](#))

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. ([24 CFR §903.7\(f\)](#))

☒ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

☒ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)](#)) A description of: **1)** Any programs relating to services and amenities provided or offered to assisted families; and **2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. ([24 CFR §903.7\(l\)](#))

☐ **Safety and Crime Prevention.** Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. ([24 CFR §903.7\(m\)](#)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs

provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☒ **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define "significant amendment/modification", HUD will consider the following to be "significant amendments or modifications": a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☒ **Hope VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☒ **Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☒ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

☒ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☒ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.503) (24 CFR 903.7(b))

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.505) (24 CFR 903.7(b))



☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21](#). (24 CFR §903.7(e))

☒ **Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. (24 CFR §903.7(b))

☒ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

☒ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

**B.3 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

**B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

**B.5 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

**B.6 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

**B.7 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**B.8 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." (24 CFR §903.9)

**C. Statement of Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

**C.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form- 50075.2 approved by HUD on 10/29/2020."

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 9.2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

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**St. Louis Housing Authority**  
**FY 2021 Annual Plan**

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**ATTACHMENT #1**

**Section A.1 – PHA Information**  
**Availability of Information**

**SLHA maintains relevant information regarding the Agency Plan at on its website ([www.slha.org](http://www.slha.org)), main administrative office 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. James House – MO001-000010, 4310 St. Ferdinand, St. Louis, MO 63113
4. Euclid Plaza –MO001-000013B, 5310 N. Euclid, St. Louis, MO 63115
5. McMillan Manor (North Side Scattered Sites) – MO001-000041,051  
1007 N. Taylor, St. Louis, MO 63108
6. West Pine – MO001-000017, 4490 West Pine, St. Louis, MO 63108
7. Parkview Apartments – MO001-000019, 4451 Forest Park, St. Louis, MO 63108
8. Lafayette Apartments (South Side Scattered Sites) – MO001-000038  
3447 Lafayette, St. Louis, MO 63104
9. Badenhause & Badenfest – MO001-000028, 8450 Gast Place, St. Louis, MO 63147
10. LaSalle Park – MO001-000034, 1001 Hickory, St. Louis, MO 63104
11. Cochran Plaza – MO001-000037, 1420 N. 10<sup>th</sup> Street, St. Louis, MO 63106
12. Murphy Park I, II & III – MO001-000044,045,046  
1920 Cass Avenue, St. Louis, MO 63106
13. King Louis Square I – MO001-000047, 1524 S. 13<sup>th</sup> Street, St. Louis, MO 63104
14. King Louis Square II – MO001-000049, 1129 Hickory Street, St. Louis, MO 63104
15. Les Chateaux – MO001-000048, 1330 Chouteau, St. Louis, MO 63103
16. Renaissance Place at Grand I, II, & III – M036-P001-050, 057,059  
1001 N. Compton, St. Louis, MO 63106
17. Senior Living and Gardens at Renaissance Place – M0001-000054, and MO001-000055  
3217 Martin Luther King, St. Louis, MO 63106
18. Cahill House – MO001-000056, 1919 O’Fallon Place, St. Louis, MO 63106
19. Cambridge Heights I & II – MO001-000058,060, 703 O’Fallon, St. Louis, MO 63106
20. Kingsbury Terrace – MO001-000061, 5655 Kingsbury, St. Louis, MO 63112
21. Senior Living at Cambridge Heights - MO001-000062, 728 Biddle, St. Louis, MO 63106
22. Arlington Grove – MO001-000063, 5547 Dr. Martin Luther King, St. Louis, MO 63112
23. North Sarah I, II & III Apartments - MO001-000064,065, 066  
1024 North Sarah, St. Louis, MO 63113

**Detailed information regarding the Agency Plan components can be viewed at the SLHA Website, [www.slha.org](http://www.slha.org).** The Agency Plan and all relevant components are not available for viewing at the SLHA’s Central Office, 3520 Page Blvd, St. Louis, MO 63106 due to the COVID 19 restrictions The Agency Plan and SLHA’s Admissions and Continued Occupancy Policies can only view online as well.

**All resident organizations are provided a copy of the Agency Plan.**

**St. Louis Housing Authority**  
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**ATTACHMENT #2**

**Section B.1 (b) – PHA Plan Update – Plan Elements Revised**

**Item 1 – Statement of Housing Needs**

We have established preferences that address the highest level of needs identified for our jurisdiction. We will further our efforts in continuing to increase the supply of Public Housing units and Housing Choice Vouchers.

**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.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Affordability	Supply	Quality **	Accessibility	Size	Location
Income ≤ 30% of HAMFI	35,595	4	*	4	*	*	*
Income >30.1% but ≤50% of HAMFI	21,260	4	*	4	*	*	*
Income >50.1% but <80% of HAMFI	26,340	2	*	2	*	*	*
Elderly	35,175	2	*	2	*	*	*
Population with Disabilities	94,000	*	*	3	*	*	*
Caucasian, Non-Hispanic	67,925	2	*	1	*	*	3
African American, Non-Hispanic	61,680	3	*	2	*	*	5
Asian or Pacific Islander, Non-Hispanic	3,880	3	*	2	*	*	4
Hispanic	4,274	3	*	2	*	*	4
Other, Non-Hispanic	2045	3	*	2	*	*	*

**Notes:** Numbers reflect population or households, renters and homeowners; Elderly = 62+; Grading was established such that 1=0-20%, 2=20.1-40%, 3=40.1-60%, 4=60.1-80%, 5=80.1-100%; Data taken from AFFH version 0006, Map 6, "housing problems" tables 1, 9 & 12 and CHAS data 2013-2017, tables 5, 6, 7, 9, & summary table.

\*There is no data available to make determinations in the indicated categories.

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**St. Louis Housing Authority**  
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**ATTACHMENT #3**

**Section B.1 (b) – PHA Plan Update – Plan Elements Revised**

**Item 2–Deconcentration and Other Policies that Govern Eligibility, Selection & Admissions**

**Administrative Plan (Section 8 Housing Choice Program) - Changes**  
**Admissions and Continued Occupancy Policy (ACOP) – Matrix of Changes**

- Section 8 /Housing Choice Voucher Program: *Revisions since last Annual Plan Submission:*

**Administrative Plan:**

Revisions to the Administrative Plan – Matrix provides summary of changes (Attachment 3A).

Updates to High Opportunity Areas Rents and Payment Standards – Appendix 1 - Mobility Connection Program (Attachment 3B).

HUD PIH Notice 2021-14 – (New Appendix 2 to Administrative Plan) (Attachment 3C) - HUD has established waivers and administrative flexibilities to PHAs' in response to the COVID-19 that provide alternatives to established procedures in the the Administrative Plan. (Reference Attachment #3G).

- 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)**

Revisions to the ACOP, a component of the Agency Plan, have been made and therefore, are subject to public review and comment. The ACOP comment period is concurrently with this plan. The ACOP is under a separate cover and not an attachment to this plan update.

Revisions to the ACOP – Matrix provides summary of changes (attachment 3D).

Income Limits Chart (ACOP Appendix #2) - HUD annually revises the Income Limits to adjust to the average median income levels (Attachment 3E).

Flat Rent Comparables (ACOP Appendix #3) – SLHA annually revises the Flat Rent Comparables to adjust rent limits comparable to local area rents (Attachment 3F). (Reference Attachment 5).

HUD PIH Notice 2021-14 – (ACOP Appendix #5) - HUD has established waivers and administrative flexibilities to PHAs' in response to the COVID-19 that provide alternatives to established procedures in the the ACOP (Attachment 3G).

Site Based Waiting List - SLHA number of Site Based waiting lists is 24; there has been no change.

Waiting Lists Openings - In FY 2021, SLHA expects to re-open the Waiting Lists for several SLHA properties. Reference attached table containing all Waiting Lists by Locations (Attachment 3H).

## HCV Administrative Plan – Changes/Additions 2021

Chapter	Current	Change/Addition/Comment	Page
Appendix 1	Last update 10/2018	Updates to high opportunity areas, median rents and payment standards for Mobility Connection Program	Appendix 1
Administrative Plan Appendix 2 (New)	N/A	HUD has established waivers and administrative flexibilities to PHAs' in response to the COVID-19 that provide alternatives to established procedures in the the Administrative Plan. See Appendix 2 for PIH Notice 2021-14 which includes a summary of waivers, alternative requirements, and extended availability periods.	Appendix 2
HUD COVID-19 Statutory and Regulatory Waivers			
HUD Notice PIH 2021-14			

## Appendix 1

Table 1. High Opportunity Areas & Payment Standards effective 10/1/2020

Census Tract	region	zip code	Median rent	% Poverty	% subsidized	Rent Ratio	HOA?	Payment Standard
2219	county	63122	1130	4.9	no data	140.55%	yes	3
2210	county	63122	1017	7.8	4.30%	126.49%	yes	3
2184.01	county	63122	1281	1.4	no data	159.33%	yes	3
2181.03	county	63122	963	7.5	no data	119.78%	yes	3
2180.12	county	63122	1712	2.4	no data	212.94%	yes	3
2180.03	county	63122	885	2.8	no data	110.07%	yes	3
2176	county	63122	960	3.6	no data	119.40%	yes	3
2175	county	63122	1696	0.9	no data	210.95%	yes	3
2211	county	63122	1333	3.3	no data	165.80%	yes	3
2188	county	63122	1275	1.3	no data	158.58%	yes	3
2186	county	63122	1121	8.9	1.45%	139.43%	yes	3
2185	county	63122	1028	3.6	no data	127.86%	yes	3
2184.02	county	63122	1148	4.2	no data	142.79%	yes	3
2183	county	63122	915	7.4	4.98%	113.81%	yes	3
2182.01	county	63122	1115	2.7	no data	138.68%	yes	3
2189	county	63144	974	7	2.81%	121.14%	yes	3
2166	county	63144	1454	2.2	no data	180.85%	yes	3
2174	county	63144	1051	3	no data	130.72%	yes	3
2173	county	63144	1324	9	no data	164.68%	yes	3
2181.03	county	63088	963	7.5	no data	119.78%	yes	2
2166	county	63117	1454	2.2	no data	180.85%	yes	2
2219	county	63119	1130	4.9	no data	140.55%	yes	2
2189	county	63119	974	7	2.81%	121.14%	yes	2
2175	county	63124	1696	0.9	no data	210.95%	yes	2
2219	county	63126	1130	4.9	no data	140.55%	yes	2
2210	county	63126	1017	7.8	4.30%	126.49%	yes	2
2184.01	county	63131	1281	1.4	no data	159.33%	yes	2
2180.12	county	63131	1712	2.4	no data	212.94%	yes	2
2176	county	63131	960	3.6	no data	119.40%	yes	2
2221	county	n/a	1625	1.8	no data	202.11%	yes	2
2220	county	n/a	1001	3.7	no data	124.50%	yes	2
2216.29	county	n/a	1727	2.4	no data	214.80%	yes	2
2216.28	county	n/a	1128	8.6	no data	140.30%	yes	2
2216.27	county	n/a	3059	2.5	no data	380.47%	yes	1
2216.25	county	n/a	979	9.1	no data	121.77%	yes	2
2216.21	county	n/a	1226	8	no data	152.49%	yes	2

2215.06	county	n/a	1115	0.5	no data	138.68%	yes	2
2215.03	county	n/a	936	6.6	no data	116.42%	yes	2
2215.02	county	n/a	1131	2.4	2.88%	140.67%	yes	2
2214.23	county	n/a	1070	1.5	no data	133.08%	yes	2
2214.21	county	n/a	1117	1.4	no data	138.93%	yes	2
2213.32	county	n/a	1183	5.5	no data	147.14%	yes	2
2212.02	county	n/a	896	1.7	no data	111.44%	yes	1
2212.01	county	n/a	1990	6.6	no data	247.51%	yes	2
2207.02	county	n/a	1044	3	no data	129.85%	yes	2
2204.46	county	n/a	1256	1.5	no data	156.22%	yes	1
2204.45	county	n/a	1129	2.8	2.38%	140.42%	yes	1
2204.42	county	n/a	1042	4.6	0.90%	129.60%	yes	2
2204.32	county	n/a	977	3.1	no data	121.52%	yes	2
2200.01	county	n/a	940	3.8	no data	116.92%	yes	2
2195	county	n/a	1748	3.9	no data	217.41%	yes	2
2194	county	n/a	973	1.3	no data	121.02%	yes	2
2193	county	n/a	1101	5.4	no data	136.94%	yes	2
2192	county	n/a	927	9.6	no data	115.30%	yes	2
2191	county	n/a	992	5.4	no data	123.38%	yes	2
2180.11	county	n/a	977	9.5	no data	121.52%	yes	2
2179.44	county	n/a	1193	1.9	no data	148.38%	yes	2
2179.43	county	n/a	1319	2.4	no data	164.05%	yes	2
2179.42	county	n/a	1242	1.7	no data	154.48%	yes	2
2179.32	county	n/a	2234	2.2	no data	277.86%	yes	2
2179.31	county	n/a	1111	1.5	no data	138.18%	yes	2
2179.23	county	n/a	950	4.2	no data	118.16%	yes	2
2179.21	county	n/a	968	2.1	no data	120.40%	yes	1
2178.52	county	n/a	1359	1.4	no data	169.03%	yes	2
2178.51	county	n/a	2375	1.9	no data	295.40%	yes	2
2178.42	county	n/a	1013	3.3	no data	126.00%	yes	2
2178.41	county	n/a	1247	7.8	no data	155.10%	yes	2
2178.07	county	n/a	1045	2.9	no data	129.98%	yes	2
2178.02	county	n/a	1370	0.3	no data	170.40%	yes	2
2177.01	county	n/a	1830	3.9	no data	227.61%	yes	1
2167	county	n/a	953	9.8	no data	118.53%	yes	2
2165	county	n/a	1186	6.5	1.96%	147.51%	yes	2
2164	county	n/a	1144	9.6	no data	142.29%	yes	2
2162	county	n/a	1135	8.7	0.35%	141.17%	yes	2
2158	county	n/a	961	7.6	4.36%	119.53%	no	1
2155	county	n/a	1151	2.6	no data	143.16%	yes	2
2153.02	county	n/a	1636	2	no data	203.48%	yes	2



2153.01	county	n/a	1157	3	no data	143.91%	yes	2
2152.32	county	n/a	1372	4.4	no data	170.65%	yes	2
2152.31	county	n/a	1005	4.5	no data	125.00%	yes	2
2152.02	county	n/a	1137	2.8	no data	141.42%	yes	2
2152.01	county	n/a	1087	7.5	no data	135.20%	yes	2
2151.44	county	n/a	1069	6.4	no data	132.96%	yes	2
2151.42	county	n/a	898	7.7	no data	111.69%	yes	2
2151.41	county	n/a	1520	1.6	no data	189.05%	yes	2
2151.03	county	n/a	1588	6.4	7.09%	197.51%	yes	2
2151.02	county	n/a	1220	8	no data	151.74%	yes	2
2150.05	county	n/a	1080	6.9	2.32%	134.33%	yes	2
2150.03	county	n/a	1529	6.1	no data	190.17%	yes	2
2132.03	county	n/a	907	8.4	no data	112.81%	yes	2
2117	county	n/a	1084	10	4.69%	134.83%	no	1
2112.02	county	n/a	983	6.9	3.03%	122.26%	yes	2
2111.01	county	n/a	992	9	7.12%	123.38%	yes	2
2109.26	county	n/a	1283	9	3.00%	159.58%	yes	2
2109.25	county	n/a	941	6	1.95%	117.04%	no	1
2109.24	county	n/a	1089	6.1	1.69%	135.45%	no	1
2109.23	county	n/a	1167	5.2	4.31%	145.15%	yes	2
2109.12	county	n/a	1364	6.4	0.90%	169.65%	no	1
2108.05	county	n/a	1002	9.9	2.80%	124.63%	no	1
2108.03	county	n/a	996	2.4	0.68%	123.88%	yes	1
2180.03	county	63021	885	2.8	no data	110.07%	yes	2
2216.26	county	n/a	no data	1.7	no data	no data	yes	1
2214.24	county	n/a	799	3.1	no data	99.38%	yes	1
2214.22	county	n/a	768	6.1	0.47%	95.52%	yes	1
2213.35	county	n/a	798	2.7	no data	99.25%	yes	2
2213.02	county	n/a	721	5.2	no data	89.68%	yes	1
2213.01	county	n/a	863	8.2	no data	107.34%	yes	1
2208.03	county	n/a	no data	1.8	no data	no data	yes	2
2208.02	county	n/a	857	7.6	1.34%	106.59%	yes	1
2207.03	county	n/a	739	4.5	no data	91.92%	yes	1
2207.01	county	n/a	774	9.7	no data	96.27%	yes	1
2206.01	county	n/a	843	5.5	2.53%	104.85%	yes	1
2205.02	county	n/a	770	7.6	4.76%	95.77%	yes	1
2205.01	county	n/a	745	9.8	1.75%	92.66%	yes	1
2204.44	county	n/a	no data	6.1	no data	no data	yes	2
2204.41	county	n/a	763	3	no data	94.90%	yes	1
2204.31	county	n/a	809	7.4	no data	100.62%	yes	1
2200.02	county	n/a	840	7.4	no data	104.48%	yes	1

2199	county	n/a	705	8.8	no data	87.69%	yes	2
2196	county	n/a	885	8.1	4.96%	110.07%	yes	1
2179.41	county	n/a	862	9.9	no data	107.21%	yes	2
2177.02	county	n/a	no data	0.9	no data	no data	yes	2
2168	county	n/a	747	6.2	no data	92.91%	yes	1
2154	county	n/a	no data	1.8	no data	no data	yes	1
2151.43	county	n/a	810	4.9	no data	100.75%	yes	2
2151.05	county	n/a	870	8.5	no data	108.21%	yes	2
2114.02	county	n/a	801	7.9	no data	99.63%	yes	1
2113.33	county	n/a	866	9.2	0.79%	107.71%	yes	2
2110	county	n/a	889	5.4	1.47%	110.57%	yes	2
2109.27	county	n/a	no data	6.4	no data	no data	yes	1
1268	city	n/a	876	8.5	no data	108.96%	yes	1
1143	city	n/a	811	6.2	no data	100.87%	yes	1
1141.02	city	n/a	815	5.5	no data	101.37%	yes	1
1038	city	n/a	826	3.8	no data	102.74%	yes	1
1037	city	n/a	803	8.6	no data	99.88%	yes	1
1034	city	n/a	699	7.1	no data	86.94%	yes	1
1022	city	n/a	824	4.8	no data	102.49%	yes	1
1013	city	n/a	645	4.5	no data	80.22%	yes	1
2218	county	n/a	923	35	10.48%	114.80%	no	1
2216.24	county	n/a	789	2.8	12.67%	98.13%	yes	2
2208.01	county	n/a	760	10.9	no data	94.53%	no	1
2206.02	county	n/a	750	11.3	6.76%	93.28%	no	1
2204.43	county	n/a	744	11.3	0.77%	92.54%	no	1
2203	county	n/a	723	27.6	2.82%	89.93%	no	1
2202	county	n/a	900	10.6	1.82%	111.94%	no	1
2201	county	n/a	683	16.4	no data	84.95%	no	1
2198	county	n/a	864	10.2	2.40%	107.46%	yes	2
2197	county	n/a	687	11.1	0.49%	85.45%	no	1
2181.02	county	n/a	581	13.7	2.65%	72.26%	no	1
2178.06	county	n/a	1193	11.3	no data	148.38%	yes	2
2172	county	n/a	726	15.2	no data	90.30%	no	1
2170	county	n/a	684	14.4	1.78%	85.07%	no	1
2169	county	n/a	651	12.9	3.13%	80.97%	no	1
2163	county	n/a	979	11.9	no data	121.77%	yes	2
2161	county	n/a	852	32.1	9.18%	105.97%	no	1
2160	county	n/a	843	23.1	10.27%	104.85%	no	1
2159	county	n/a	1050	15.2	4.73%	130.60%	no	1
2157	county	n/a	984	25.2	4.79%	122.39%	no	1
2156	county	n/a	946	10.2	0.70%	117.66%	yes	2

2150.04	county	n/a	738	13.3	2.01%	91.79%	no	1
2150.01	county	n/a	875	15.9	no data	108.83%	yes	2
2149	county	n/a	723	16	3.02%	89.93%	no	1
2148	county	n/a	712	13	0.88%	88.56%	no	1
2147	county	n/a	843	29.2	4.66%	104.85%	no	1
2146.02	county	n/a	765	17.3	3.19%	95.15%	no	1
2146.01	county	n/a	778	12	2.64%	96.77%	no	1
2145	county	n/a	826	20.9	1.08%	102.74%	no	1
2144	county	n/a	872	14.4	2.01%	108.46%	no	1
2143	county	n/a	818	28.5	6.18%	101.74%	no	1
2142	county	n/a	868	33.1	0.15%	107.96%	no	1
2141	county	n/a	828	26.7	1.39%	102.99%	no	1
2139	county	n/a	886	51.4	68.58%	110.20%	no	1
2138	county	n/a	872	26	8.87%	108.46%	no	1
2137	county	n/a	665	26.5	14.15%	82.71%	no	1
2136	county	n/a	749	30.6	1.57%	93.16%	no	1
2135	county	n/a	926	10.1	3.65%	115.17%	no	1
2134	county	n/a	932	19	5.25%	115.92%	no	1
2133	county	n/a	838	17.8	2.76%	104.23%	no	1
2132.04	county	n/a	884	17.2	10.02%	109.95%	no	1
2132.02	county	n/a	1031	13.2	no data	128.23%	yes	2
2131.02	county	n/a	531	18.3	no data	66.04%	no	1
2131.01	county	n/a	791	16	6.77%	98.38%	no	1
2127	county	n/a	799	17.6	8.36%	99.38%	no	1
2126	county	n/a	1013	23.7	5.87%	126.00%	no	1
2125	county	n/a	774	17.8	0.88%	96.27%	no	1
2124	county	n/a	913	26.1	8.41%	113.56%	no	1
2123	county	n/a	712	21.9	5.91%	88.56%	no	1
2122	county	n/a	880	27.9	8.02%	109.45%	no	1
2121.02	county	n/a	877	19.8	21.14%	109.08%	no	1
2121.01	county	n/a	906	35.1	11.97%	112.69%	no	1
2120.02	county	n/a	732	29.2	2.53%	91.04%	no	1
2120.01	county	n/a	828	26.6	11.78%	102.99%	no	1
2119	county	n/a	743	41.3	20.99%	92.41%	no	1
2118.02	county	n/a	964	19.3	10.05%	119.90%	no	1
2118.01	county	n/a	850	24	9.48%	105.72%	no	1
2116	county	n/a	1027	18.9	1.11%	127.74%	no	1
2115	county	n/a	996	18.6	12.80%	123.88%	no	1
2114.01	county	n/a	762	10.9	9.20%	94.78%	no	1
2113.34	county	n/a	665	8.1	14.15%	82.71%	no	1
2113.32	county	n/a	959	13.7	0.25%	119.28%	no	1

2113.31	county	n/a	856	12	3.23%	106.47%	no	1
2113.01	county	n/a	1095	12.4	3.58%	136.19%	yes	2
2112.01	county	n/a	820	16.7	2.58%	101.99%	no	1
2111.02	county	n/a	974	14.6	14.54%	121.14%	no	1
2109.28	county	n/a	1563	11	no data	194.40%	no	1
2109.21	county	n/a	1084	13.6	3.04%	134.83%	no	1
2108.06	county	n/a	910	16.2	5.42%	113.18%	no	1
2108.04	county	n/a	935	11.6	0.81%	116.29%	no	1
2107.04	county	n/a	642	17.5	0.80%	79.85%	no	1
2107.03	county	n/a	651	19.3	24.73%	80.97%	no	1
2107.02	county	n/a	805	17.5	0.94%	100.12%	no	1
2106	county	n/a	928	24	9.35%	115.42%	no	1
2105.02	county	n/a	1030	24.5	10.46%	128.11%	no	1
2105.01	county	n/a	1058	17.7	1.44%	131.59%	no	1
2104	county	n/a	923	21.4	14.13%	114.80%	no	1
2103	county	n/a	740	29.8	1.13%	92.04%	no	1
2102	county	n/a	998	29.3	15.95%	124.13%	no	1
2101	county	n/a	671	27.3	15.71%	83.46%	no	1
1276	city	n/a	767	14	1.38%	95.40%	no	1
1275	city	n/a	845	31.9	3.38%	105.10%	no	1
1274	city	n/a	506	46.1	39.28%	62.94%	no	1
1273	city	n/a	749	32.1	12.20%	93.16%	no	1
1272	city	n/a	730	14.4	0.50%	90.80%	no	1
1271	city	n/a	662	45	44.46%	82.34%	no	1
1270	city	n/a	738	31.7	12.80%	91.79%	no	1
1269	city	n/a	831	38	4.54%	103.36%	no	1
1267	city	n/a	671	46.3	0.78%	83.46%	no	1
1266	city	n/a	473	43.4	37.32%	58.83%	no	1
1257	city	n/a	651	61.3	53.35%	80.97%	no	1
1256	city	n/a	989	18	3.28%	123.01%	no	1
1255	city	n/a	1074	15.1	0.29%	133.58%	no	1
1246	city	n/a	600	57.8	18.29%	74.63%	no	1
1243	city	n/a	755	18.5	0.06%	93.91%	no	1
1242	city	n/a	649	41.2	12.81%	80.72%	no	1
1241	city	n/a	773	40.6	13.62%	96.14%	no	1
1233	city	n/a	829	13.5	1.93%	103.11%	no	1
1232	city	n/a	816	18	15.35%	101.49%	no	1
1231	city	n/a	769	17.5	10.54%	95.65%	no	1
1212	city	n/a	402	56.2	47.54%	50.00%	no	1
1211	city	n/a	668	55.1	30.91%	83.08%	no	1
1202	city	n/a	826	57.1	14.41%	102.74%	no	1

1193	city	n/a	846	46.6	8.66%	105.22%	no	1
1192	city	n/a	590	21	16.59%	73.38%	no	1
1191.02	city	n/a	970	31.7	2.48%	120.65%	no	1
1191.01	city	n/a	612	29.9	38.52%	76.12%	no	1
1186	city	n/a	929	23.4	3.70%	115.55%	no	1
1184	city	n/a	270	63.3	72.02%	33.58%	no	1
1181	city	n/a	692	30.3	8.03%	86.07%	no	1
1174	city	n/a	875	13.8	1.20%	108.83%	no	1
1172	city	n/a	782	24	0.55%	97.26%	no	1
1171	city	n/a	717	17.7	no data	89.18%	no	1
1165	city	n/a	849	22.9	2.52%	105.60%	no	1
1164	city	n/a	739	38.2	1.23%	91.92%	no	1
1163.02	city	n/a	628	33.9	1.90%	78.11%	no	1
1163.01	city	n/a	892	13.1	no data	110.95%	no	1
1162	city	n/a	743	10.5	1.27%	92.41%	no	1
1161	city	n/a	603	25.5	1.56%	75.00%	no	1
1157	city	n/a	726	47	6.41%	90.30%	no	1
1156	city	n/a	608	37.1	21.03%	75.62%	no	1
1155	city	n/a	731	42.2	5.08%	90.92%	no	1
1154	city	n/a	906	27.5	3.80%	112.69%	no	1
1153	city	n/a	724	24.2	3.31%	90.05%	no	1
1152	city	n/a	594	37.2	0.27%	73.88%	no	1
1151	city	n/a	627	25.4	0.17%	77.99%	no	1
1142	city	n/a	711	16.6	no data	88.43%	no	1
1141.01	city	n/a	686	12.2	0.66%	85.32%	no	1
1135	city	n/a	814	12.2	no data	101.24%	yes	2
1124	city	n/a	994	14.9	4.26%	123.63%	no	1
1123	city	n/a	574	49.5	35.40%	71.39%	no	1
1122	city	n/a	672	38.5	8.61%	83.58%	no	1
1121	city	n/a	912	13.9	0.46%	113.43%	no	1
1115	city	n/a	732	40.1	8.08%	91.04%	no	1
1114	city	n/a	862	35.7	9.17%	107.21%	no	1
1113	city	n/a	670	23.9	32.19%	83.33%	no	1
1112	city	n/a	690	53.3	6.51%	85.82%	no	1
1111	city	n/a	739	47.2	38.50%	91.92%	no	1
1105	city	n/a	580	47.2	1.70%	72.14%	no	1
1104	city	n/a	706	35.4	4.08%	87.81%	no	1
1103	city	n/a	739	31.8	2.46%	91.92%	no	1
1102	city	n/a	671	34.5	8.42%	83.46%	no	1
1101	city	n/a	783	32	7.37%	97.39%	no	1
1097	city	n/a	740	56.4	8.53%	92.04%	no	1

1096	city	n/a	818	25.6	0.67%	101.74%	no	1
1083	city	n/a	1016	25.3	4.09%	126.37%	no	1
1082	city	n/a	509	25.7	17.28%	63.31%	no	1
1081	city	n/a	739	33.2	0.36%	91.92%	no	1
1076	city	n/a	722	30.9	18.04%	89.80%	no	1
1075	city	n/a	926	28.5	3.55%	115.17%	no	1
1074	city	n/a	858	36.8	5.39%	106.72%	no	1
1073	city	n/a	836	31	5.54%	103.98%	no	1
1072	city	n/a	689	37.6	0.78%	85.70%	no	1
1067	city	n/a	797	47.3	3.55%	99.13%	no	1
1066	city	n/a	738	41.9	7.14%	91.79%	no	1
1065	city	n/a	613	24.6	18.16%	76.24%	no	1
1064	city	n/a	697	32.9	2.67%	86.69%	no	1
1063	city	n/a	673	25.8	10.27%	83.71%	no	1
1062	city	n/a	729	64	29.75%	90.67%	no	1
1061	city	n/a	782	42.1	24.21%	97.26%	no	1
1055	city	n/a	630	26.3	18.43%	78.36%	no	1
1054	city	n/a	785	29.9	7.76%	97.64%	no	1
1053	city	n/a	635	28.3	22.17%	78.98%	no	1
1052	city	n/a	961	13.3	1.76%	119.53%	no	1
1051.98	city	n/a	1083	24.2	no data	134.70%	no	1
1045	city	n/a	1167	14.7	no data	145.15%	no	1
1042	city	n/a	858	12.7	no data	106.72%	no	1
1036	city	n/a	704	20.6	no data	87.56%	no	1
1031	city	n/a	650	11	no data	80.85%	no	1
1025	city	n/a	801	13.4	no data	99.63%	no	1
1024	city	n/a	723	27.4	no data	89.93%	no	1
1023	city	n/a	1032	19.2	no data	128.36%	yes	2
1021	city	n/a	719	10.3	no data	89.43%	no	1
1018	city	n/a	724	28.2	5.57%	90.05%	no	1
1015	city	n/a	777	34.5	5.44%	96.64%	no	1
1014	city	n/a	793	22.1	1.92%	98.63%	no	1
1012	city	n/a	766	12.6	no data	95.27%	no	1
1011	city	n/a	847	11.2	no data	105.35%	yes	2

**Legend**

- Tier 1
- Tier 2
- Tier 3
- Non-High Opportunity Areas
- Highways
- Metrolink

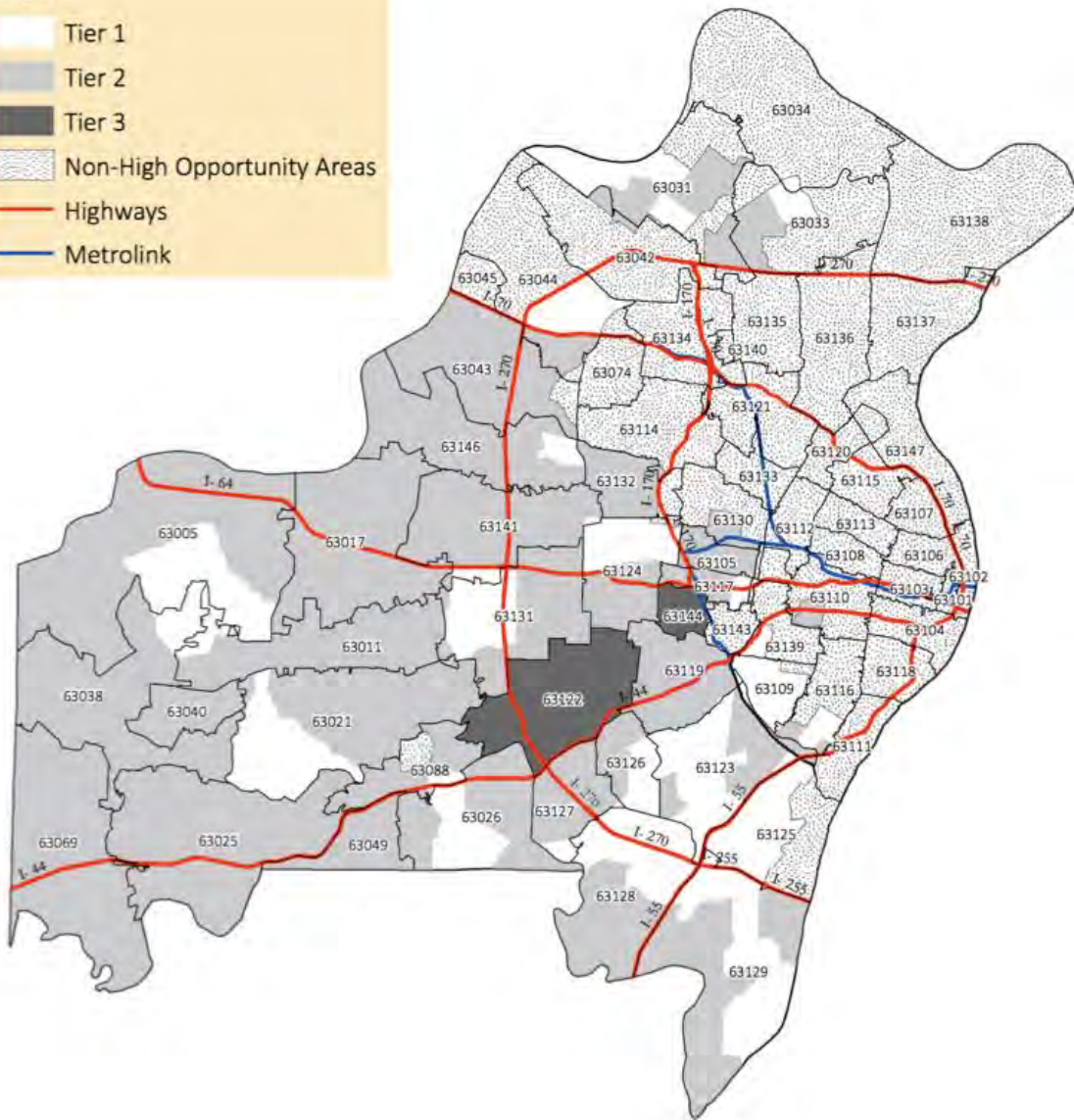
Tier 2

Tier 3

### Non-High Opportunity Areas

## Highways

Metrolink





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**St. Louis Housing Authority**  
**FY 2021 Annual Plan**

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**ATTACHMENT #3C**

**Section B.1 (c) – PHA Plan Update – Plan Elements Revised**

**Item 2–Deconcentration and Other Policies that Govern Eligibility, Selection & Admissions**

**Administration Plan (Section 8/Housing Choice Voucher Program) – Matrix of Changes**  
**Admissions and Continued Occupancy Policy (ACOP) – Matrix of Changes**

HUD PIH Notice 2021-14 (HA) Rev-3, (Admin. Plan Appendix #2) – COVID-19  
Statutory and Regulatory Waivers.

COVID-19 Statutory and Regulatory Waivers and Alternative Requirements for the  
Public Housing, Housing Choice Voucher (including Mainstream and Mod Rehab),  
Indian Housing Block Grant and Indian Community Development Block Grant programs,  
Suspension of Public Housing Assessment System and Section Eight Management  
Assessment Program, Revision 3.

The Admissions and Continued Occupancy Policy (ACOP) Matrix of revisions has been  
revised to incorporate the St. Louis Housing Authority COVID-19 Tracking Sheet of  
waivers and alternative requirements as adopted.

**REFERENCE ATTACHMENT 3G**



# Admissions and Continued Occupancy Policy (ACOP) Changes/Additions 2021

Chapter	Current	Change/Addition/Comment	Page
ACOP Chapter 21 21.5 Relocation of Residents	The ACOP currently does not allow for relocation assistance to residents beyond what is required under the Uniform Relocation Act.	SLHA is considering revising the ACOP to allow for targeted relocation assistance to support a limited number of families with specific needs. SLHA is seeking comments to assist in developing criteria to effectively administer relocation assistance.	TBD
ACOP Multiple Chapters  21.6 Special Transfer Policy 21.2.4 Unit Offers for Over-Housed and Under-Housed Families 15.2 Determining Unit Size 15.3 Exception to Occupancy Standards		<p>SLHA is revising several sections of the ACOP as part of a revision to its Transfer Policy. Revisions to the policy are necessary to clarify requirements for both residents and management agents to ensure maximum utilization of all available units. Changes include, but are not limited to:</p> <p>Providing additional clarification on the transfers currently permitted in the ACOP:</p> <ul style="list-style-type: none"> <li>• Victim of violent or hate crime or threats of violent or hate crimes</li> <li>• Medical reasons or as a reasonable accommodation under the Americans With Disabilities Act</li> <li>• Under-Housed –Exceeds Occupancy Standards;</li> </ul> <p>Requiring the resident is offered a choice of up to three properties with available units to meet the family's housing needs; and</p> <p>Providing additional clarification on assignment of units based upon occupancy standards including but not limited to, assignment of units for families with young children.</p>	TBD

## Admissions and Continued Occupancy Policy (ACOP) Changes/Additions 2021

ACOP Appendix 2 Income Limits		SEE ATTACHMENT	Appendix 2-1
ACOP Appendix 3 Flat Rent Schedule		SEE ATTACHMENT	Appendix 3-1
ACOP Appendix 5 HUD COVID-19 Statutory and Regaltory Waivers PIH 2021-14		HUD has established waivers and administrative flexibilities to PHAs' in response to the COVID-19 that provide alternatives to established procedures in the the ACOP. See Appendix 5 for <b>PIH Notice 2021-14</b> which includes a summary of waivers, alternative requirements, and extended availability periods.	Appendix 5-1

## St. Louis Housing Authority

## INCOME LIMITS

FY 2021 Income Limits  
Median Family Income \$84,900

No. of Persons	1	2	3	4	5	6	7	8	9	10	11	12
30% Extremely Low	\$17,850	\$20,400	\$22,950	\$26,500	\$31,040	\$35,580	\$40,120	\$44,660	\$49,200	\$53,740	\$58,280	\$62,820
50% Very Low	\$29,750	\$34,000	\$38,250	\$42,450	\$45,850	\$49,250	\$52,650	\$56,050	\$59,450	\$62,850	\$66,250	\$69,650
80% Low	\$47,550	\$54,350	\$61,150	\$67,900	\$73,350	\$78,880	\$84,200	\$89,650	\$95,100	\$100,500	\$105,950	\$111,400

NOTE: The above income limits are effective as of April 1, 2021 and 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 at each development.

Resolution No. XXXX  
Approved by the Board of Commissioners XX/XX/XXXX

**St. Louis Housing Authority**  
**FY 2021 Annual Plan**

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**ATTACHMENT #3F**

**Section B.1 (c) – PHA Plan Update – Plan Elements Revised**

**Item 2–Deconcentration and Other Policies that Govern Eligibility, Selection & Admissions**

**Administration Plan (Section 8 Housing Choice Program) - Changes**  
**Admissions and Continued Occupancy Policy (ACOP) – Matrix of Changes**

Flat Rent Comparables (ACOP Appendix #3) – SLHA annually revises the Flat Rent Comparables to adjust rent limits comparable to local area rents. (Attachment 5)

**REFERENCE ATTACHMENT 5**

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**St. Louis Housing Authority**  
**FY 2021 Annual Plan**

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**ATTACHMENT #3G**

**Section B.1 (c) – PHA Plan Update – Plan Elements Revised**

**Item 2–Deconcentration and Other Policies that Govern Eligibility, Selection & Admissions**

**Administration Plan (Section 8/Housing Choice Voucher Program) – Matrix of Changes**  
**Admissions and Continued Occupancy Policy (ACOP) – Matrix of Changes**

HUD PIH Notice 2021-14 (HA) Rev-3, (ACOP Appendix #5) – COVID-19 Statutory and Regulatory Waivers.

COVID-19 Statutory and Regulatory Waivers and Alternative Requirements for the Public Housing, Housing Choice Voucher (including Mainstream and Mod Rehab), Indian Housing Block Grant and Indian Community Development Block Grant programs, Suspension of Public Housing Assessment System and Section Eight Management Assessment Program, Revision 3

The Admissions and Continued Occupancy Policy (ACOP) Matrix of revisions has been revised to incorporate the St. Louis Housing Authority COVID-19 Tracking Sheet of waivers and alternative requirements as adopted.

# St. Louis Housing Authority

## COVID-19 Statutory and Regulatory Waivers and Alternative Requirements for the Public Housing and Housing Choice Voucher Programs

### Tracking Sheet

*\*\*Original waiver notice (PIH 2020-05) adopted effective April 10, 2020; PIH Notice 2021-14 Supersedes all previous waiver notices as of May 4, 2021*

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption.**
PH and HCV-1 PHA 5-Year and Annual Plan Submission Dates: Significant Amendment Requirements	<u>Statutory Authority</u> Section 5A(a)(1), Section 5A(b)(1), Section 5A(g), Section 5A(h)(2) <u>Regulatory Authority</u> §§ 903.5(a)(3), 903.5(b)(3), 903.13(c), 903.21, 903.23	<ul style="list-style-type: none"> <li>Alternative dates for submission</li> <li>Changes to significant amendment process</li> </ul>	<ul style="list-style-type: none"> <li>Varies based on FYE</li> <li>12/31/20</li> </ul>	Yes	5/4/21
PH and HCV-2 Family Income and Composition: Delayed Annual Examinations	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> §§ 982.516(a)(1), 960.257(a)	<ul style="list-style-type: none"> <li>Permits the PHA to delay the annual reexamination of income and family composition</li> <li>HCV PHAs must implement HCV-7 for impacted families if they implement this waiver</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> </ul> <p>All reexams due in CY20 must be completed by 12/31/20. Reexams due between 1/1/21 and 12/31/21 would need to be completed by 12/31/21.</p>	Yes	5/4/21

PH and HCV-3 Family Income and Composition: Annual Examination; Income Verification Requirements	<u>Regulatory Authority</u> §§ 5.233(a)(2), 960.259(c), 982.516(a) <u>Sub-regulatory Guidance Notice</u> PIH 2018-18	<ul style="list-style-type: none"> <li>• Waives the requirements to use the income hierarchy, including the use of EIV, and will allow PHAs to consider self-certification as the highest form of income verification</li> <li>• PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later</li> </ul>	• 12/31/21	Yes	5/4/21
PH and HCV-4 Family Income and Composition: Interim Examinations	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> §§ 5.233(a)(2), 982.516(c)(2), 960.257(a), (b) and (d), 960.259(c) <u>Sub-regulatory Guidance Notice</u> PIH 2018-18	<ul style="list-style-type: none"> <li>• Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations</li> </ul>	• 12/31/21	Yes	5/4/21
PH and HCV-5 Enterprise Income Verification (EIV) Monitoring	<u>Regulatory Authority</u> § 5.233 <u>Sub-regulatory Guidance Notice</u> PIH 2018-18	<ul style="list-style-type: none"> <li>• Waives the mandatory EIV monitoring requirements</li> </ul>	• 12/31/21	Yes	5/4/21

PH and HCV-6 Family Self- Sufficiency (FSS) Contract of Participation: Contract Extension	<u>Statutory Authority</u> Section 23(c)3 <u>Regulatory Authority</u> § 984.303(d)	<ul style="list-style-type: none"> <li>FSS has a provision that indicates that PHAs can extend Participation Contracts by up to two years (beyond the original five) for “good cause.” PHAs should consider pandemic- related issues as an “automatic” good cause</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	Yes	5/4/21
PH and HCV-7 Waiting List: Opening and Closing; Public Notice	<u>Regulatory Authority</u> § 982.206(a)(2) <u>Sub-regulatory Guidance</u> Notice PIH 2012-34	<ul style="list-style-type: none"> <li>Waives public notice requirements for opening and closing waiting list</li> <li>Requires alternative process</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	Yes	5/4/21
PH and HCV-8 Eligibility Determination: Income Verification	<u>Regulatory Authority</u> §§ 960.259(c), 982.201(e) <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	<ul style="list-style-type: none"> <li>Waives the third-party income verification requirements for applicants, and will allow PHAs to consider self-certification as the highest form of income verification at admission</li> <li>PHAs must review the EIV Income and IVT Reports to confirm/ validate family- reported income within 90 days</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	Yes	5/4/21



PH and HCV-9 Eligibility Determination: Social Security Number and Citizenship Verification	<u>Statutory Authority</u> 42 USC 1436a(d)(2) <u>Regulatory Authority</u> §§ 5.216(b)(2), (g), (h), 5.218, 5.508(b)(2)(ii), (b)(3)(ii), (g) <u>Sub-regulatory Guidance</u> Notice PIH 2012-10	<ul style="list-style-type: none"> <li>• Waives the requirements to obtain and verify social security number documentation and documentation evidencing eligible noncitizen status before admitting applicants to the HCV and Public Housing programs</li> <li>• PHAs may accept self-certification of date of birth and disability status if a higher level of verification is not immediately available.</li> <li>• Individuals admitted under this waiver must provide the required documentation within 90 days of admission to be eligible for continued assistance</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	Yes	5/4/21
HQS-1 Initial Inspection Requirements	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(o)(8)(C) <u>Regulatory Authority</u> §§ 982.305(a), 982.305(b), 982.405	<ul style="list-style-type: none"> <li>• Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies</li> <li>• Where self-certification was used, PHA must inspect the unit no later than 6/30/22</li> <li>• Will include reminder that HQS waiver does not include a waiver of 24 CFR 35.1215, visual assessment for deteriorated paint</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> <li>• 6/30/22</li> </ul>	Yes	5/4/21

HQS-2: Project-Based Voucher (PBV) Pre-HAP Contract Inspections: PHA Acceptance of Completed Units	<u>Statutory Authority</u> : Section 8(o)(8)(A) <u>Regulatory Authority</u> : §§ 983.103(b), 983.156(a)(1)	<ul style="list-style-type: none"> <li>Changes inspection requirements, allowing for owner certification that there are no life-threatening deficiencies</li> <li>Where self-certification was used, PHA must inspect the unit no later than 6/30/22</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> <li>6/30/22</li> </ul>	Yes	5/4/21
HQS-3 Initial Inspection: Non-Life-Threatening Deficiencies (NLT) Option	<u>Statutory Authority</u> Section 8(o)(8)(A)(ii) <u>Sub-regulatory Guidance</u> HOTMA HCV Federal Register Notice January 18, 2017	<ul style="list-style-type: none"> <li>Allows for extension of up to 30 days for owner repairs of non-life-threatening conditions</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	Yes	5/4/21
HQS-4 HQS Initial Inspection Requirement: Alternative Inspection Option	<u>Statutory Authority</u> Section 8(o)(8)(A)(iii) <u>Sub-regulatory Guidance</u> HOTMA HCV Federal Register Notice January 18, 2017	<ul style="list-style-type: none"> <li>Under Initial HQS Alternative Inspection Option - allows for commencement of assistance payments based on owner certification there are no life-threatening deficiencies</li> <li>Where self-certification was used, PHA must inspect the unit no later than 6/30/22</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> <li>6/30/22</li> </ul>	Yes	5/4/21

HQS-5 HQS Inspection Requirement: Biennial Inspections	<u>Statutory Authority</u> Section 8(o)(D) <u>Regulatory Authority</u> §§ 982.405(a), 983.103(d)	<ul style="list-style-type: none"> <li>Allows for delay in biennial inspections</li> <li>PHAs must require owner certification there are no life-threatening deficiencies</li> <li>PHAs must conduct all delayed biennial inspections from CY 2020 as soon as reasonably possible but no later than 6/20/22, and must conduct all delayed biennial inspections from CY 2021 as soon as reasonably possible but no later than 12/31/22</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> <li>6/30/22</li> </ul>	Yes	5/4/21
HQS-6 HQS Interim Inspections	<u>Statutory Authority</u> Section 8(o)(8)(F) <u>Regulatory Authority</u> §§ 982.405(g), 983.103(e)	<ul style="list-style-type: none"> <li>Waives the requirement for the PHA to conduct interim inspection and requires alternative method</li> <li>Allows for repairs to be verified by alternative methods</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	Yes	5/4/21
HQS-7 PBV Turnover Unit Inspections	<u>Regulatory Authority</u> § 983.103(c)	<ul style="list-style-type: none"> <li>Allows PBV turnover units to be filled based on owner certification there are no life-threatening deficiencies</li> <li>Allows for delayed full HQS inspection NLT than 6/30/22</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> <li>6/30/22</li> </ul>	Yes	5/4/21

HQS-8: PBV HAP Contract: HQS Inspections to Add or Substitute Units	<u>Statutory Authority</u> Section 8(o)(8)(A) <u>Regulatory Authority</u> §§ 983.207(a), 983.207(b) <u>Sub-regulatory Guidance</u> HOTMA HCV Federal Register Notice January 18, 2017	<ul style="list-style-type: none"> <li>Allows for PBV units to be added or substituted in the HAP contract based on owner certification there are no life-threatening deficiencies</li> <li>Allows for delayed full HQS inspection NLT 6/30/22</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> <li>6/30/22</li> </ul>	Yes	5/4/21
HQS-9 HQS Quality Control Inspections	<u>Regulatory Authority</u> §§ 982.405(b), 983.103(e)(3)	<ul style="list-style-type: none"> <li>Provides for a suspension of the requirement for QC sampling inspections</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	Yes	5/4/21
HQS-10 Housing Quality Standards: Space and Security	<u>Regulatory Authority</u> § 982.401(d)	<ul style="list-style-type: none"> <li>Waives the requirement that each dwelling unit have at least 1 bedroom or living/sleeping room for each 2 persons.</li> </ul>	Remains in effect one year from lease term or date of this Notice, whichever is longer	Yes	5/4/21
HQS-11 Homeownership Option: Initial HQS Inspection	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(y)(3)(B) <u>Regulatory Authority</u> § 982.631(a)	<ul style="list-style-type: none"> <li>Waives the requirement to perform an initial HQS inspection in order to begin making homeownership assistance payments</li> <li>Requires family to obtain independent professional inspection</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	Yes	5/4/21
HCV-1 Administrative Plan	<u>Regulatory Authority</u> § 982.54(a)	<ul style="list-style-type: none"> <li>Establishes an alternative requirement that policies may be adopted without board approval until 9/30/21</li> <li>Any provisions adopted informally must be adopted formally by 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>9/30/21</li> <li>12/31/21</li> </ul>	Yes	5/4/21

HCV-2 Information When Family is Selected: PHA Oral Briefing	<u>Regulatory Authority</u> §§ 982.301(a)(1), 983.252(a)	<ul style="list-style-type: none"> <li>• Waives the requirement for an oral briefing</li> <li>• Provides for alternative methods to conduct required voucher briefing</li> </ul>	• 12/31/21	Yes	5/4/21
HCV-3 Term of Voucher: Extensions of Term	<u>Regulatory Authority</u> § 982.303(b)(1)	<ul style="list-style-type: none"> <li>• Allows PHAs to provide voucher extensions regardless of current PHA policy</li> </ul>	• 12/31/21	Yes	5/4/21
HCV-4 PHA Approval of Assisted Tenancy: When HAP Contract is Executed	<u>Regulatory Authority</u> § 982.305(c)	<ul style="list-style-type: none"> <li>• Provides for HAP payments for contracts not executed within 60 days</li> <li>• PHA must not pay HAP to owner until HAP contract is executed</li> </ul>	• 12/31/21	Yes	5/4/21
HCV-5 Absence from Unit	<u>Regulatory Authority</u> § 982.312	<ul style="list-style-type: none"> <li>• Allows for PHA discretion on absences from units longer than 180 days</li> <li>• PHAs must not make HAP payments beyond 12/31/20 for units vacant more than 180 consecutive days</li> </ul>	• 12/31/21	Yes	5/4/21
HCV-6 Automatic Termination of HAP Contract	<u>Regulatory Authority</u> § 982.455	<ul style="list-style-type: none"> <li>• Allows PHA to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically.</li> </ul>	• 12/31/21	Yes	5/4/21

HCV-7 Increase in Payment Standard During HAP Contract Term	<u>Regulatory Authority</u> § 982.505(c)(4)	<ul style="list-style-type: none"> <li>Provides PHAs with the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination.</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	Yes	5/4/21
HCV-8 Utility Allowance Schedule: Required Review and Revision	<u>Regulatory Authority</u> § 982.517	<ul style="list-style-type: none"> <li>Provides for delay in updating utility allowance schedule</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	Yes	5/4/21
HCV-9 Homeownership Option: Homeownership Counseling	<u>Statutory Authority</u> Section 8(y)(1)(D) <u>Regulatory Authority</u> §§ 982.630, 982.636(d)	<ul style="list-style-type: none"> <li>Waives the requirement for the family to obtain pre-assistance counseling</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	Yes	5/4/21
HCV-10 Family Unification Program (FUP): FUP Youth Age Eligibility to Enter HAP Contract	<u>Statutory Authority</u> Section 8(x)(2)	<ul style="list-style-type: none"> <li>Allows PHAs to increase age to 26 for foster youth initial lease up</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	Yes	5/4/21
HCV-11 Family Unification Program (FUP): Length of Assistance for Youth	<u>Statutory Authority</u> Section 8(x)(2)	<ul style="list-style-type: none"> <li>Allows PHAs to suspend terminations of assistance for FUP youth who will reach the 36-month limit between April 10, 2020, and December 31, 2020</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	Yes	5/4/21
HCV-12 Family Unification Program (FUP): Timeframe for Referral	<u>Statutory Authority</u> Section 8(x)(2)	<ul style="list-style-type: none"> <li>Allows PHAs to accept referrals of otherwise eligible youth who will leave foster care within 120 days</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	Yes	5/4/21

HCV-13 Homeownership: Maximum Term of Assistance	<u>Regulatory Authority</u> § 982.634(a)	<ul style="list-style-type: none"> <li>Allows a PHA to extend homeownership assistance for up to 1 additional year</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	Yes	5/4/21
HCV-14 Mandatory Removal of Unit from PBV HAP Contract	<u>Regulatory Authority</u> §§ 983.211(a); 983.258	<ul style="list-style-type: none"> <li>Allows a PHA to keep a PBV unit under contract for a period of time that extends beyond 180 from the last HAP but does not extend beyond December 31, 2020</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	Yes	5/4/21
HCV-15 Project-Based Voucher (PBV) and Enhanced Voucher (EV) Provisions on Under-Occupied Units	<u>Statutory Authority</u> 42 U.S.C. § 1437a(b)(3)(A) <u>Regulatory Authority</u> 24 CFR §§ 983.253(b), 983.260 <u>Sub-regulatory Guidance</u> Notice H 2019-9/PIH 2019-23, Notice PIH 2016- 02	<ul style="list-style-type: none"> <li>Allows a PHA to permit a family to initially lease an under-occupied PBV or RAD PBV unit (a unit that has more bedrooms than what the family qualifies for under PHA subsidy standards) under certain circumstances as described, and to allow for the continued occupancy of PBV and EV families already under a lease for an under-occupied PBV, RAD PBV, or EV unit.</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	Yes	5/4/21

PH-1 Fiscal Closeout of Capital Grant Funds	<u>Regulatory Authority</u> § 905.322(b), 2 CFR § 200.344(a)	<ul style="list-style-type: none"> <li>Extension of deadlines for closeout documents (ADCC and AMCC)</li> </ul>	Varies by PHA; For grants that were open on March 19, 2020, the deadline for submission of grant closeout documents (ADCCs and AMCCs) is extended from 120 days to one year.	Yes	5/4/21
PH-2 Total Development Costs	<u>Regulatory Authority</u> § 905.314(c) - (d)	<ul style="list-style-type: none"> <li>Waives the TDC and HCC limits permitting approval of amounts in excess of published TDC by 25% to 50% on a case-by-case basis</li> </ul>	Applies to development proposals submitted to HUD no later than December 31, 2021	Yes	5/4/21
PH-3 Cost and Other Limitations: Types of Labor	<u>Regulatory Authority</u> § 905.314(j)	<ul style="list-style-type: none"> <li>Allows for the use of force account labor for modernization without HUD approval regardless of whether the PHA is a high performer</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	Yes	5/4/21
PH-4 ACOP: Adoption of Tenant Selection Policies	<u>Regulatory Authority</u> § 960.202(c)(1)	<ul style="list-style-type: none"> <li>Establishes an alternative requirement that policies may be adopted without board approval until 9/30/21</li> <li>Any provisions adopted informally must be adopted formally by 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>9/30/21</li> <li>12/31/21</li> </ul>	Yes	5/4/21



PH-5 Community Service and Self-Sufficiency Requirement (CSSR) – <b>superseded by 12.e.</b>	<u>Statutory Authority</u> Section 12(c) <u>Regulatory Authority</u> §§ 960.603(a) and 960.603(b)	• Temporarily suspends CSSR	• <b>N/A – this waiver is superseded by 12.e.</b>	Not Applicable	Not Applicable
PH-6 Energy Audits	<u>Regulatory Authority</u> § 965.302	• Allows for delay in due dates of energy audits	• 12/31/21	Yes	5/4/21
PH-7 Over-Income Families	<u>Statutory Authority</u> Section 16(a)(5) <u>Sub-regulatory Guidance</u> Housing Opportunity Through Modernization Act of 2016: Final Implementation of the Public Housing Income Limit 83 FR 35490, Notice PIH 2019-11	• Changes to timeframes for determination of over-income when a delay in the annual reexamination occurs as a result of adoption of waiver PH and HCV-2	• 12/31/21	Yes	5/4/21
PH-8 Resident Council Elections	<u>Regulatory Authority</u> § 964.130(a)(1)	• Provides for delay in resident council elections	• 12/31/21	Yes	5/4/21
PH-9 Review and Revision of Utility Allowance	<u>Regulatory Authority</u> § 965.507	• Provides for delay in updating utility allowance schedule	• 12/31/21	Yes	5/4/21
PH-10 Tenant Notifications for Changes to Project Rules and Regulations	<u>Regulatory Authority</u> § 966.5	• Advance notice not required except for policies related to tenant charges	• 12/31/21	Yes	5/4/21
PH-11 Designated Housing Plan Renewals	<u>Statutory Authority</u> Section 7(f)	• Extends the Plan’s effective period through June 30, 2021 for Plans due to expire between July 2, 2020 and June 30, 2021	• 6/30/21	Yes	5/4/21

PH-12 Public Housing Agency Annual Self- Inspections	<u>Statutory Authority</u> Section 6(f)(3) <u>Regulatory Authority</u> § 902.20(d)	<ul style="list-style-type: none"> <li>• Waives the requirement that the PHA must inspect each project</li> </ul>	• 12/31/20	Yes	5/4/21
PH-13 Over-Income Limit: Termination Requirement	<u>Statutory Authority</u> Section 16(a) as amended by section 103 of HOTMA Implementation Notice: Housing Opportunity Through Modernization Act of 2016: Final Implementation of Public Housing Income Limit, 83 Fed. Reg. 35,490 (July 26, 2018)	<ul style="list-style-type: none"> <li>• Waives the requirement that a family whose income has exceeded the over-income limit for the locality for two consecutive years be terminated within 6 months of the third income determination</li> <li>• As an alternative requirement, over- income families will remain public housing households instead of being terminated and will be charged the applicable FMR as the family's monthly rental amount</li> </ul>	• 12/31/21	Yes	5/4/21
PH-14 Annual Choice of Rent	<u>Statutory Authority:</u> 42 USC 1437a(a)(2)(A) <u>Regulatory Authority</u> § 960.253	<ul style="list-style-type: none"> <li>• Allows a PHA to give families up to two opportunities to choose between a flat rent and an income-based rent within the same one-year period</li> </ul>	• 12/31/21	Yes	5/4/21
11a PHAS	<u>Regulatory Authority</u> 24 CFR Part 902	<ul style="list-style-type: none"> <li>• Allows for alternatives related to inspections</li> <li>• PHA to retain prior year PHAS score unless requests otherwise</li> </ul>	HUD will carry forward the most recent PHAS score on record for any PHAs with a fiscal year on or before 12/31/21	Yes	5/4/21

11b SEMAP	<u>Regulatory Authority</u> 24 CFR Part 985	<ul style="list-style-type: none"> <li>PHA to retain prior year SEMAP score unless requests otherwise</li> </ul>	HUD will carry forward the most recent SEMAP score on record for any PHAs with a fiscal year on or before 12/31/21	Yes	5/4/21
11b-1 SEMAP	<u>Regulatory Authority</u> § 985.105(d)	<ul style="list-style-type: none"> <li>Allows field offices to perform a remote SEMAP confirmatory review instead of an on- site confirmatory review before changing a PHA's rating from troubled to standard or high performer</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	Yes	5/4/21
11b-2 SEMAP	<u>Regulatory Authority</u> § 985.101(a)	<ul style="list-style-type: none"> <li>Waives the requirement for PHAs to submit an annual SEMAP certification in PIC within 60 days of FYE during the period of time that HUD will roll forward prior year SEMAP scores</li> </ul>	<ul style="list-style-type: none"> <li>1/1/22</li> </ul>	Yes	5/4/21
11c Uniform Financial Reporting Standards; Filing of Financial Reports; Reporting Compliance Dates	<u>Regulatory Authority</u> §§ 5.801(c), 5.801(d)(1)	<ul style="list-style-type: none"> <li>Allows for extensions of financial reporting deadlines</li> </ul>	Varies by PHA FYE	Yes	5/4/21

12a PHA Reporting Requirements on HUD Form 50058	<u>Regulatory Authority</u> 24 CFR Part 908, § 982.158 <u>Sub-regulatory Guidance</u> Notice PIH 2011-65	<ul style="list-style-type: none"> <li>• Waives the requirement to submit 50058 within 60 days</li> <li>• Alternative requirement to submit within 90 days of the effective date of action</li> </ul>	• 12/31/20	Yes	5/4/21
12b Designated Housing Plans: HUD 60-Day Notification	<u>Statutory Authority</u> Section 7(e)(1)	<ul style="list-style-type: none"> <li>• Allows for HUD to delay notification about designated housing plan</li> </ul>	• 7/31/20	Yes	5/4/21
12c Extension of Deadline for Programmatic Obligation and Expenditure of Capital Funds	<u>Statutory Authority</u> Section 9(j) <u>Regulatory Authority</u> § 905.306(d)(5)	<ul style="list-style-type: none"> <li>• Provides a 24-month extension</li> </ul>	For all Capital Fund grants that were open on April 10, 2020, a 24-month extension from the obligation and expenditure end date in LOCCS as of April 10, 2020; For new Capital Fund grants opened between April 11, 2020 and December 31, 2020, a 24-month extension from the obligation and expenditure end dates in LOCCS as of December 31, 2020.	Yes	5/4/21

12d Section 6(j) 1- and 2- Year Substantial Improvement Requirements	<u>Statutory Authority</u> Section 6(j)(3)(B)(ii) <u>Regulatory Authority</u> 24 CFR § 902.75(d)	<ul style="list-style-type: none"> <li>For PHAs designated as troubled prior to the date of this Notice that have not received a PHAS assessment for the first full fiscal year after the initial notice of the troubled designation, HUD will: (1) evaluate the 1-year substantial improvement benchmark based on the first released score for fiscal years ending on or after March 31, 2022 and, (2) toll the evaluation of the 2-year recovery benchmark to the next sequential fiscal year</li> </ul>	The period of availability for this waiver and alternative requirement: (1) is effective on the date of this Notice; and (2) will continue through March 31, 2023, at which time HUD will reevaluate any additional impacts of this waiver on any PHA in the process of being evaluated.	Not Applicable	Not Applicable
12e Community Service and Self-Sufficiency Requirement (CSSR) suspension	<u>Statutory Authority</u> Section 12(c) <u>Regulatory Authority</u> 24 CFR §§ 960.603(a), 960.603(b), 960.607, 966.4(l)(2)(iii)(D)	<ul style="list-style-type: none"> <li>Waives the requirement that each non-exempt adult resident of public housing contribute 8 hours per month of community service and/or participation in an economic self- sufficiency program. This non-discretionary waiver also suspends enforcement of the requirement by all PHAs operating a public housing program</li> </ul>	Effective for all annual reexaminations completed between the publication date of this notice through April 30, 2022.	Yes	5/4/21

MR-1 Family Income and Composition: Delayed Annual Examination	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> 24 CFR § 882.515(a)	<ul style="list-style-type: none"> <li>• Waives statutory and regulatory requirement to permit PHAs to delay annual reexaminations of Mod Rehab families</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	Yes	5/4/21
MR-0 Family Income and Composition: Annual examination; Income Verification Requirements	<u>Regulatory Authority</u> : §5.233(a)(2) <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	<ul style="list-style-type: none"> <li>• Waives the requirements to use the income hierarchy described by Notice PIH 2018-18 and will allow PHAs to forgo third- party income verification requirements for annual reexaminations, including the use of EIV, if the PHA wishes to conduct the annual reexam rather than delaying the family's annual reexam as permitted under MR-1</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	Yes	5/4/21

MR-3 Family Income and Composition: Interim Examinations	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> 24 CFR §§ 5.233(a)(2), 882.515(b)  <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	<ul style="list-style-type: none"> <li>• Waives requirements to use the income verification hierarchy as described by Notice PIH 2018-18. Allows PHAs to forgo third-party income verification requirements for interim reexams, including the required use of EIV</li> <li>• During the allowable period of eligibility, PHAs may consider self-certification as the highest form of income verification to process interim reexams</li> </ul>	• 12/31/21	Yes	5/4/21
MR-4 Enterprise Income Verification (EIV) Monitoring	<u>Regulatory Authority</u> § 5.233 <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	<ul style="list-style-type: none"> <li>• Waiving the mandatory EIV monitoring requirements.</li> </ul>	• 12/31/21	Yes	5/4/21
MR-5 PHA Inspection Requirement: Annual Inspections	<u>Regulatory Authority</u> § 882.516(b)	<ul style="list-style-type: none"> <li>• Waives the annual inspection requirement and allows PHAs to delay annual inspections for Mod Rehab units</li> <li>• All delayed annual inspections must be completed as soon as reasonably possible but no later than one year after the date the annual inspection would have</li> </ul>	• 12/31/21	Yes	5/4/21
MR-6 Adjustment of Utility Allowance	<u>Regulatory Authority</u> § 882.510	<ul style="list-style-type: none"> <li>• Waives the requirement to allow PHAs to delay the review and update of utility allowances</li> </ul>	• 12/31/21	Yes	5/4/21

MS-1 Mainstream Initial Lease Term	<u>Statutory Authority</u> Section 8(o)(7)(A) <u>Regulatory Authority</u> § 982.309(a)(2)(ii)	<ul style="list-style-type: none"> <li>PHA may enter initial lease terms of less than one year regardless of whether the shorter lease term is a prevailing market practice</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	Yes	5/4/21
MS-2 Mainstream Criminal Background Screening	<u>Statutory Authority</u> 42 U.S.C. 13663(a), 42 U.S.C. 13661 <u>Regulatory Authority</u> §§ CFR 5.856, 982.553(a)	<ul style="list-style-type: none"> <li>PHAs may establish, as an alternative requirement, screening requirements for applicants for Mainstream vouchers which are distinct from those in place for its HCV program in general</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	Yes	5/4/21
MS-3 Mainstream Age Eligibility to Enter HAP Contract Statutory Authority	<u>Statutory Authority</u> 42 U.S.C. 8013(k)(2)	<ul style="list-style-type: none"> <li>As an alternative requirement, the PHA may choose to expand the definition of an eligible non-elderly family member to include those who were issued a voucher prior to turning 62 and were not yet 63 on the effective date of the HAP Contract</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	Yes	5/4/21



## 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 2021

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

HUD AMP #	SLHA #	Development Name	Management Office Address	Re-opening Wait Lists Projections for FY 2021
AMP 000002	MO1-002	Clinton-Peabody	1401 LaSalle	YES
AMP 000010	MO1-010	James House	4310 St. Ferdinand	NO
AMP 000013B	MO1-013B	Euclid Plaza Apartments	5310 N. Euclid	NO
AMP 000017	MO1-017	West Pine	4490 West Pine	NO
AMP 000019	MO1-019	Parkview Apartments	4451 Forest Park	NO
AMP 000028	MO1-028	Badenhaus & Badenfest	8450 Gast Place	NO
AMP 000034	MO1-034	LaSalle Park	1001 Hickory	NO
AMP 000037	MO1-037	Cochran Plaza	1420 N 10 <sup>th</sup>	NO
AMP 000038	MO1-038	Armand & Ohio	2947,4951,4957 Armand	NO
AMP 000038	MO1-038	South Side Scattered Sites	3447 Lafayette	NO
AMP 000041	MO1-041	North Side Scattered Sites	1007 N. Taylor	YES
AMP 000044	MO1-044	Murphy Park I, II & III	1920 Cass	NO
AMP 000047	MO1-047	King Louis Square I & II	1524 South 13 <sup>th</sup> & 1129 Hickory	NO
AMP 000048	MO1-048	Les Chateaux	1330 Chouteau	YES
AMP 000050	MO1-050	Renaissance Place at Grand I, II & III	1001 N. Compton	YES
AMP 000052	MO1-052	King Louis III	1001 Hickory	NO
AMP 000054	MO1-054	Sr. Living at Ren. Pl.	3217 Martin Luther King	YES
AMP 000055	MO1-055	Gardens at Ren. Pl.	3117 Thomas	NO
AMP 000056	MO1-056	Cahill House	1919 O'Fallon	YES
AMP 000058	MO1-058	Cambridge Heights I & II	703 O'Fallon	NO
AMP 000061	MO1-061	Kingsbury Terrace	5655 Kingsbury	NO
AMP 000062	MO1-062	Sr. Living at Cambridge Heights	728 Biddle	NO
AMP 000063	MO1-063	Arlington Grove	5547 Martin Luther King	NO
AMP 000064	MO1-064	North Sarah I, II & III	1024 North Sarah	NO
		Section 8 Wait List	3520 Page Blvd.	NO

determine when to open and close our wait lists.

**St. Louis Housing Authority**

**FY 2021 Annual Plan**

**ATTACHMENT #4**

**Section B.1 (c) – PHA Plan Update – Plan Elements Revised**

**Item 3 – Financial Resources**

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FFY 2021 grants)</b>		
a) Public Housing Operating Fund	11,224,472	PHA Operations
b) Public Housing Capital Fund Grant	8,312,009	Capital Improvements
c) Housing Choice Voucher/VASH Program	52,781,532	Housing Assistance Payments and Administrative Fees
d) MS5-Mainstream 5 Voucher Program	113,494	Housing Assistance Payments
e) Resident Opportunity and Self-Sufficiency Grants (ROSS)	141,449	FFS Coordinator for Public Housing & S8 Program
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		<i>As of 3/31/21</i>
FFY 2015-MO36R00150215	1,204,553	Replacement Housing
FFY 2016-MO36R00150116	341,960	Replacement Housing
FFY 2016-MO36R00150216	1,699,786	Replacement Housing
FFY 2017-MO36R00150117	265,348	Replacement Housing
FFY 2017-MO36R00150217	1,607,288	Replacement Housing
FFY 2019-MO36P00150119	5,559,767	Capital Improvements
FFY 2020-MO36P00150120	8,118,840	Capital Improvements
ROSS 2017-ROSS171063	61,050	ROSS Service Coordinator
ROSS 2015-MO001DOJ017A015	5,159	Juvenile Reentry Assistance
ROSS 2020-ROSS201427	361,709	ROSS Service Coordinator
Jobs-Plus Pilot Program	205,875	Jobs Plus Initiative
<b>3. Public Housing Dwelling Rental Income</b>	3,305,150	PHA Operations
<b>4. Other income (list below)</b>		
Interest on Investments	3,094	PHA Operations
Interest on Investments/Fraud Recovery	500	Housing Assistance
Other (Dividends/Insurance Proceeds)	158,955	PHA Operations
Other (Charges to Residents)	89,982	PHA Operations
<b>5. Non-federal sources (list below)</b>		
Interest on Investments	1,080	
Other (Space Rentals)	79,410	
<b>Total resources</b>	<b>95,642,462</b>	

PROPOSED FLAT RENT COMPARABLES  
FY 2021

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2021 Proposed Flat Rent
<b>James House</b>							
0 bdrm	\$720	\$692	\$833	\$601	\$709	\$537	\$709
1 bdrm	\$821	\$783	\$741	\$767	\$764	\$585	\$764
<b>West Pine</b>							
1 bdrm	\$1,001	\$1,082	\$917	\$901	\$967	\$585	\$967
2 bdrm	\$1,075	\$1,174	\$1,200	\$1,005	\$1,126	\$750	\$1,125
<b>Parkview</b>							
0 bdrm	\$801	\$833	\$838	\$938	\$870	\$537	\$851
1 bdrm	\$1,001	\$1,135	\$975	\$1,005	\$1,038	\$585	\$1,038
<b>Kingsbury Terrace</b>							
1 bdrm*	\$524	\$967	\$892	\$962	\$940	\$585	\$524
2 bdrm*	\$616	\$1,385	\$1,229	\$1,235	\$1,283	\$750	\$616
<b>Euclid Plaza</b>							
0 bdrm	\$525	\$659	\$529	\$711	\$633	\$537	\$575
1 bdrm	\$585	\$667	\$642	\$717	\$675	\$585	\$635
2 bdrm	\$724	\$833	\$737	\$910	\$827	\$750	\$774
<b>Badenfest</b>							
1 bdrm	\$577	\$651	\$503	\$611	\$588	\$502	\$588
2 bdrm	\$745	\$669	\$761	\$753	\$728	\$648	\$728
<b>Badenhaus</b>							
0 bdrm	\$566	\$589	\$563	\$656	\$603	\$537	\$603
1 bdrm	\$596	\$565	\$593	\$651	\$603	\$585	\$603
<b>Cochran Plaza</b>							
2 bdrm twnhm	\$879	\$976	\$1,010	\$760	\$915	\$630	\$915
3 bdrm twnhm	\$1,426	\$1,182	\$938	\$938	\$1,019	\$840	\$1,019
4 bdrm twnhm	\$1,028	\$1,192	\$1,192	\$1,454	\$1,279	\$985	\$1,078
5 bdrm twnhm	\$1,164	\$1,387	\$1,672	\$1,227	\$1,429	\$1,139	\$1,214
6 bdrm twnhm	\$1,307	\$1,580	\$1,421	\$1,580	\$1,527	\$1,287	\$1,357

# PROPOSED FLAT RENT COMPARABLES

FY 2021

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2021 Proposed Flat Rent
<b><u>LaSalle Park</u></b>							
2 bdrm	\$958	\$985	\$1,110	\$1,066	\$1,054	\$630	\$1,008
3 bdrm	\$1,125	\$970	\$1,677	\$1,084	\$1,244	\$840	\$1,175
4 bdrm	\$1,175	\$1,867	\$1,386	\$1,357	\$1,537	\$985	\$1,225
<b><u>Clinton Peabody</u></b>							
1 bdrm	\$825	\$960	\$910	\$1,242	\$1,037	\$486	\$875
2 bdrm	\$1,000	\$1,263	\$1,062	\$1,205	\$1,177	\$630	\$1,050
3 bdrm	\$1,075	\$1,254	\$1,092	\$1,664	\$1,337	\$840	\$1,125
4 bdrm	\$1,125	\$1,587	\$1,302	\$1,771	\$1,553	\$985	\$1,175
5 bdrm	\$1,175	\$1,857	\$1,600	\$1,638	\$1,698	\$1,139	\$1,225
<b><u>Lafayette Apartments</u></b>							
0 bdrm	\$775	\$810	\$914	\$850	\$858	\$537	\$825
1 bdrm	\$815	\$901	\$983	\$934	\$939	\$585	\$865
<b><u>California Gardens</u></b>							
0 bdrm	\$747	\$405	\$677	\$676	\$586	\$537	\$586
1 bdrm	\$698	\$495	\$596	\$850	\$647	\$585	\$647
<b><u>Armand &amp; Ohio</u></b>							
3 bdrm	\$1,052	\$1,267	\$994	\$1,089	\$1,117	\$862	\$1,102
5 bdrm twnhm	\$1,175	\$1,528	\$1,926	\$1,533	\$1,662	\$1,177	\$1,225
<b><u>Lafayette Town</u></b>							
1 bdrm	\$798	\$817	\$790	\$946	\$851	\$486	\$848
2 bdrm	\$925	\$1,094	\$1,127	\$781	\$1,001	\$630	\$975
3 bdrm	\$1,075	\$1,241	\$1,262	\$1,652	\$1,385	\$840	\$1,125
<b><u>Tiffany Turnkey</u></b>							
1 bdrm	\$850	\$737	\$742	\$882	\$787	\$500	\$900
2 bdrm	\$925	\$1,075	\$890	\$905	\$957	\$648	\$957
<b><u>Folsom</u></b>							
2 bdrm	\$867	\$831	\$834	\$957	\$874	\$648	\$874
3 bdrm	\$1,075	\$1,012	\$892	\$1,207	\$1,037	\$862	\$1,037
4 bdrm	\$1,125	\$1,088	\$1,093	\$1,374	\$1,185	\$1,013	\$1,175

## FY 2021

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2021 Proposed Flat Rent
<u>Marie Fanger</u>							
2 bdrm	\$961	\$1,176	\$1,131	\$1,113	\$1,140	\$648	\$1,011
3 bdrm	\$1,075	\$1,219	\$1,214	\$1,298	\$1,244	\$862	\$1,125
4 bdrm	\$1,075	\$1,417	\$1,402	\$1,120	\$1,313	\$1,013	\$1,125
<u>South Broadway</u>							
3 bdrm	\$950	\$1,077	\$990	\$1,212	\$1,093	\$862	\$1,000
<u>McMillan Manor</u>							
3 bdrm	\$970	\$1,236	\$1,246	\$1,074	\$1,185	\$840	\$1,020
4 bdrm	\$1,125	\$1,855	\$1,657	\$1,455	\$1,656	\$985	\$1,175
<u>McMillan Manor II</u>							
3 bdrm	\$970	\$1,236	\$1,246	\$1,074	\$1,185	\$840	\$1,020
4 bdrm	\$1,125	\$1,855	\$1,657	\$1,455	\$1,656	\$985	\$1,175
<u>Samuel Shepard</u>							
2 bdrm	\$709	\$1,055	\$910	\$968	\$978	\$648	\$759
3 bdrm	\$950	\$1,018	\$1,003	\$1,625	\$1,215	\$862	\$1,000
4 bdrm	\$1,057	\$2,217	\$991	\$1,125	\$1,444	\$1,013	\$1,107
<u>Page Manor</u>							
3 bdrm	\$777	\$866	\$630	\$530	\$675	\$862	\$862
4 bdrm	\$961	\$813	\$693	\$1,086	\$864	\$1,013	\$1,013
<u>Hodiamont</u>							
2 bdrm	\$742	\$776	\$848	\$579	\$734	\$648	\$734
3 bdrm	\$860	\$800	\$801	\$836	\$812	\$862	\$862
4 bdrm	\$1,054	\$1,598	\$964	\$1,027	\$1,196	\$1,013	\$1,104
<u>Towne XV</u>							
3 bdrm	\$937	\$774	\$947	\$1,524	\$1,082	\$862	\$987
<u>Cupples</u>							
3 bdrm	\$824	\$660	\$780	\$733	\$724	\$862	\$862
4 bdrm	\$969	\$924	\$1,054	\$967	\$982	\$1,013	\$1,013

# PROPOSED FLAT RENT COMPARABLES

FY 2021

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2021 Proposed Flat Rent
<u>Walnut Park</u>							
3 bdrm	\$931	\$872	\$817	\$759	\$816	\$840	\$816
5 bdrm	\$1,180	\$1,153	\$1,319	\$1,253	\$1,242	\$1,139	\$1,230
<u>Lookaway</u>							
3 bdrm	\$1,008	\$1,022	\$1,086	\$1,026	\$1,045	\$840	\$1,045
4 bdrm	\$1,115	\$1,094	\$1,202	\$1,102	\$1,133	\$985	\$1,133
<u>King Louis Square III</u>							
1 bdrm garden	\$696	\$985	\$1,035	\$1,110	\$1,043	\$502	\$746
3 bdrm twnhm	\$1,000	\$1,283	\$1,309	\$970	\$1,187	\$834	\$1,050
4 bdrm twnhm	\$1,025	\$1,249	\$1,249	\$1,249	\$1,249	\$968	\$1,075
<u>Murphy Park I</u>							
2 bdrm garden*	\$964	\$871	\$825	\$1,107	\$934	\$668	\$964
2 bdrm twnhm*	\$964	\$995	\$995	\$995	\$995	\$648	\$964
3 bdrm garden*	\$1,114	\$871	\$1,008	\$1,107	\$995	\$882	\$1,114
3 bdrm twnhm*	\$1,114	\$1,295	\$1,320	\$1,295	\$1,303	\$859	\$1,114
4 bdrm twnhm*	\$1,243	\$1,567	\$1,550	\$1,178	\$1,432	\$1,002	\$1,243
5 bdrm twnhm - PH**	\$1,275	\$1,817	\$1,817	\$1,817	\$1,817	\$1,155	\$1,325
6 bdrm twnhm - PH**	\$1,307	\$2,083	\$2,083	\$2,083	\$2,083	\$1,302	\$1,357
<u>Murphy Park II</u>							
2 bdrm garden*	\$802	\$871	\$825	\$1,107	\$934	\$668	\$852
2 bdrm twnhm*	\$802	\$995	\$995	\$995	\$995	\$648	\$852
3 bdrm garden*	\$892	\$871	\$1,008	\$1,107	\$995	\$882	\$942
3 bdrm twnhm*	\$927	\$1,295	\$1,295	\$1,295	\$1,295	\$859	\$977
4 bdrm twnhm*	\$1,104	\$1,567	\$1,567	\$1,567	\$1,567	\$1,002	\$1,154
<u>Murphy Park III</u>							
2 bdrm garden*	\$872	\$871	\$825	\$1,107	\$934	\$668	\$872
2 bdrm twnhm*	\$880	\$1,025	\$1,025	\$1,025	\$1,025	\$648	\$880
3 bdrm garden*	\$946	\$871	\$1,008	\$1,107	\$995	\$882	\$946
3 bdrm twnhm*	\$946	\$1,295	\$1,295	\$1,295	\$1,295	\$859	\$946
4 bdrm twnhm - PH**	\$1,172	\$1,577	\$1,536	\$1,577	\$1,563	\$1,002	\$1,222
5 bdrm twnhm - PH**	\$1,315	\$1,841	\$1,841	\$1,824	\$1,835	\$1,155	\$1,365
6 bdrm twnhm - PH**	\$1,331	\$2,083	\$2,083	\$2,083	\$2,083	\$1,302	\$1,381

# PROPOSED FLAT RENT COMPARABLES

FY 2021

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2021 Proposed Flat Rent
<b><u>Renaissance PI @ Grand</u></b>							
1 bdrm garden*	\$708	\$717	\$787	\$670	\$725	\$500	\$708
2 bdrm garden*	\$849	\$1,089	\$1,079	\$1,089	\$1,086	\$648	\$849
2 bdrm twnhm*	\$849	\$1,015	\$1,153	\$1,172	\$1,113	\$630	\$849
3 bdrm twnhm - PH**	\$1,010	\$1,199	\$1,367	\$1,274	\$1,280	\$840	\$1,060
4 bdrm twnhm - PH**	\$1,075	\$1,371	\$1,550	\$1,496	\$1,472	\$985	\$1,125
5 bdrm twnhm - PH**	\$1,205	\$1,774	\$2,053	\$1,757	\$1,861	\$1,139	\$1,255
<b><u>Renaissance PI @ Grand II</u></b>							
1 bdrm garden*	\$708	\$717	\$787	\$670	\$725	\$500	\$708
2 bdrm garden*	\$830	\$1,089	\$1,079	\$1,089	\$1,086	\$648	\$830
2 bdrm twnhm*	\$830	\$1,015	\$1,153	\$1,172	\$1,113	\$630	\$830
3 bdrm twnhm*	\$959	\$1,199	\$1,367	\$1,274	\$1,280	\$840	\$959
4 bdrm twnhm - PH**	\$1,075	\$1,371	\$1,550	\$1,496	\$1,472	\$985	\$1,125
5 bdrm twnhm - PH**	\$1,124	\$1,774	\$2,053	\$1,757	\$1,861	\$1,139	\$1,174
<b><u>Renaissance PI @ Grand III</u></b>							
1 bdrm garden*	\$658	\$717	\$787	\$670	\$725	\$500	\$658
2 bdrm garden*	\$772	\$1,089	\$1,079	\$1,089	\$1,086	\$648	\$772
2 bdrm twnhm*	\$823	\$1,015	\$1,153	\$1,172	\$1,113	\$630	\$823
3 bdrm twnhm*	\$948	\$1,199	\$1,367	\$1,274	\$1,280	\$840	\$948
4 bdrm twnhm - PH**	\$1,110	\$1,371	\$1,550	\$1,496	\$1,472	\$985	\$1,160
5 bdrm twnhm - PH**	\$1,179	\$1,774	\$2,053	\$1,757	\$1,861	\$1,139	\$1,229
<b><u>Gardens @ Renaissance</u></b>							
1 bdrm garden*	\$744	\$872	\$687	\$594	\$718	\$585	\$744
2 bdrm garden - PH**	\$938	\$919	\$1,002	\$725	\$882	\$750	\$882
<b><u>Senior Living @ Renaissnace</u></b>							
1 bdrm garden*	\$746	\$837	\$695	\$889	\$807	\$585	\$746
2 bdrm garden - PH**	\$938	\$1,070	\$725	\$971	\$922	\$750	\$922

PROPOSED FLAT RENT COMPARABLES  
FY 2021

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2021 Proposed Flat Rent
<b>King Louis Square</b>							
1 bdrm garden*	\$531	\$576	\$720	\$630	\$642	\$500	\$531
2 bdrm grdn/twnhm*	\$663	\$1,095	\$1,120	\$1,107	\$1,107	\$630	\$663
3 bdrm grdn/twnhm*	\$777	\$1,174	\$1,523	\$1,304	\$1,334	\$840	\$777
4 bdrm twnhm - PH**	\$1,058	\$1,268	\$1,418	\$1,379	\$1,355	\$985	\$1,108
<b>King Louis Square II (Old Frenchtown)</b>							
1 bdrm garden*	\$572	\$753	\$989	\$752	\$831	\$502	\$572
2 brdm garden*	\$704	\$1,150	\$1,150	\$1,190	\$1,163	\$648	\$704
3 bdrm twnhm*	\$830	\$1,002	\$1,691	\$1,761	\$1,485	\$834	\$830
<b>LesChateaux</b>							
1 bdrm	\$604	\$1,104	\$1,060	\$1,202	\$1,122	\$585	\$654
2 bdrm	\$767	\$1,025	\$1,235	\$1,378	\$1,213	\$750	\$817
<b>Cahill House</b>							
1 bdrm garden*	\$732	\$927	\$1,041	\$926	\$965	\$585	\$732
2 brdm garden - PH**	\$767	\$723	\$769	\$1,044	\$845	\$750	\$817
<b>Cambridge Heights I</b>							
1 bdrm garden*	\$583	\$585	\$813	\$895	\$764	\$502	\$583
2 brdm garden*	\$715	\$974	\$648	\$707	\$776	\$648	\$715
2 bdrm twnhm*	\$772	\$830	\$830	\$1,054	\$905	\$628	\$772
3 bdrm twnhm*	\$843	\$1,386	\$865	\$1,435	\$1,229	\$834	\$843
4 bdrm twnhm - PH**	\$1,125	\$1,484	\$1,084	\$1,484	\$1,351	\$968	\$1,175
5 bdrm twnhm - PH**	\$1,190	\$1,312	\$1,762	\$1,312	\$1,462	\$1,117	\$1,240
<b>Cambridge Heights II</b>							
1 bdrm garden*	\$606	\$858	\$637	\$895	\$797	\$502	\$606
2brdm garden*	\$786	\$974	\$948	\$762	\$895	\$648	\$786
2 bdrm twnhm*	\$812	\$830	\$830	\$1,054	\$905	\$628	\$812
3 bdrm twnhm*	\$910	\$1,386	\$1,281	\$1,225	\$1,297	\$834	\$910
4 bdrm twnhm - PH**	\$1,125	\$1,094	\$1,094	\$1,484	\$1,224	\$968	\$1,175
5 bdrm twnhm - PH**	\$1,190	\$1,733	\$1,312	\$1,473	\$1,506	\$1,117	\$1,240



# PROPOSED FLAT RENT COMPARABLES

FY 2021

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2021 Proposed Flat Rent
<b>Cambridge Senior</b>							
1 bdrm garden*	\$667	\$689	\$740	\$848	\$759	\$585	\$667
2 brdm garden	\$767	\$1,059	\$1,047	\$845	\$984	\$750	\$817
<b>Arlington Grove</b>							
2 brdm twnhm*	\$749	\$881	\$720	\$959	\$853	\$625	\$749
3 bdrm twnhm*	\$850	\$1,126	\$951	\$910	\$996	\$834	\$856
<b>North Sarah</b>							
1 bdrm garden*	\$640	\$921	\$913	\$876	\$903	\$496	\$640
2 brdm twnhm*	\$749	\$1,510	\$1,432	\$1,245	\$1,396	\$625	\$749
3 bdrm twnhm*	\$855	\$1,679	\$1,972	\$1,786	\$1,812	\$834	\$855
<b>North Sarah II</b>							
1 bdrm garden*	\$600	\$931	\$921	\$833	\$895	\$496	\$600
2 brdm twnhm*	\$700	\$1,261	\$1,376	\$1,256	\$1,298	\$625	\$700
3 bdrm twnhm*	\$800	\$1,560	\$1,681	\$1,788	\$1,676	\$834	\$800
<b>North Sarah III</b>							
1 bdrm garden*	\$575	\$957	\$956	\$940	\$951	\$496	\$600
2 brdm twnhm*	\$675	\$1,485	\$1,510	\$952	\$1,316	\$625	\$700
3 bdrm twnhm*	\$800	\$1,679	\$1,552	\$1,189	\$1,473	\$834	\$800
* Tax Credit Max ** PH Unit, not Tax Credit							

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**St. Louis Housing Authority**  
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**ATTACHMENT #6**

**Section B.1 (b) – PHA Plan Update – Plan Elements Revised**

**Item 5 – Operations and Management**

**Table of HUD Programs Under PHA Management**

Program Name	Families Served at Fiscal Year Beginning 10/01/2020	Expected Turnover
Public Housing	2509	381
Section 8 Vouchers	6728	64
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually) <b>Veterans Affairs Supportive Housing Program (VASH)</b>	263	12
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

**St. Louis Housing Authority**  
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**ATTACHMENT #7**

**Section B.1 (b) – PHA Plan Update – Plan Elements Revised**

**Item 7 – Homeownership**

**Homeownership Program information is located in Attachment #11-New Activities (page 2)**

**St. Louis Housing Authority**  
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**ATTACHMENT #8**

**Section B.1 (b) – Revisions of PHA Plan Elements**

**Item 8 - Community Service and Self-Sufficiency Programs:**

The Authority's Admissions and Continued Occupancy Policy (ACOP) contain policies that comply with the requirements of community service and treatment of income changes resulting from welfare program requirements for public housing residents.

ROSS Service Coordinator Program Participation Year Ending (March 31, 2021)			
	Required Participants	Enrolled Participants	Year Ending Totals
Service Coordinator - North	100	65 enrolled 40 active	0 completed 0 forfeited 4 terminated
Service Coordinator - South	100	75 enrolled 22 active	0 completed 10 forfeited 0 terminated

FSS Program Participation Year Ending (March 31, 2021)			
	Required Participants	Enrolled Participants	Year Ending Totals
Public Housing FSS	75	41 total 24 active	0 completed 1 forfeited 1 terminated
HCV - FSS	21	57 total 34 active	1 completed 0 forfeited 0 terminated

\*Average monthly escrow: Public Housing- \$228.92

HCV- \$264.09

\*Average yearly escrow: Public Housing- \$6,696.53

HCV- \$7,075.96

Below is a list of community partners working with the Resident Initiatives Department.

<b>Services and Programs</b>				
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)
<b>Education/Literacy</b> City of St. Louis Office of Financial Empowerment Financial Literacy	Open to All	Referrals	Resident Initiatives Department FSS Coordinators Service Coordinators	Public Housing and Housing Choice Voucher Residents
<b>Education/Literacy</b> Gateway EITC Community Coalition Tax Preparation	Open to All	Referrals	Resident Initiatives Department FSS Coordinators	Public Housing and Housing Choice Voucher Residents
<b>Education/Literacy</b> Lifewise Financial Stability	Open to All	Referrals	Resident Initiatives Department FSS Coordinators Service Coordinators	Public Housing and Housing Choice Voucher Residents
<b>Education/Literacy</b> Providence Bank Financial Literacy	Open to All	Referrals	Resident Initiatives Department FSS Coordinators Service Coordinators	Public Housing and Housing Choice Voucher Residents
<b>Education/Literacy</b> Regions Bank	Open to All	Referrals	Resident Initiatives Department FSS Coordinators Service Coordinators	Public Housing and Housing Choice Voucher Residents
<b>Education/Literacy</b> St. Louis Community College Upward Bound College Prep Program	Open to All	Referrals	Resident Initiatives Department FSS Coordinators Service Coordinators	Public Housing and Housing Choice Voucher Residents
<b>Education/Literacy</b> St. Louis Public Schools Adult Education/GED	Open to All	Referrals	Via Referrals from Resident Initiatives Department FSS Coordinators Service Coordinators	Public Housing and Housing Choice Voucher Residents
<b>Education/Literacy</b> TRIO Education Opportunity Centers Education Assistance	Open to All	Referrals	Resident Initiatives Department FSS Coordinators Service Coordinators	Public Housing and Housing Choice Voucher Residents
<b>Employment/Job Training</b> Employment Connection Job Development and Placement Services, Employment Training	Open to All	Referrals	Resident Initiatives Department FSS Coordinators Service Coordinators	Public Housing and Housing Choice Voucher Residents
<b>Employment/Mentoring</b> Father's Support Center Legal Clinic Youth Leadership	Open to All	Referrals	Resident Initiatives Department FSS Coordinators Service Coordinators	Public Housing and Housing Choice Voucher Residents

<b>Employment/Job Training</b> MET (Missouri Employment Training) Center Employment Training	Open to All	Referrals	Resident Initiatives Department FSS Coordinators Service Coordinators	Public Housing and Housing Choice Voucher Residents
<b>Employment/Job Training</b> SLATE (St. Louis Agency on Training) Pilot Initiative	240 Adults	Site Based Recruitment & Referral	SLATE/Clinton Peabody Management	Clinton Peabody Public Housing Residents Only
<b>Employment/Job Training</b> SLATE (St. Louis Agency on Training) Employment Training	Open to All	Referrals	Resident Initiatives Department FSS Coordinators Service Coordinators	Public Housing and Housing Choice Voucher Residents
<b>Employment/Job Training</b> Urban League Employment Training	Open to All	Walk-Ins	Resident Initiatives Department Program	Public Housing and Housing Choice Voucher Residents
<b>Employment/Job Training</b> Worknet Employment Training	25 Adults	Site Based Recruitment & Referrals	Resident Initiatives Department Program	Clinton Peabody Public Housing Residents
<b>Family Life Skills Training and Youth Services</b> People's Community Action Agency After School Tutoring Interpersonal Skills Development, Youth Mentoring Computer Usage	Referral Walk-ins	Referrals	PH FSS Coordinator Housing Choice Voucher FSS Coordinator Service Coordinators	Public Housing and Housing Choice Voucher Residents
<b>Family Life Skills Training and Youth Services</b> Places for People Parenting Training and Interpersonal Skills Development	Referrals	Referrals	Resident Initiatives Department Program	Public Housing and Housing Choice Voucher Residents
<b>Family Life Skills Training</b> University of Missouri Extension Urban Family and Consumer Sciences Programs	Open to All	Referrals	PH FFS Coordinator Housing Choice Voucher FSS Coordinators Service Coordinators	Public Housing and Housing Choice Voucher Residents
<b>Health and Wellness Services</b> Affinia Healthcare Community Healthcare Services	Open to All	Referrals	Via referrals Coordinator Elderly/Disabled Services & FSS Coordinators Service Coordinators	Public Housing Elderly/Disabled & Family Residents
<b>Health and Wellness Services</b> American Lung Association Health Education	Open to All	Referrals	Via referrals Coordinator Elderly/Disabled Services & FSS Coordinators Service Coordinators	Public Housing Elderly/Disabled & Family Residents Housing Choice Voucher Residents
<b>Health and Wellness Services</b> Behavioral Health Response (BHR) Mental Health Services	Open to All	Referrals	Via referrals Coordinator	Public Housing Elderly/Disabled & Family Residents

			Elderly/Disabled Services & FSS Coordinators Service Coordinators	
<b>Health and Wellness Services</b> BJC Hospital/Siteman Cancer Center Mammography Screening & Education	Open to All	Referrals	Via referrals Elderly/Disabled Services & FSS Coordinators, Service Coordinators	Public Housing Elderly/Disabled Residents, Housing Choice Voucher Residents
<b>Health and Wellness Services</b> CHIPS Health and Wellness Community Health Center	Open to All	Referrals	Via referrals Coordinator Elderly/Disabled Services & FSS Coordinators Service Coordinators	Public Housing Elderly/Disabled Residents & Family Residents
<b>Health and Wellness Services</b> Dental Plaza Dental Care	Open to All	Referrals	Via referrals Coordinator Elderly/Disabled Services & FSS Coordinators Service Coordinators	Public Housing Elderly/Disabled & Family Residents
<b>Health and Wellness Services</b> Gateway to Better Health Health Insurance	Open to All	Referrals	Via referrals Coordinator Elderly/Disabled Services & FSS Coordinators Service Coordinators	Public Housing Elderly/Disabled & Family Residents
<b>Health and Wellness Services</b> Institute of Family Medicine Mental Health Services	Open to All	Referrals	Via referrals Coordinator Elderly/Disabled Services & FSS Coordinators	Public Housing Elderly/Disabled & Family Residents
<b>Health and Wellness Services</b> Lincoln University Extension Center Education and Health Services	Open to All	Referrals	Via referrals Coordinator Elderly/Disabled Services & FSS Coordinators	Public Housing and Housing Choice Voucher Residents
<b>Health and Wellness Services</b> Mental Health America of Eastern MO	Open to All	Referrals	Via referrals FSS Coordinators Service Coordinators	Public Housing and Housing Choice Voucher Residents
<b>Health and Wellness Services</b> Missouri Department of Mental Health Mental Health Services VITAS Healthcare	Open to All	Referrals	Via referrals Coordinator Elderly/Disabled Services	Public Housing Elderly/Disabled Residents & Family Residents
<b>Health and Wellness Services</b> Missouri Home Health Rehabilitation Services	Open to All	Referrals	Via referrals Coordinator Elderly/Disabled Services	Public Housing Elderly/Disabled Residents
<b>Health and Wellness Services</b> St. Louis Area Agency on Aging Meals on Wheels	Open to All Elderly/ Disabled Residents	Referrals	Via referrals Coordinator Elderly/Disabled Services	Public Housing Elderly/Disabled Residents

<b>Health and Wellness Services</b> St. Louis School of Pharmacy Pharmacy Assistance	Open to All	Referrals	Via referrals Coordinator Elderly/Disabled Services	Public Housing Elderly/Disabled Residents
<b>Health and Wellness Services</b> UMSL School of Nursing Elder Health Care Cambridge Heights, Cahill House, West Pine	Open to All	Referrals	Via referrals Coordinator Elderly/Disabled Services & FSS Coordinator	Public Housing Elderly/Disabled Residents
<b>Health and Wellness Services</b> Washington University Goldfarb School of Nursing Elder Health Care Parkview and West Pine Developments	Open to All	Referrals	Via referrals Coordinator Elderly/Disabled Services	Public Housing Elderly/Disabled Residents & Family Residents
<b>Health and Wellness Services</b> We Care Mobile Dental Dental Care	Open to All	Referrals	Via referrals Coordinator Elderly/Disabled Services & FSS Coordinator	Public Housing Elderly/Disabled Residents & Family Residents
<b>Health and Wellness Services</b> Community Wellness Project Health Care	Clinton- Peabody Only	Site Based Walk-ins Recruitment Referrals	Program Staff Service Coordinator FSS Coordinator	Clinton Peabody Public Housing Residents
<b>Health and Wellness Services</b> Progress Eyecare Vision Care	Elderly/ Disabled Residents	Walk-Ins Referrals Recruitment	Elderly/Disabled Services Coordinator	Public Housing and Housing Choice Voucher Residents
<b>Youth Services</b> City Faces After School Program Tutoring, Mentoring, Art, Girl Scouts and Boy Scouts	Open to Ages (5-11) (12-18)	Referrals Recruitment Walk-ins	Resident Initiatives Department Al Chappelle Community Center	Public Housing Residents
<b>Youth Services</b> Girls, Inc. After School Program	Open to Ages (5-18)	Referrals	Resident Initiatives Department Al Chappelle Community Center	Public Housing Residents Housing Choice Voucher Residents
<b>Youth Services</b> Lewis Place Historical Preservation After School Program	Open to Ages (5-12)	Referrals	Resident Initiatives Department	Public Housing and Housing Choice Voucher Residents
<b>Youth Services</b> People's Community Action Corporation Wyman Center Teen Outreach (Middle School and High School) Program	Open to Ages (12-18) (5-11)	Referrals	Resident Initiatives Department Al Chappelle Community Center Youth & Family Center	Public Housing and Housing Choice Voucher Residents
<b>Youth Services</b> St. Louis Department of Parks, Recreation and Forestry	Open to Ages (6-13)	Referrals	Resident Initiatives Department McMillan Manor Residents	Public Housing Residents



<b>Youth Services</b> St. Louis City Health Department Youth at Risk Food Nutrition Program	Open to Ages (12-18) (5-11)	Referrals	Resident Initiatives Department Al Chappelle Community Center Youth & Family Center	Public Housing and Housing Choice Voucher Residents
<b>Youth Services</b> St. Louis University School of Law Juvenile Re-entry Assistance Program	Open to Ages (18-24)	Referrals	Resident Initiatives Department Pilot Program	Public Housing Residents
<b>Youth Services</b> Urban League Head Start Early Childhood Education	Open to Ages (6 weeks-5 years)	Referrals	Multiple Head Start Locations	Public Housing and Housing Choice Voucher Residents
<b>Youth Services</b> Youth and Family Center	Open to Ages (5-18)	Referrals	Resident Initiatives Department Youth & Family Center	Public Housing and Housing Choice Voucher Residents
<b>Youth Services</b> Deaconess Center for Child Well-Being Advocacy Programs focused on Youth	Open to All	Referrals Walk-Ins Recruitment	Resident Initiatives Department	Public Housing and Housing Choice Voucher Residents
<b>Youth Services</b> Arts and Education Foundation Arts Education	Open to All	Recruitment	Resident Initiatives Department	Public Housing and Housing Choice Voucher Residents
<b>Youth Services</b> Pianos for People Arts Education	Open to All	Recruitment	Resident Initiatives Department	Public Housing and Housing Choice Voucher Residents
<b>Youth Services</b> Gateway Region YMCA Youth Programing	Open to Ages (5-14)	Referrals	Resident Initiatives Department Program	Public Housing Residents

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**St. Louis Housing Authority**  
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**ATTACHMENT #9**

**Section B.1 (a) – PHA Plan Update – Plan Elements Revised**

**Item 11 – Asset Management**  
**Long-term Capital Needs and Strategies**

The St. Louis Housing Authority has developed a long term strategy for operating and maintaining Public Housing assets through oversight and administration of privatized management contracts that are publicly procured every (5) five years. The Department of Operations provides oversight and management of the contracted entities that perform all occupancy and maintenance functions. Financial and management indicators are routinely analyzed to assess performance and improve efficiency and operational costs.

The Department of Development and Modernization administers the Capital Fund Program. The Department accomplishes portfolio-wide capital improvement planning, including physical improvements and management improvements using the five-year plan as well as additional long-range strategies. The Department conducts ongoing portfolio needs assessments and updates annual plans to adjust for fluctuating program funding. Staff is responsible for oversight and management of the Real Estate Assessment Center (REAC) annual inspection program.

In keeping with the current strategies for capital improvement across the portfolio; The Department of Development and Modernization is scheduled to allocate a substantial portion of the anticipated funding to the continued modernization of the Clinton Peabody development. These modernization activities will be initiated to increase unit comfort and convenience for residents; develop and implement a comprehensive site safety and public security program. Additionally, improvements are also planned for the Al Chappelle community center that would help to support an ever- increasing desire to more effectively serve the Clinton Peabody community.

Throughout the portfolio, modernization activities will continue to be undertaken to extend the useful life of building systems of all scales and sizes, including vertical transportation (elevators); Mechanical, electrical and plumbing system upgrades; targeted building exterior repairs and a comprehensive program of parking lot maintenance, site repairs, improvements and public safety..

The procurement of a new Physical Needs Assessment (PNA) is also an item currently under development. The PNA helps to assure that future capital needs are identified, captured and reflected in the project planning process moving forward.

Finally, funds will continue to be put in place to assist in the repairs of units that are discovered to be in need of a level of restoration considered to be of a non-routine nature. The restoration cost of these units would typically place an unexpected burden on operational expenses.

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**ATTACHMENT #10**

**Section B.1 (c) – Deconcentration Policy**

**Deconcentration Policy**

**Admissions and Continued Occupancy Policy (ACOP)**

**6.4 Deconcentration of Poverty and Income Mixing [24 CFR 903.1 and 903.2]**

SLHA must provide for deconcentration of poverty and income mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. Developments subject to the deconcentration requirement are referred to as covered developments and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by SLHA with fewer than 100 public housing units; developments designated specifically for elderly; developments approved for demolition or for conversion to tenant based public housing; and approved mixed-finance developments using HOPE VI or public housing funds.

SLHA will determine the average income of all families in all covered developments on an annual basis. SLHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85 percent to 115 percent of the average family income. If covered developments have an average incomes outside the EIR, SLHA will then determine whether or not these developments are consistent with its local goals and annual plan. If the development is not consistent with local goals SLHA may skip a family on the waiting list to reach another family in an effort that would further the goals of Deconcentration.

St. Louis Housing Authority  
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Section B.2 - New Activities

## Section B.2

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 Unit	Time Table for Submission
B.2 (a)	Mixed-Finance	Family Replacement VI Replacement Housing Factor (RHF) FY 2014-2019 RHF funds are allocated for Phase I of Preservation Square, a Neighborhood Choice grant awarded to the City of St. Louis.	MO001000067	19 units Public Housing Phase I: 19 Units	Development Proposal submitted on 7/11/19. Timeline for activity: Start date of activity: 6/30/2020. Projected end date of activity: 12/31/2021.
B.2 (a)	Mixed-Finance	Family Replacement VI Replacement Housing Factor FY 2015-2020	MO001000068	16 units Public Housing Phase I: 16 Units	Development Proposal submission anticipated 7/31/21. Timeline for activity: Projected start date of activity: 2/28/2022. Projected end date of activity: 6/30/2023.
B.2 (a)	Mixed-Finance	Clinton Peabody Revitalization Depending on the outcome of a Physical Needs Assessment this development will be revitalized by either modernization, redevelopment, demolition or disposition.	MO001000002	358 units Public Housing	Modernization or Mixed-Finance Proposal submission anticipated 1/31/2022. Timeline for activity: Actual start date of activity: 6/30/2022. Actual end date of activity: 12/30/2023.
B.2 (b)	Demolition/Disposition	Clinton Peabody Revitalization Depending on the outcome of Physical Needs Assessment and Asset Repositioning assessment this development will be revitalized by either	MO001000002	358 units Public Housing	Timeline for activity: Projected start date of activity: 1/31/2022 Projected end date of activity 12/30/2023.
B.2 (b)	Disposition	Vaughn Family - Warehouse Facility	MO001000006	0	Timeline for activity: Projected start date of activity: 1/30/2022. Projected end date of activity 12/30/2022.

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FY 2021 Annual Plan  
Section B.2 - New Activities

**Section B.2**

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
B.2 (b)	Disposition	Euclid Plaza Vacant Land	MO001000013	0	Timeline for activity: Projected start date of activity: 1/30/2022 Projected end date of activity 12/30/2022.
B.2 (b)	Partial Disposition	Walnut Park Scattered -Site with 13 Single Family Homes.	MO001000041	13 Units	Timeline for activity: Projected start date of activity: 1/30/2022 Projected end date of activity 12/30/2022.
B.2 (c)	Designated Housing for Elderly and/or Disabled Families	Parkview Apartments 13-Story, High-rise Building with 295 mixed-population apartments.	MO001000019	295	Timeline for activity: Projected start date of activity: 10/1/2021 Projected end date of activity 12/30/2021.
B.2 (d)	Conversion of Public Housing to tenant-based or to project-based under RAD conversion.	SLHA plans to submit applications under this type of conversion in FY 2021, on the basis of completing a Physical Needs Assessment to determine which developments will meet eligibility for RAD Conversion.	TO BE DETERMINED	TO BE DETERMINED	Timeline for activity: Projected start date of activity: 10/1/2021 Projected end date of activity 12/30/2022.
B.2 (e)	Homeownership	Cochran Gardens HOPE VI - Cambridge Heights - Homeownership		12	Closed 12/18/2008 Constructed and sold 8 units 4 units 2nd Mortgage only 11/2009 12 units sold as of 11/30/2015. The project is complete and ended 3/31/20.

St. Louis Housing Authority  
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Section B.2 - New Activities

## Section B.2

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 Submission
B.2 (e)	Homeownership	Near South Side La Saison		10	Vacant Lots: Actual start date of activity: 5/31/2016. Solicitation for developer to construct and sell new homes was issued on 9/11/2017. Phase I - 5 homes under construction. 2 units sold as of 3/31/21. Phase II - 5 units to start by May 2021. The projected end date for activity: 12/31/2021.
B.2 (e)	Homeownership	Near South Side La Saison		10	Vacant Lots: Actual start date of activity: 5/31/2016. Solicitation for developer to construct and sell new homes was issued on 9/11/2017. Phase I - 5 homes under construction. 2 units sold as of 3/31/21. Phase II - 5 units to start by May 2021. The projected end date for activity: 12/31/2021.
B.2 (e)	Homeownership	Section 8 - Currently		43	

B.2 (f)	Project-based Vouchers	SLHA has 606 Project-based units.	Approved:	23rd Street Elderly, L.P.	74
				25th Street Elderly, L.P.	65
		SLHA may consider soliciting for a developer through the RFP process to provide project based voucher rental assistance.		Blumeyer Elderly, L.P.	30
				Blumeyer II Associates	8
				Cambridge Seniors, L.P.	36
				Carr Square Tenant Corp.	76
				FP-San Remo Develop., L.P.	14
	Special Purpose Section 8 Assistance Program	The SLHA continues to receive referrals from the Veteran's Administration for a Special-purpose voucher program under the Veterans Affairs Supportive Housing (VASH) program.		Grand South Senior, L.P.	80
				Hammond Apartments, L.P.	28
				Homer G. Phillips, Hist	48
				JVL Renaissance I, L.P.	6

St. Louis Housing Authority  
FY 2021 Annual Plan  
Section B.2 - New Activities

JVL Renaissance II, L.P.	7
K-M Housing, LLC	4
Railton Residence, L.P.	50
Salvation Army STL Garrison Residence, L.P. (VA)	18
Salvation Army STL Garrison Residence, L.P.	6
Vaughn Elderly, L.P.	26
Water Tower Place, L.P.	30
<b>Total:</b>	<b>606</b>

Tenant Protection Voucher (TPV) program			<b>Allocated</b>	<b>Leased</b>
Our Agency was awarded 45 Tenant Protection Vouchers (TPV) for Preservation Square On February 2, 2021				<b>158</b>
Main Stream Voucher program			<b>Allocated</b>	<b>Leased</b>
			28	<b>0</b>
B.2 (g)	Emergency Safety and Security Application	SLHA continues to apply for funds to address crime and drug-related activities that pose an increased threat to health and safety of residents. CFP for FY 2021 has a line item for PHA Wide security upgrades and improvements.	MO001000099 PHA Wide	Emergency safety and security application submission anticipated 10/30/21. Timeline for activity: Actual start date of activity: 1/31/2022. Projected end date of activity: 1/31/2023.



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**St. Louis Housing Authority**  
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**ATTACHMENT # 12**

**Section B.2 (b) – New Activities**

**Item 11 – Units with Approved Vacancies for Modernization**

LaSalle Park Village, AMP MO001000034, will undergo modernization of 148 units in three (3) phases.

On March 30, 2015, St. Louis Housing Authority (SLHA) obtained HUD approval for 48 units to be placed into modernization status in IMS/PIC system. The approval covers 48 units contained in five (5) buildings (Phase I). This phase, under contract #RD 15-03 completed in November 2017.

Contract No. RD16-02  
LaSalle Park Apartment Unit Upgrades – Phase II

On March 13, 2016, SLHA obtained HUD approval for 52 units to be placed into modernization status in IMS/PIC system. The second phase, contract RD 16-02, consists of 52 units contained in six (6) buildings. The units were vacated to allow for the work to be performed.

The construction contract was awarded on April 17, 2017 but the start of the project was delayed until after the completion of Phase I until December of 2017. Construction was completed in August 2019.

Contract No. RD18-05A  
LaSalle Park Apartment Unit Upgrades and Site Repairs– Phase III

This project encompasses a major comprehensive upgrade of this developments interiors to include:

- Replacement of all floor tile and base mold with vinyl plank flooring and vinyl composition tile
- Replacement of all interior doors and hardware
- Selective removal and replacement of wall and ceiling drywall
- Complete unit painting
- Replacement of kitchen cabinets and associated laminate countertops and stainless-steel sinks
- Replacement of complete heating and air conditioning systems with hi-efficiency systems
- Replacement of unit water heaters with larger hi-efficiency units

- Complete upgrade of unit bath room facilities including subfloor replacement, sheet vinyl flooring, tub/shower/toilet replacement, cultured marble tub surrounds, vanity, bath lighting upgrade
- Upgrade and improvements to in unit laundry facilities
- Unit lighting fixture and electrical device replacements
- Selective replacement and repairs to exterior siding and gutters.
- Site repairs and improvements
  - Replacement of existing playground
  - Replacement of broken and uneven sidewalks
  - Over-seeding of lawns
  - New plantings

The construction contract was awarded in August 2019. It includes five (5) buildings encompassing 48 units. The request for “units undergoing modernization” classification status in IMS/PIC system has been approved by HUD for this phase. Construction in Phase III began February 2020 and is scheduled to be completed June 2021.

Clinton Peabody, AMP MO001000002, will undergo comprehensive modernization of 26 units for water / mold damage repairs (20 units) and the fire damage repairs (6 units). The St. Louis Housing Authority (SLHA) has obtained HUD approval for 26 units to be placed into modernization status in IMS/PIC system.

Lafayette Townhomes, AMP MO001000038, will undergo comprehensive modernization of 4 units for structural repairs and associated unit interior repairs. The St. Louis Housing Authority (SLHA) has obtained HUD approval for 4 units to be placed into modernization status in IMS/PIC system.

Samuel Shepard, AMP MO001000041, will undergo comprehensive modernization of 1 unit for water / mold damage repairs. The St. Louis Housing Authority (SLHA) has obtained HUD approval for 1 unit to be placed into modernization status in IMS/PIC system.

Walnut Park, AMP MO001000041, will undergo comprehensive modernization of 3 units for water / mold damage repairs (1 unit) and vandalism (2 units). The St. Louis Housing Authority (SLHA) has obtained HUD approval for 3 units to be placed into modernization status in IMS/PIC system.

Parkview Apartments, AMP MO001000019, will undergo modernization of 2 units for water infiltration damage repairs. The St. Louis Housing Authority (SLHA) has obtained HUD approval for 2 units to be placed into modernization status in IMS/PIC system.

North Sarah, AMP MO001000064, will undergo modernization of 1 unit for fire damage repairs. The St. Louis Housing Authority (SLHA) has obtained HUD approval for 1 unit to be placed into modernization status in IMS/PIC system.

**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*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 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2021, 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 has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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.
4. 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.
5. 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.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing 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 by maintaining records reflecting these analyses and actions.
7. For PHA Plans 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 2010-25);
  - 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 a 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 a 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).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. 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).
18. 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.
19. 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.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).


St. Louis Housing Authority (SLHA) \_\_\_\_\_  
PHA Name

MO001 \_\_\_\_\_  
PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 20 21

☐ 5-Year PHA Plan for Fiscal Years 20 \_\_\_\_ - 20 \_\_\_\_

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	Title
Sal F. Martinez	Chair
Signature 	Date
	July 15, 2021

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**St. Louis Housing Authority**  
**FY 2021 Annual Plan**

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**ATTACHMENT #14**

**Section B.5 – Progress Report**

**Status of Goals and Objectives**

The St. Louis Housing Authority (SLHA) revised its Five-Year Strategic Plan in 2020. In 2018, the leadership of the SLHA determined that the strategic plan developed in 2013 was out of date and needed to be revised. To accomplish the task, in 2019, SLHA retained the Bronner Group to facilitate the creation of the Strategic Plan (Plan). Development of the Plan included two public meetings, two staff/board retreats, interviews with staff and stakeholders and over 700 survey responses. The new Plan was approved by the Board of Commissioners by resolution #2903 at its February 2020 meeting.

The Plan establishes the strategic focus that will drive the SLHA to deliver quality housing and services to our community. SLHA designed the Five-Year Strategic Plan to coincide with the City of St. Louis' 2020-2025 Consolidated Plan. This will allow for greater collaboration, communication and streamlining of housing strategies for the St. Louis region.

Thereafter, SLHA implemented a tracking system (Goal Tracker) to establish the milestones for the goals and objectives of the Plan. By this time, SLHA's focus on priorities drastically changed due to the Covid-19 Pandemic. SLHA engaged in activities to respond to the pandemic by implementing measures to protect residents, clients and staff. SLHA staff has been engaged in numerous activities to change policies, increase awareness, purchase personal protective equipment, supplies and services for all developments and offices. In addition, SLHA has hired contractors to install new safety measures for adopting social distancing and protection against infection or transmission.

Due to the pandemic, SLHA had delayed the implementation of its Strategic Plan goals and objectives until operations start to stabilize. The Plan has been revised with new milestones and progress of activities.

ID	Level	Goal/Objective/Action	Responsible Unit/ Person	Target Start Date	Target End Date	Percent Complete
1	Goal	Support safe and secure environments for SLHA's residents and staff				5%
1.1	STR	Develop Standardized Safety Plan for all properties and sites	Asset Management	October 1, 2021	December 31, 2024	0%
1.1.1	ACT	Assess current safety practices and informal safety plans at developments	Asset Management	October 1, 2021	March 31, 2022	0%
1.1.2	ACT	Review existing policies regarding access to SLHA properties and update as needed; develop a formal plan if unavailable	Asset Management	October 1, 2021	March 31, 2022	0%
1.1.3	ACT	With assistance of the property management companies, draft and implement a standardized safety plan using a Trauma Informed lens	Asset Management	October 1, 2021	March 31, 2022	0%
1.1.4	ACT	Create and utilize a checklist to use to monitor property management companies to ensure adherence to safety plans and the maintenance of a safe and secure property	Asset Management	October 1, 2021	March 31, 2022	0%
1.1.5	ACT	With assistance of property management companies, create emergency management plans for each development, creating signage of evacuation plans if unavailable	Asset Management	October 1, 2021	March 31, 2022	0%
1.1.6	ACT	Conduct preparedness exercises at all public housing developments (Active shooter, fire, earthquake, tornado, etc)	Asset Management	October 1, 2021	December 31, 2024	0%
1.2	STR	Work collaboratively with residents, neighbors and the Police Department to foster safe and secure environments	Asset Management	March 30, 2020	December 31, 2024	0%
1.2.1	ACT	On a quarterly basis, request police department to attend resident meetings	Asset Management	July 1, 2021	December 31, 2024	0%
1.2.2	ACT	Annually, request that the Fire Department attend resident meetings to address fire safety	Asset Management	July 1, 2021	December 31, 2024	0%
1.2.3	ACT	With the assistance of the SLMPD, implement a strategy for community policing in public housing	Executive	May 1, 2021	December 31, 2021	0%
1.2.4	ACT	Annually, attend neighborhood meetings in neighborhoods with 50+ public housing units to foster relationships	Asset Management	July 1, 2021	December 31, 2024	0%
1.3	STR	Identify and address environmental hazards to promote healthy homes	Asset Management, HCV	January 1, 2021	December 31, 2024	10%
1.3.1	ACT	Monitor property management companies to ensure that annual inspections occur in a timely manner and that issues identified are addressed	Asset Management	January 1, 2021	December 31, 2024	20%
1.3.2	ACT	Request copies of Pre-REAC inspections completed by property management companies and monitor for health and safety deficiencies; follow up as needed	Asset Management	January 1, 2021	December 31, 2024	40%
1.3.3	ACT	Create checklist to use and spot check public housing inspections to ensure timely and proper completion	Asset Management	January 1, 2021	December 31, 2024	10%
1.3.4	ACT	Complete HCV Inspections, including quality control inspections, in a timely manner; require landlords to complete necessary repairs in a timely manner.	HCV	January 1, 2020	December 31, 2024	30%
1.4	STR	Create a safety plan for SLHA central office	Executive	April 1, 2021	December 31, 2024	10%
1.4.1	ACT	Assess current safety practices and informal safety plans	Executive	April 1, 2021	April 30, 2021	10%
1.4.2	ACT	Review existing policies regarding access to SLHA central office and update as needed; develop a formal safety plan if unavailable	Executive	April 1, 2021	April 30, 2021	10%
1.4.3	ACT	Create emergency management plan, creating signage of evacuation plans if unavailable	Development & Modernization	August 30, 2021	October 15, 2021	0%
1.4.4	ACT	Conduct preparedness exercises (active shooter, fire, earthquake, tornado, etc)	Development & Modernization	October 30, 2021	December 31, 2024	0%
2	Goal	Support safe and secure environments for SLHA's residents and staff				4%
2.1	STR	Update Capital and Property Portfolio Plans	Development & Modernization	April 1, 2021	February 22, 2022	16%
2.1.1	ACT	Perform Physical Needs Assessment of properties	Development & Modernization	April 1, 2021	August 29, 2021	0%
2.1.2	ACT	Perform Asset repositioning exercise to create portfolio plan; considering Demo/disposition, RAD, Section 8 conversion, etc.	Executive, Development & Modernization	October 1, 2021	January 2, 2022	0%
2.1.3	ACT	Perform Environmental Review	Development & Modernization	September 1, 2020	December 30, 2020	80%

2.1.4	ACT	Explore non-traditional financing tools (bonds, tax credits, opportunity zones, refinancing, etc.) for top priority properties within Portfolio Plan	Development & Modernization	November 1, 2021	January 9, 2022	0%
2.1.5	ACT	Identify and leverage underutilized assets to generate revenue	Executive, Development & Modernization	December 1, 2021	February 22, 2022	0%
2.2	STR	Communicate benefits and program changes of new housing programs (i.e. RAD) to internal and external stakeholders	Development & Modernization	January 13, 2022	April 11, 2023	0%
2.2.1	ACT	Develop talking points, PR/campaign materials for the new programs being adopted across portfolio (internal and external stakeholders)	Development & Modernization	January 13, 2022	April 5, 2022	0%
2.2.2	ACT	Schedule meetings with different stakeholder groups (staff, TAB, general public mtgs, etc.)	Development & Modernization	March 25, 2022	April 11, 2023	0%
2.2.3	ACT	Develop online content (website, social media) to communicate new program info, FAQs, etc.	Development & Modernization	January 13, 2022	April 5, 2022	0%
2.3	STR	Implement Portfolio Plan	Development & Modernization	April 5, 2022	July 22, 2023	0%
2.3.1	ACT	Identify and secure financing to complete redevelopment of Clinton-Peabody (see Goal 4)	Development & Modernization	April 5, 2022	August 8, 2022	0%
2.3.2	ACT	Develop procurement solicitation (RFP/RFQ) for development assistance	Development & Modernization	May 5, 2022	July 5, 2022	0%
2.3.3	ACT	Implement development plan in accordance with scope of work outlined in the RFP/RFQ/contract	Development & Modernization	July 5, 2022	July 22, 2023	0%
2.4	STR	Pursue development opportunities (new)	Development & Modernization	April 1, 2021	July 29, 2022	0%
2.4.1	ACT	Ensure spending of replacement housing funds by 2022 (some funds may be used for Clinton-Peabody - refer to Goal 4)	Development & Modernization	April 1, 2021	May 12, 2021	0%
2.4.2	ACT	Identify sites for potential new development	Development & Modernization	May 1, 2021	July 23, 2021	0%
2.4.3	ACT	Develop procurement solicitation (RFP/RFQ) for development assistance	Development & Modernization	June 1, 2021	July 12, 2021	0%
2.4.4	ACT	Implement development plan in accordance with scope of work outlined in the RFP/RFQ/contract	Development & Modernization	July 12, 2021	July 29, 2022	0%
3	Goal	Strengthen monitoring and oversight of Property Management companies				
3.1	STR	Strengthen contract compliance monitoring and enforcement and revise contract language	Asset Management	January 1, 2021	December 31, 2024	50%
3.1.1	ACT	Develop performance metrics and baseline measures to ensure that property management companies maintain and manage properties well.	Asset Management	January 1, 2021	October 1, 2021	50%
3.1.2	ACT	Monitor the performance metrics and baseline measures by inspecting the properties at least annually, reviewing monthly reports submitted by property managers, and meeting with the property management companies monthly.	Asset Management	February 1, 2021	December 31, 2024	40%
3.1.3	ACT	Enforce compliance with contract requirements, requiring corrective action plans as needed.	Asset Management	January 1, 2021	December 31, 2024	50%
3.2	STR	Create and enforce standards of professionalism and customer service across all properties	Asset Management	October 1, 2021	December 31, 2024	0%
3.2.1	ACT	Convene two meetings with property management companies to mutually agree on a standard code of conduct and dress code for employees at public housing developments.	Asset Management	October 1, 2021	December 31, 2021	0%
3.2.2	ACT	Utilizing information from meetings, develop standard code of conduct and dress code for property management staff.	Asset Management	October 1, 2021	December 21, 2021	0%
3.2.3	ACT	Annually, conduct customer service/professionalism training for property management companies.	Asset Management	October 1, 2021	December 31, 2024	0%
3.2.4	ACT	Monitor property management companies for adherence to the code of conduct and dress code.	Asset Management	October 21, 2021	December 31, 2024	0%
4	Goal	Plan and implement redevelopment of Clinton-Peabody				11%
4.1	STR	Continue to implement actions agreed upon in Consent Agreement	Legal	January 1, 2020	July 22, 2022	50%



St. Louis Housing Authority  
2021 - 2025 Strategic Plan Goal Tracker

4.1.1	ACT	Refer to consent agreement and implement	Legal	January 1, 2020	July 22, 2022	50%
4.2	STR	Identify financing to complete redevelopment of Clinton-Peabody	Development & Modernization	April 5, 2022	July 23, 2025	0%
4.2.1	ACT	Hire consultant to determine type of project and financing	Development & Modernization	April 5, 2022	June 22, 2025	0%
4.2.2	ACT	Analysis and determination of viable project and financing	Development & Modernization	June 5, 2022	July 23, 2025	0%
4.3	STR	Provide clear communication in transparent manner to residents and the community	Development & Modernization	June 5, 2022	February 11, 2023	0%
4.3.1	ACT	Support existing residents during redevelopment and construction activities	Development & Modernization	June 5, 2022	February 11, 2023	0%
4.4	STR	Develop and Implement plan to redevelop Clinton-Peabody	Development & Modernization	February 23, 2022	December 31, 2026	0%
4.4.1	ACT	See 4.3.1	Development & Modernization	February 23, 2022	November 12, 2025	0%
4.4.2	ACT	Hire 3rd party developer to implement development plan	Development & Modernization	October 22, 2022	January 27, 2027	0%
4.4.3	ACT	Analysis of viable development and funding options from 4.2.1	Development & Modernization	November 23, 2022	January 12, 2026	0%
4.4.4	ACT	Create development plan and schedule	Development & Modernization	December 23, 2022	April 27, 2023	0%
4.4.5	ACT	Implement development plan and scheduled	Development & Modernization	January 23, 2023	April 16, 2023	0%
4.4.6	ACT	Concept,Pre-Development	Development & Modernization	February 23, 2023	May 17, 2023	0%
4.4.7	ACT	Grant, Funding Applications,Reoccupancy,Relocation Planning	Development & Modernization	March 10, 2023	July 13, 2023	0%
4.4.8	ACT	Demolition,Abatement,Site Acquisition, Appraisal	Development & Modernization	July 14, 2023	August 24, 2023	0%
4.4.9	ACT	Environmental Assessment, Review	Development & Modernization	August 25, 2023	November 16, 2023	0%
4.4.10	ACT	Engineering & Architectural Design	Development & Modernization	November 17, 2023	December 3, 2024	0%
4.4.11	ACT	Cost Estimate, Construction Contracts	Development & Modernization	December 5, 2024	May 21, 2025	0%
4.4.12	ACT	Development Proposal,Evidentiaries,Closing	Development & Modernization	May 21, 2025	November 4, 2025	0%
4.4.13	ACT	Tax Credit Applications,Abatment,Zoning,Utility	Development & Modernization	November 5, 2025	December 21, 2026	0%
4.4.14	ACT	Construction-Site Prep, Housing & Public Improvements	Development & Modernization	March 11, 2026	July 14, 2026	0%
4.4.15	ACT	Lease-Up	Development & Modernization	August 26, 2026	December 31, 2026	0%
4.5	STR	Ensure safe and secure environments for Clinton-Peabody residents and staff (see Goal 1)	Asset Management			5%
5	Goal	Expand housing opportunities within the Housing Choice Voucher program				
5.1	STR	Improve relations with HCV participants and property owners	HCV	January 1, 2020	December 31, 2024	25%
5.1.1	ACT	Create and Implement Customer Service Plan for HCV participants	HCV	June 1, 2021	June 1, 2023	0%
5.1.2	ACT	Update the resident and landlord information packets	HCV	June 1, 2021	June 1, 2022	0%
5.1.3	ACT	Annually, issue landlord satisfaction survey to identify program strengths and weaknesses	HCV	June 1, 2021	December 31, 2024	0%
5.1.4	ACT	Annually, issue resident satisfaction survey to identify program strengths and weaknesses	HCV	June 1, 2021	December 31, 2024	0%
5.2	STR	Increase number of vouchers	HCV	January 1, 2020	December 31, 2024	100%
5.2.1	ACT	Monitor NOFAs for vouchers	HCV	January 1, 2020	December 31, 2024	100%
5.2.2	ACT	Apply for grants	HCV	January 1, 2020	December 31, 2024	100%
5.2.3	ACT	Implement if awarded	HCV	January 1, 2020	December 31, 2024	100%



St. Louis Housing Authority  
2021 - 2025 Strategic Plan Goal Tracker

5.3	STR	Provide mobility support to households that seek to live in areas of opportunity	HCV	January 1, 2020	September 30, 2024	100%
5.3.1	ACT	Introduce HCV participants to the Ascend Mobility Counseling program at recertification; enroll participants	HCV	January 1, 2020	January 1, 2024	100%
5.3.2	ACT	Provide pre/post move counseling	Ascend	October 1, 2019	September 30, 2024	100%
5.3.3	ACT	Property owner outreach	Ascend	October 1, 2019	September 30, 2024	100%
5.3.4	ACT	Continue to have competitive payment standards	HCV	January 1, 2020	January 1, 2024	100%
5.4	STR	Increase number of participating landlords with emphasis in areas of opportunity	Mobility Connection	October 1, 2022	September 30, 2023	0%
5.4.1	ACT	Develop a marketing plan	Ascend	October 1, 2022	January 1, 2023	0%
5.4.2	ACT	Approve marketing plan	Ascend	January 1, 2023	January 31, 2023	0%
5.4.3	ACT	Implement marketing plan	Ascend	February 1, 2023	September 30, 2023	0%
6	Goal	Expand and diversify funding and partnerships				13%
6.1	STR	Expand resources for resident services	Resident Initiatives	December 1, 2020	December 31, 2024	43%
6.1.1	ACT	Consider submitting application for Al Chapelle Center to achieve designation as Envision center from HUD	Executive	September 1, 2021	December 31, 2021	0%
6.1.2	ACT	Apply for volunteer resource from AmeriCorps and other Federal programs including Volunteer Students for local Universities.	Resident Initiatives	Summer 2021	Summer 2024	20%
6.1.3	ACT	Submit application for NOFA Mobility Program	Ascend	Spring/Summer 2020	Fall 2020	100%
6.1.4	ACT	Leverage ConnectHome USA program to expand internet access to residents through external partnerships	IT	October 1, 2019	September 30, 2022	50%
6.2	STR	Explore creating "grant writing" position	Executive	April 1, 2021	September 1, 2022	0%
6.2.1	ACT	Identify funding options for this position	Executive	October 1, 2021	September 1, 2022	0%
6.2.2	ACT	Conduct benchmarking on how other PHAs seek grant funding	Executive	October 1, 2021	April 1, 2021	0%
6.2.3	ACT	Develop grant writing job description	HR	April 1, 2022	September 1, 2022	0%
6.3	STR	Expand resources for housing opportunities	Executive	May 1, 2021	October 1, 2023	0%
6.3.1	ACT	Explore non-traditional financing tools (bonds, tax credits, opportunity zones, etc.) - see Goal 2	Executive	September 1, 2021	September 1, 2022	0%
6.3.2	ACT	Apply for non-traditional financing tools	Executive	October 1, 2022	October 1, 2023	0%
6.4	STR	Attract resources from the philanthropic, local, civic and business community with specific requests	Executive	October 1, 2021	September 1, 2024	12%
6.4.1	ACT	Direct funding raised via 80th Anniversary event to resident related activities	Executive	January 1, 2021	April 1, 2021	0%
6.4.2	ACT	Create ConnectHome partnerships with partner organizations	Executive, IT	January 9, 2020	December 31, 2021	50%
6.4.3	ACT	Leverage resources from Program Coordinating Committee within Resident Initiatives	Resident Initiatives	October 1, 2020	December 31, 2024	10%
6.4.4	ACT	Develop MOUs with partner agencies	Resident Initiatives	December 1, 2020	December 31, 2024	10%
6.4.5	ACT	Use calendar, key milestones, and funding requirements for the priority foundations in region	Executive	October 1, 2021	September 30, 2022	0%
6.4.5.1	ACT	Identify grant/funding opportunities for youth services	Resident Initiatives	October 1, 2021	September 30, 2024	0%
6.5	STR	Leverage instrumentalities to generate additional resources to support the authority's mission	Executive	September 1, 2021	September 30, 2024	10%
6.5.1	ACT	Create earned income/non-federal income through repurposing existing assets	Executive	September 1, 2021	September 30, 2024	0%
6.5.2	ACT	Analyze existing instrumentality/affiliate structure and determine optimal structure	Executive	January 1, 2020	September 30, 2021	10%
7	Goal	Optimize internal operations				13%
7.1	STR	Leverage technology for efficiencies and improved performance	IT	January 1, 2020	December 31, 2024	51%
7.1.1	ACT	Complete implementation of Yardi Phase 1 (internal)	IT	January 1, 2020	June 30, 2021	90%
7.1.2	ACT	Launch RentCafe module and marketing programs for Owners, Participants and Residents	IT, HCV & PHA	January 1, 2020	December 31, 2021	100%
7.1.3	ACT	Explore purchase order workflows and implement if feasible	IT	April 1, 2021	June 30, 2021	0%
7.1.4	ACT	Plan for implementation of additional Yardi modules that were purchased (e.g. Budget, Construction, online rent payments, etc.)	IT	July 1, 2021	December 31, 2021	0%

7.1.5	ACT	Provide training to staff to better protect sensitive and confidential information from cyber risks	IT	January 1, 2020	December 31, 2024	50%
7.1.6	ACT	Further virtualize the IT server environment to eliminate the need for physical hardware.	IT	January 1, 2020	December 31, 2024	50%
7.1.7	ACT	Update and better utilize Microsoft 365 tools, such as SharePoint and Teams	Everyone	March 15, 2020	December 31, 2024	70%
7.2	STR	Optimize processes, procedures and controls	Executive	January 1, 2020	December 31, 2022	12%
7.2.1	ACT	Review existing procedures, manuals, policies, etc. to identify areas where updates are needed or gaps exist	Executive	January 1, 2020	December 31, 2022	10%
7.2.2	ACT	Update and create policies/procedures/etc. within team/department with agency-wide standards	Executive	January 1, 2021	December 31, 2022	10%
7.2.3	ACT	Create Business Continuity Plan to ensure critical processes continue in the event of a disruption.	Executive	March 15, 2020	December 31, 2021	50%
7.2.4	ACT	Update Personnel policy	HR	May 21, 2021	December 31, 2021	0%
7.2.5	ACT	Compile key procedures into an SLHA Standard Operating Procedure	Executive	December 31, 2021	December 31, 2022	0%
7.2.6	ACT	Create a maintenance framework to ensure that all SLHA plans remain current and applicable	Executive	December 31, 2021	December 31, 2022	0%
7.3	STR	Retain and attract talent	HR	March 1, 2022	December 31, 2022	0%
7.3.1	ACT	Perform compensation and benefits study; request recommendations	HR	March 1, 2022	December 31, 2022	0%
7.3.2	ACT	Update Succession Plan to identify next generation of SLHA leaders	HR	March 1, 2022	December 31, 2022	0%
7.4	STR	Provide training and professional development opportunities to staff	HR	June 1, 2021	December 31, 2024	0%
7.4.1	ACT	Identify agency-wide training needs - required training AND "soft skills" (including training on processes); implement as needed	HR	June 1, 2021	December 31, 2024	0%
7.4.2	ACT	Create and implement framework for Personalized Development/Growth Plans for all SLHA staff	HR	April 1, 2021	July 1, 2021	0%
7.4.3	ACT	Conduct annual staff retreat or "in-service".	HR	April 1, 2021	December 31, 2021	0%
7.5	STR	Maintain HCV High Performer status	HCV	April 1, 2020	December 31, 2024	18%
7.5.1	ACT	Hold monthly SEMAP meetings to identify status and deficiencies	Internal Auditor, HCV	June 1, 2021	December 31, 2024	0%
7.5.2	ACT	Conduct bi-annual compliance/file reviews of HCV files; report findings to Executive Director	Internal Auditor	June 1, 2021	December 31, 2024	0%
7.5.3	ACT	Hold annual debriefing after SEMAP submission, identifying areas of improvement	Executive, HCV	October 15, 2020	December 31, 2024	20%
7.5.4	ACT	Streamline and simplify forms and documents used by HCV participants and owners	HCV	February 24, 2020	December 31, 2021	50%
7.5.5	STR	Recapture PH High Performer status	Asset Management	January 1, 2020	December 31, 2024	0%
7.6.1	ACT	Hold monthly PHAS indicators meetings to identify status and deficiencies	Asset Management	January 1, 2020	December 31, 2024	100%
7.6.2	ACT	Conduct bi-annual Public Housing files; report findings to Executive Director	Legal	June 1, 2020	December 31, 2024	20%
7.6.3	ACT	Hold annual debriefing after PHAS submission, identifying areas of improvement	Executive, Asset Management	October 15, 2020	December 31, 2024	20%
7.6.4	ACT	Streamline and simplify forms and documents used by public housing residents and property management companies	Asset Management	January 1, 2021	October 1, 2021	0%
8	Goal	Promote and maintain positive community identity and relationships				9%
8.1	STR	Create PH Resident Engagement Plan	Resident Initiatives	July 1, 2021	September 30, 2021	10%
8.1.1	ACT	Research and Identify best practices for resident engagement	Resident Initiatives	July 1, 2021	December 31, 2024	10%
8.1.2	ACT	Convene meeting of residents to obtain feedback (e.g. TAB, resident commissioners)	Resident Initiatives	December 1, 2021	August 30, 2022	10%
8.1.3	ACT	Create draft Engagement Plan	Marketing	August 1, 2020	September 30, 2022	20%
8.1.4	ACT	Submit draft Plan for comment and update as appropriate (Board meeting packet)	Executive	November 1, 2022	November 30, 2022	0%
8.2	STR	Create HCV Participant/Landlord Engagement Plan	Marketing & HCV	August 1, 2021	December 31, 2022	0%
8.2.1	ACT	Research and Identify best practices for HCV participant and Landlord engagement	Marketing & HCV	August 1, 2021	November 30, 2022	0%
8.2.2	ACT	Convene meeting of HCV participants to obtain feedback	HCV	August 1, 2021	November 30, 2022	0%
8.2.3	ACT	Convene meeting of Landlord to obtain feedback	HCV	August 1, 2021	November 30, 2022	0%
8.2.4	ACT	Create draft Engagement Plan	Marketing	August 1, 2021	November 30, 2022	0%
8.2.5	ACT	Submit draft Plan for comment and update as appropriate (Board meeting packet)	Executive	November 1, 2022	November 30, 2022	0%
8.3	STR	Strengthen relationships with the community and civic organizations	Executive	March 1, 2020	December 31, 2024	18%
8.3.1	ACT	Identify civic/community groups with shared interest	Executive	March 1, 2020	December 31, 2024	20%

8.3.2	ACT	Prioritize and determine appropriate SLHA person(s) to engage the civic/community group (existing relationships, interest or passion in that area, etc.)	Executive	March 1, 2020	December 31, 2024	20%
8.3.3	ACT	Develop one-pager or other PR materials that highlights SLHA's role in community and potential partnership opportunities	Marketing	September 1, 2021	December 31, 2021	0%
8.3.4	ACT	Seek to formalize partnership through standardized MOU process or other arrangements as necessary	Resident Initiatives	August 15, 2020	December 31, 2024	20%
8.3.5	ACT	Develop internal standards and protocols for managing relationships with partners (e.g. point of contact, frequency of outreach, type of outreach, etc.)	Resident Initiatives	July 1, 2020	September 30, 2021	30%
8.4	8.4	Utilize website and social media more effectively to communicate with stakeholders	Marketing	January 1, 2020	December 31, 2024	10%
8.4.1	ACT	Post to social media updates on SLHA programs, events, success stories, etc.	Marketing	January 1, 2020	December 31, 2024	20%
8.4.2	ACT	Continue development of relevant website content to increase awareness of SLHA activities	Marketing	January 1, 2020	December 31, 2024	20%
8.4.3	ACT	Develop internal guidelines for sharing content across digital platforms	Marketing	June 1, 2021	November 30, 2021	0%
8.4.4	ACT	Connect social media feeds to SLHA website (you can see social media posts on site)	Marketing	June 1, 2021	August 15, 2021	0%
8.5	8.5	Create Transparency Plan that provides guidance to public on SLHA communication practices	Executive	July 1, 2021	June 1, 2022	0%
8.5	ACT	Research and Identify best practices on communication transparency between agencies and the public	Executive	July 1, 2021	December 30, 2021	0%
8.5.2	ACT	Convene meeting of residents to obtain feedback (e.g. TAB, resident commissioners)	Executive	January 30, 2022	March 1, 2022	0%
8.5.3	ACT	Create draft communication transparency plan	Executive	March 1, 2022	May 1, 2022	0%
8.5.4	ACT	Submit draft Plan for comment and update as appropriate (Board meeting packet)	Executive	June 1, 2022	June 1, 2022	0%
8.6	STR	Update communications plan to include crisis communication	Marketing	July 1, 2020	April 1, 2022	33%
8.6.1	ACT	Research and identify best practices for crisis communications	Marketing	July 1, 2020	August 15, 2020	100%
8.6.2	ACT	Create draft communications plan with crisis communication component	Marketing	December 31, 2021	March 1, 2022	0%
8.6.3	ACT	Submit draft Plan for comment and update as appropriate (Board meeting packet)	Executive	March 1, 2022	April 1, 2022	0%
8.7	STR	Streamline and simplify forms and documents used by residents, HCV participants and landlords	Asset Management, HCV	January 1, 2020	December 31, 2021	0%
8.7.1	ACT	Edit and submit digital files for current forms in use to Marketing for updating	Asset Management, HCV	July 1, 2021	December 31, 2021	0%
8.7.2	ACT	Forms to be re-designed and reviewed for approval	Marketing, Legal, Executive	July 1, 2021	December 31, 2021	0%
8.7.3	ACT	Approved forms distributed and linked to website	Marketing	July 1, 2021	December 31, 2021	0%
8.8	STR	Develop relationships within affordable housing industry to share knowledge and best practices	Everyone	January 1, 2020	December 31, 2024	10%
8.8.1	ACT	Attend local, regional and national convenings/conferences	Everyone	January 1, 2020	December 31, 2024	20%
8.8.2	ACT	Serve on national committees and boards related to affordable housing	Executive	January 1, 2022	December 31, 2024	0%
8.9	STR	Strengthen internal communication	Everyone	June 1, 2020	December 31, 2024	10%
8.9.1	ACT	Issue quarterly staff newsletters that highlight status of current activities	Marketing	June 1, 2021	December 31, 2024	0%
8.10.	STR	Create culture of employee engagement and ownership	HR	December 1, 2021	December 31, 2024	0%
8.10.1	ACT	Revive event committee as Employee Appreciation Committee	HR	December 1, 2021	December 31, 2024	0%
9	9	Improve quality of life of PH residents and HCV participants through services and programs				34%
9	STR	Expand resources for resident services, including funding for additional resident services staff	Resident Initiatives	December 1, 2019	December 31, 2024	40%
9.1.1	ACT	Refer to Strategy 6.1	Resident Initiatives	December 1, 2019	December 31, 2024	40%
9.2	STR	Continue implementation of Human Services Plan	Resident Initiatives	October 1, 2019	December 31, 2024	10%
9.2.1	ACT	Secure MOUs and Partner Agreements for defined services	Resident Initiatives	October 1, 2019	December 31, 2024	10%
9.2.2	ACT	Expand Program Coordinating Committee	Resident Initiatives	October 1, 2019	December 31, 2024	10%

St. Louis Housing Authority  
2021 - 2025 Strategic Plan Goal Tracker

9.3	STR	Prepare for transition for completion of Jobs Plus program	Resident Initiatives	April 1, 2020	September 30, 2022	100%
9.3.1	ACT	Submit close-out documents including SF-425 financials, Demographic Report, JPEID, Budget Explanation and Narrative as defined in HUD grant agreement	Resident Initiatives	April 1, 2020	June 30, 2021	100%
9.4	STR	Expand residents' access to technology	IT	October 1, 2021	September 30, 2022	50%
9.4.1	ACT	Implement Rent Café profiles for clients	IT	January 1, 2020	December 31, 2021	30%
9.5	STR	Complete improvements to Al Chappelle Community Center and increase utilization of center for programs and events	Resident Initiative & Development & Modernization	October 1, 2020	December 31, 2024	7%
9.5.1	ACT	Create or improve partnerships with social service agencies (see 6.4.4; 9.2.1)	Resident Initiatives	October 1, 2020	December 31, 2024	10%
9.5.2	ACT	Utilization of the Resident Initiative Marketing Plan	Resident Initiatives	October 1, 2020	December 31, 2024	10%
9.5.3	ACT	Physical Improvements to the Al Chappelle Center and Clinton-Peabody Development	Development & Modernization	October 1, 2021	September 30, 2022	0%
9.6	STR	Expand access of resident initiatives programs to HCV participants	Resident Initiatives	October 1, 2020	December 31, 2024	0%
9.6.1	ACT	Create marketing and communications plan specific to HCV	Resident Initiatives	December 1, 2021	June 30, 2022	0%
9.6.2	ACT	Inform and Educate SLHA staff of plan	Resident Initiatives	July 1, 2022	December 31, 2022	0%
9.6.3	ACT	Distribute RI information to all HCV households annually	Resident Initiatives	December 31, 2021	December 31, 2024	0%

**St. Louis Housing Authority**

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**FY 2021 Annual Plan**

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**ATTACHMENT #15**

**Section B.6 – Resident Advisory board (RAB)**

**Comments and Responses**



at the corner of family and future

## **St. Louis Housing Authority (SLHA) Public Hearing Comments and Responses Annual Plan FY 2021**

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The St. Louis Housing Authority issued the proposed Agency Plan for public comments on May 10, 2021 for a 45-day comment period. On June 23, 2021, the virtual Public Hearing was held. There was one attendee besides the SLHA staff. SLHA received two (2) comments in writing for the Public Hearing.

### **I. COMMENTS TO THE AGENCY PLAN:**

On June 23, 2021, Mr. Arthur N. Waller, Sr., Director of Operations, provided statements regarding the 2021 Agency Plan. The comments and responses are as follows:

#### **Comment #1: Reference Agency Plan Attachment #3 D - ACOP Matrix**

##### **Transfer Policy – Chapters 15 and 21**

The Transfer Policy language has been revised to make the policy more flexible for families and to provide more specific clarifications of the requirements to improve the policies. The policies were under development at the time the ACOP revisions were presented for public comment. In collaboration with the Agency Plan Resident Advisory Board, revisions were finalized. A revised ACOP matrix is attached for replacement in the Agency Plan.

#### **SLHA Response:**

*Reference Agency Plan Attachment #3D, ACOP Matrix*

The Admissions and Continued Occupancy Policy (ACOP) Matrix of revisions has been revised to incorporate the Transfer Policy Changes as proposed. The revised ACOP Matrix is attached and will be incorporated into the final Agency Plan.

#### **Comment #2:**

**ACOP Appendix 5**

**HUD COVID-19 Statutory and Regulatory Waivers - HUD PIH Notice 2021-14**

On May 4, 2021, HUD issued PIH Notice 2021-14, which restates and/or revises the waivers and alternative requirements included previously in PIH Notice 2020-33. A list of the waivers and alternative requirements extended by this notice from PIH 2020-33 is included as an appendix to the ACOP. Appendix 5 presented for public comment consisted of Notice 2020-33. This notice is superseded by Notice 2021-14. As St. Louis Housing Authority is adopting the revised waivers and alternative requirements, PIH Notice 2021-14 will be replaced with the COVID-19 Tracking Sheet of waivers and alternative requirements as adopted. Please replace the previous notice with the new Tracking Sheet to established procedures in the ACOP.

**SLHA Response:**

*Reference Agency Plan Attachment #3G, ACOP Matrix/Appendix 5 to ACOP*

The Admissions and Continued Occupancy Policy (ACOP) Matrix of revisions has been revised to incorporate the St. Louis Housing Authority COVID-19 Tracking Sheet of waivers and alternative requirements as adopted. The COVID-19 Tracking Sheet is attached and will be incorporated into the final Agency Plan.

**II. COMMENTS TO THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY:**

On June 23, 2021, Mr. Arthur N. Waller, Sr., Director of Operations, provided statements regarding the Admissions and Continued Occupancy Policy. The comments and responses are as follows:

**Comment #1: Reference Admissions and Continued Occupancy Policy - ACOP Matrix**

**Transfer Policy – Chapters 15 and 21**

The Transfer Policy language has been revised to make the policy more flexible for families and to provide more specific clarifications of the requirements to improve the policies. The policies were under development at the time the ACOP revisions were presented for public comment. In collaboration with the Agency Plan Resident Advisory Board, revisions were finalized. A revised ACOP matrix is attached for replacement in the Agency Plan.

**SLHA Response:**

*Reference ACOP Chapter 15 and 21*

The Admissions and Continued Occupancy Policy (ACOP) Matrix of revisions has been revised to incorporate the Transfer Policy Changes as proposed. Changes to Chapter 15 and 21 will be incorporated to revise the ACOP.

**Comment #2:**

**ACOP Appendix 4**

**HUD COVID-19 Statutory and Regulatory Waivers - HUD PIH Notice 2021-14**

On May 4, 2021, HUD issued PIH Notice 2021-14, which restates and/or revises the waivers and alternative requirements included previously in PIH Notice 2020-33. A list of the waivers and alternative requirements extended by this notice from PIH 2020-33 is included as an appendix to the ACOP. Appendix 4 presented for public comment consisted of Notice 2020-33. This notice is superseded by Notice 2021-14. As St. Louis Housing Authority is adopting the revised waivers and alternative requirements, PIH Notice 2021-14 will be replaced with the COVID-19 Tracking Sheet of waivers and alternative requirements as adopted. Please replace the previous notice with the new Tracking Sheet to established procedures in the ACOP.

**SLHA Response:**

*Reference ACOP Matrix/Appendix 4 to ACOP*

The Admissions and Continued Occupancy Policy (ACOP) Matrix of revisions has been revised to incorporate the St. Louis Housing Authority COVID-19 Tracking Sheet of waivers and alternative requirements as adopted. The COVID-19 Tracking Sheet is attached and will be incorporated into the final ACOP.

**III. COMMENTS TO THE UTILITY ALLOWANCE SCHEDULE**

No comments were received during the 45-day comment period.

**IV. COMMENTS TO THE FLAT RENT SCHEDULE**

No comments were received during the 45-day comment period.

**V. COMMENTS TO THE CAPITAL FUND FIVE-YEAR ACTION PLAN**

No comments were received during the 45-day comment period.

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**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, William Rataj, the Director of Housing  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

St. Louis Housing Authority (SLHA)

*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the

City of St. Louis, Missouri


*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
Consolidated Plan and the AI.

The St. Louis Housing Authority's (SLHA's) Fiscal Year 2021 Agency Plan (Annual Plan) is consistent with the City of St. Louis's Consolidated Plan because its business strategies are aligned to provide programs that benefit the very-low and low-to moderate-income households in the City. SLHA and the City strive to accomplish this through the prevention or elimination of neighborhood blight and by providing safe, decent, affordable housing choices throughout the community. The SLHA and City continue to pursue and invest in opportunities for mixed-finance partnerships with private developers, investors, and community residents to develop affordable housing choices to improve the quality and energy efficiency of housing in the jurisdiction.

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)

<u>William Rataj</u> Name of Authorized Official	<u>Director of Housing</u> Title
 Signature	<u>Director of Housing</u> Date
	<u>6-17-21</u>

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

William Rataj  
I, \_\_\_\_\_, the Director of Housing  
Official's Name Official's Title

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

St. Louis Housing Authority (SLHA)

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the

City of St. Louis, Missouri


Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
Consolidated Plan and the AI.

The St. Louis Housing Authority's (SLHA's) Fiscal Year 2021 Agency Plan (Annual Plan) is consistent with the City of St. Louis's Consolidated Plan because its business strategies are aligned to provide programs that benefit the very-low and low-to moderate-income households in the City. SLHA and the City strive to accomplish this through the prevention or elimination of neighborhood blight and by providing safe, decent, affordable housing choices throughout the community. The SLHA and City continue to pursue and invest in opportunities for mixed-finance partnerships with private developers, investors, and community residents to develop affordable housing choices to improve the quality and energy efficiency of housing in the jurisdiction.

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William Rataj	Director of Housing
Name of Authorized Official	Title
	Director of Housing
Signature	Date
	6-17-21

**Civil Rights Certification**  
**(Qualified PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 02/29/2016

**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, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency 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 by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

St. Louis Housing Authority (SLHA)

PHA Name

MO001

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

Sal F. Martinez

Signature



Title

Chair

Date July 15, 2021

**Approving and Authorizing Submission of the Agency Plan  
Annual Submission for Fiscal Year 2021**

WHEREAS, the St. Louis Housing Authority (SLHA) desires to submit the Agency Plan Annual Submission for fiscal year 2021; and

WHEREAS, the Agency Plan Annual Submission has been prepared in accordance with 24 CFR Part 903 regulations and requirements for submission to HUD; and

WHEREAS, SLHA has worked in collaboration with the St. Louis Tenant Affairs Board and conducted planning meetings to obtain recommendations in the development of the proposed Annual Submission; and

WHEREAS, SLHA has published notices and made the proposed Agency Plan Annual Submission available for inspection and public comment for a period of 45 days prior to the Public Hearing; and

WHEREAS, SLHA has obtained certification from local government officials that the proposed Agency Plan Annual Submission is consistent with the jurisdiction consolidated plan; and

WHEREAS, SLHA conducted a virtual Public Hearing on June 23, 2021, to obtain public comments regarding the proposed Annual Submission; and

WHEREAS, SLHA has considered all comments and recommendations received, and has incorporated all relevant changes in the proposed Agency Plan Annual Submission.

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

1. The Executive Director of the St. Louis Housing Authority is authorized and directed to submit the Agency Plan Annual Submission for fiscal year 2021 to HUD.

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

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

Approved by the Board of Commissioners on June 24, 2021