



BOARD OF COMMISSIONERS



June 23, 2022

REGULAR MEETING



at the corner of family and future

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

PUBLIC NOTICE OF MEETING

Take notice that the regular meeting of the commissioners of the St. Louis Housing Authority will be held via Zoom* on Thursday, June 23, 2022, commencing at 4:30 p.m., to consider and act upon items shown on the attached agenda. An Executive Session may be convened to discuss legal actions, causes of actions, communications with attorneys, personnel matters, leasing, purchase or sale of real estate and bid specifications.

DATED: June 17, 2022

ST. LOUIS HOUSING AUTHORITY

Attachment

*Instructions For Joining Zoom

Meeting ID: 863 741 1301

Via Smart Phone or Computer:

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

Via Phone:

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

BOARD OF COMMISSIONERS, ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING, JUNE 23, 2022, 4:30 P.M.
ST. LOUIS HOUSING AUTHORITY, 3520 PAGE BOULEVARD
ST. LOUIS, MISSOURI 63106
AGENDA

ROLL CALL

CONSENT AGENDA

1. Approval of Minutes, Regular Meeting, May 26, 2022

RESIDENTS' COMMENTS ON AGENDA ITEMS

ITEMS FOR INDIVIDUAL CONSIDERATION

2. **Resolution No. 2945**
Authorizing and Approving Revisions to the St. Louis Housing Authority's Admissions and Continued Occupancy Policy (ACOP)
3. **Resolution No. 2946**
Authorizing and Approving the Allowances for Tenant-Furnished Utilities and Other Services for the Public Housing Program
4. **Resolution No. 2947**
Authorizing and Approving the Flat Rent Schedule for the Public Housing Program
5. **Resolution No. 2948**
Approving and Authorizing the Submission of the Agency Plan Annual Submission for Fiscal Year 2022
6. **Resolution No. 2949**
Approving and Authorizing the St. Louis Housing Authority Capital Fund Five-Year Plan and the FFY 2020 Capital Fund Annual Statement

CHAIRMAN'S REPORT

DIRECTOR'S REPORT

RESIDENTS' CONCERNS

COMMISSIONERS' CONCERNS

SPEAKERS TO ADDRESS THE BOARD

EXECUTIVE SESSION

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

ADJOURNMENT

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

APPROVAL OF MINUTES
MAY 26, 2022

BOARD OF COMMISSIONERS
ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING
MAY 26, 2022
4:30 p.m.

CALL TO ORDER

The Board of Commissioners of the St. Louis Housing Authority held a Regular Meeting on Thursday, May 26, 2022, via Zoom. Chairman Sal Martinez called the meeting to order at approximately 4:32 p.m.

Present: Annetta Booth
Margaret English
Benita Jones
Sal Martinez
Constantino Ochoa, Jr.

Absent: Regina D. Fowler
Shelby Watson

CONSENT AGENDA

Approval of Minutes

Commissioner Ochoa moved to approve the minutes of March 24, 2022. Commissioner Jones seconded the motion. The motion passed with all commissioners voting aye.

ITEMS FOR INDIVIDUAL CONSIDERATION

Resolution No. 2942

Authorizing and Approving the Execution of the Capital Fund Program (CFP) Amendment to the Consolidated Annual Contributions Contract and the Capital Fund Annual Statement for Fiscal Year 2022.

Ms. Green presented Resolution No. 2928, noting that the St. Louis Housing Authority (SLHA) received notice from HUD about its Capital Fund amount for fiscal year 2022. She noted that SLHA will receive \$9,596,182.00. She said this resolution authorizes her, on behalf of SLHA, to execute and submit to HUD the Capital Fund Program Amendment to the Consolidated Annual Contributions Contract and the Capital Fund Annual Statement for Fiscal Year 2022 to receive the funding award.

Commissioner Martinez asked if there were any questions or comments regarding Resolution No. 2942.

There were none.

Commissioner English moved to approved Resolution No. 2942. Commissioner Ochoa seconded the motion. The motion passed with all commissioners voting aye.

Resolution No. 2943

Authorizing and Approving Reinstatement, Amendment, and Extension of Project-Based Voucher Housing Assistance Payments Contracts.

Presenting Resolution No. 2943, Ms. Green stated that SLHA is requesting approval to work with HUD to reinstate, amend, and extend all of its project-based voucher housing assistance payment contracts as may be deemed necessary. She noted that staff reached out to HUD in October 2021 seeking guidance due to a particular situation and HUD responded in March 2022, noting that there were some compliance issues with contracts previously put in place. She said SLHA is now trying to work with HUD to get the contracts in order and in a position that they are compliant and extended to make sure that the families taking advantage of the HAP assistance are not immediately displaced. Ms. Green stated that this

resolution is asking for Board approval to authorize her to do whatever is needed to make sure that the contracts are in compliance and that the families are not immediately displaced, thus extending the contracts to make sure those families have a place to live.

Commissioner Martinez asked if there were any comments or questions regarding Resolution No. 2943.

Commissioner Ochoa asked Ms. Green if there was any reason why the authority to take this action was not already in her hands.

Ms. Green stated that the contracts were executed prior to her tenure; therefore, depending on what HUD's formal guidance will end up being, she will have to make amendments to contracts that she did not execute.

Commissioner Ochoa moved to approved Resolution No. 2943. Commissioner Jones seconded the motion. The motion passed with all commissioners voting aye.

Resolution No. 2944

Resolution Designating Juneteenth as an Annual St. Louis Housing Authority Holiday.

Ms. Green presented Resolution No. 2944, stating that SLHA wants to pair up its holidays to match what the state and federal have already designated as an official holiday in recognition of Juneteenth, the day that individuals in Galveston, Texas were notified that slavery was abolished. She said it is also an opportunity for SLHA to recognize and appreciate the contributions of the African American community in a meaningful way.

Commissioner Martinez asked if there were any comments or questions regarding Resolution No. 2944.

There were none.

Commissioner Ochoa moved to approved Resolution No. 2944. Commissioner Jones seconded the motion. The motion passed with all commissioners voting aye.

CHAIRMAN'S REPORT

Commissioner Martinez asked everyone to pause in deliberations to acknowledge the passing of Paula Foster, longtime leader of the Blumeyer Village Tenant Association. He said Ms. Foster was a tremendous leader, noting that she was not only involved with issues involving the tenants at Blumeyer, but she was always very interested in what was happening throughout the community. He said they are very, very sorry at Ms. Foster's loss and he noted that her loss will be felt. He also noted that Ms. Green is working with the duly-elected Alderperson of the 19th Ward, who also knew Ms. Foster for many, many years, to do the agency's part to honor Ms. Foster's memory.

Commissioner Martinez recalled that after the last meeting Ms. Green set up a meeting to meet with the Chief of Police and the Director of Public Safety to talk about the existing contract SLHA has with the St. Louis Metropolitan Police Department. He said he and Ms. Green did follow up and he noted that the meeting went as well as it could have gone and some misunderstandings were cleared up.

DIRECTOR'S REPORT

Ms. Green stated that as the agency is bringing on new staff it is also updating the monthly activity reports. She noted that the reports have improved significantly over the last several months and that the agency is looking to be as transparent as possible. She asked the commissioners, upon reviewing those documents, if there is anything that they might need clarity on or if there is anything they would like to see included in the Monthly Activity Report to let her know.

Continuing with her report, Ms. Green highlighted ongoing activities that the staff is working on. She noted that one activity is the issuance of the request for qualifications for a master developer for the

redevelopment of Clinton-Peabody. She said seven proposals were received from developers across the country and a selection group of key stakeholders had been convened to help the agency select a developer. She said the developers will be coming in to town to do presentations for the group in the middle of June. She said she is really excited about the interest to help the agency redevelopment Clinton-Peabody, which is long overdue.

Ms. Green stated that the technical assistance that HUD is providing for the agency is going well. She noted that she and Jason Hensley, Director of Real Estate Development, meet with the HUD technical assistance team weekly. She said their primary goal is to help SLHA put together a portfolio plan in which the Board approved as part of SLHA's strategic plan. She said it is hoped to have a detailed plan by the beginning of the next fiscal year that will help guide the agency in how it will develop units, potentially disposed of units and work to provide quality housing that the agency inspires to do on a daily basis.

Ms. Green stated, as far as the safety plan for the developments, that meetings have been regularly held with the police department and it is believed that they are on a good path to making some positive changes in how the police contract is working. She noted that the actual contract itself is navigating through the City's system and will be executed as soon as all of their approvals are sent to SLHA. She said there are, however, a couple of exciting things that are being worked on. Ms. Green stated that SLHA has received conditional approval of a partnership with Employment Connection and the City of St. Louis to do crime reduction strategy services in the Clinton Peabody area. She said SLHA is excited about the potential for success there, which will operate out of the Al Chappelle Community Center. She said SLHA is also working on several physical improvements to enhance the safety at LaSalle Park and is working in conjunction with architects, designers, some of the homeowners around LaSalle Park, the Alderman and the police department to put together a crime prevention strategy through environmental design. She noted that they are looking at speed bumps, signage, lane closures, enhanced lighting amongst other things. She said SLHA is installing cameras in LaSalle Park as well as a part of the safety grant received last year. Ms. Green stated that SLHA also plans to submit a new safety and security grant application to HUD for Parkview Apartments to focus on controlling who has in and out privileges through key cards systems and making sure that the elevators are being used to provide safety solutions, as well as other measures.

Ms. Green stated that SLHA is in the public comment period for its Annual Plan, Admissions and Continued Occupancy Policy (ACOP), Utility Allowance, Flat Rent Schedules and Five-Year Capital Fund Plan. She asked if anyone had comments to contact Fran Bruce, Procurement and Planning Manager. She then asked Ms. Bruce if she had any comments.

Ms. Bruce noted that the resident town hall meeting was held on May 25, 2022 and about 12 people participated, which was very good.

Continuing with her report, Ms. Green stated that SLHA submitted a Community Project Funding Request to Congresswoman Bush's office to continue its WiFi deployment in the public housing developments. She said Congresswoman Bush did notify SLHA that she is submitting SLHA's earmark request to the THUD Committee for final approval. She noted that SLHA will know of the outcome in June or July.

Ms. Green stated that SLHA hired a new General Counselor, Sarah Turner. She said people might be familiar with Ms. Turner for representing Legal Services of Eastern Missouri for many, many years. She noted that Ms. Turner joined SLHA a couple of months ago and had already brought the lens of Legal Services to the agency to help better represent and support the clients and residents.

Ms. Green stated that this concluded her report and she noted that Lt. Middleton had a prior commitment.

Commissioner Martinez asked if there were any questions for Ms. Green.

There were none.

ADJOURNMENT

Commissioner Booth moved to adjourn the meeting. Commissioner Ochoa seconded the motion. The vote was in favor of passing the motion with all commissioners voting aye. The meeting thereupon adjourned at 4:50 p.m.

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


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

(SEAL)

RESOLUTION No. 2945

MEMORANDUM

To: Board of Commissioners

Through: Alana C. Green, Executive Director 

From: Arthur Waller, Director of Operations

Date: June 8, 2022

Subject: Resolution No. 2945
Authorizing and Approving Revisions to the St. Louis Housing Authority's
Admissions and Continued Occupancy Policy (ACOP)

Board approval is requested for revisions to the St. Louis Housing Authority's Admissions and Continued Occupancy Policy (ACOP). In accordance with 24 CFR Sec. 960, Public Housing Authorities (PHAs) must adopt written policies concerning the Admissions to and Occupancy of Public Housing. Revisions to the ACOP include the following:

1. Adopting HUD issued income limits
2. Adopting new flat rent schedule
3. Updating requirements to include the installation of Carbon Monoxide detectors (in addition to smoke detectors) as required by HUD
4. Updating the required notice for evictions due to non-payment of rent to 30 days (from 14 days) as required by HUD
5. Clarifying the number of unit offers for special transfers does not apply to the Emergency Transfer Policy for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking
6. Clarifying that the Supplemental Nutrition Assistance Program (SNAP) qualifies as "welfare program of the state" as defined by HUD and is an exemption to the Community Service requirements.

A detailed matrix showing the revisions made to the ACOP is attached. The draft revisions to the ACOP were submitted for public review for 45 days, concurrent with the Agency Plan. The comments and responses from the public review are attached.

**Authorizing and Approving Revisions to the St. Louis Housing Authority's
Admissions and Continued Occupancy Policy (ACOP)**

WHEREAS, the St. Louis Housing Authority (SLHA) desires to revise its Admissions and Continued Occupancy Policy (ACOP) to provide additions, clarifications and changes in accordance with Federal regulations with the U.S. Housing Act of 1937; and

WHEREAS, the revisions to the ACOP have been prepared in accordance with the requirements of 24 CFR Part 903, 960 and 966; and

WHEREAS, SLHA has presented the proposed revisions of the ACOP at resident planning meetings held in conjunction with the preparation of the Agency Plan; and

WHEREAS, SLHA has presented the proposed revisions of the ACOP to the St. Louis Tenant Affairs Board in conjunction with the preparation of the Agency Plan; and

WHEREAS, SLHA has published notices and made the revisions to the ACOP available for inspection and public comment for a period of 45 days prior to the Public Hearing; and

WHEREAS, SLHA conducted a Public Hearing on June 22, 2022 to obtain public comments regarding the revisions to the ACOP; and

WHEREAS, the comments received regarding the revisions to the ACOP are attached; and

WHEREAS, SLHA has considered all comments and recommendations received and has incorporated all relevant changes to the proposed ACOP.

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

1. The revised St. Louis Housing Authority's Admissions and Continued Occupancy Policy (ACOP) is hereby adopted and approved.
2. The Executive Director is hereby directed to take all actions necessary to implement the revisions to the ACOP.

Admissions and Continued Occupancy Policy (ACOP) Changes/Additions 2022

Chapter	Current	Change/Addition/Comment	Page
<p>Chapter 17 Inspections</p> <p>17.6.3 Emergency Repairs</p>	<p>When conditions in the unit are hazardous to life, health or safety, SLHA will make repairs or otherwise abate the situation within 24 hours. Defects hazardous to life, health or safety include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Any condition that jeopardizes the security of the unit • Major plumbing leaks or flooding, waterlogged ceiling or floor in imminent danger of falling • Natural gas leaks • Any electrical problem or condition that could result in shock or fire • Absence of a working heating system when outside temperature is below 60 degrees Fahrenheit • Utilities not in service, including no running hot water • Conditions that present the imminent possibility of injury • Obstacles that prevent safe entrance or exit from the unit • Absence of a functioning toilet in the unit (if only 1 in unit) • Inoperable smoke detectors 	<p>HUD Notice PIH 2022-01 requires the installation of Carbon Monoxide (CO) alarms or detectors in certain Federally Assisted Housing by December 27, 2022.</p> <p>“Inoperable carbon monoxide detectors” will be added to the existing list of emergency repairs.</p>	<p>17-3</p>

Admissions and Continued Occupancy Policy (ACOP) Changes/Additions 2022

<p>Chapter 17 Inspections</p> <p>17.7 Intentionally Disengaging Smoke Detectors</p>	<p>Notices of lease violation will also be issued to residents who purposely disengage the unit's smoke detector. Disengagement includes disabling the smoke detector; removing smoke detector; failing to properly maintain the detector, removing batteries and failing to replace them; if applicable, failing to report a malfunctioning detector, unplugging a detector (inside its mounting box); or allowing it to dangle by its wiring or covering it.</p>	<p>HUD Notice PIH 2022-01 requires the installation of Carbon Monoxide (CO) alarms or detectors in certain Federally Assisted Housing by December 27, 2022. Section will be updated to include carbon monoxide detectors in addition to smoke detectors.</p> <p>Update Section:</p> <p>Notices of lease violation will also be issued to residents who purposely disengage the unit's smoke and/or carbon monoxide detector(s). Disengagement includes disabling the detector; removing the detector; failing to properly maintain the detector, removing batteries and failing to replace them; if applicable, failing to report a malfunctioning detector, unplugging a detector (inside its mounting box); or allowing it to dangle by its wiring or covering it.</p>	<p>17-3</p>
<p>Chapter 22 Lease Terminations</p> <p>22.1.2.3 Notice Timing Requirements</p>	<p>22.1.2.3 Notice Timing and Requirements SLHA shall give written notice of the proposed termination of the lease:</p> <ul style="list-style-type: none"> • 14 days in the case of failure to pay rent • 10 days for criminal activity or any activity that threatens the safety and welfare of other residents, SLHA employees or persons residing in the immediate vicinity of the premises • 60 days for over-income households • 30 days in any other case 	<p>HUD Notice PIH 2021-29 requires a minimum of 30-day notice to support families at risk of eviction for non-payment of rent.</p> <p>The current "14 days" notice will be updated to "30 days."</p>	<p>22-2</p>

Admissions and Continued Occupancy Policy (ACOP) Changes/Additions 2022

<p>Chapter 21 Unit Transfers</p> <p>21.8 Unit Offers</p>	<p>Unless otherwise stated under Section 21.2, households approved for transfers will be offered a choice of up to three (3) properties with available units to meet the family's housing need (subject to unit availability). Additional unit offers may be made to satisfy a reasonable accommodation. For mandatory transfers, refusal of a unit offer without good cause will result in lease termination. For voluntary transfers, refusal of three unit offers with or without good cause will result in removal of the household from the transfer list.</p>	<p>Language will be added to clarifying that number of offers only applies to Under-Housed/Over-Housed Families (21.2) and Special Transfers (21.3). The limit of unit offers does not apply to the Emergency Transfer Policy for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking (21.7)</p> <p>ADD:</p> <p>The limit of unit offers does not apply to Emergency Transfer Policy for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking under Section 21.7.</p>	<p>21-3</p>
<p>Chapter 24 Community Service</p> <p>24.3 Exempt Individual</p>	<p>Is a member of a family receiving assistance, benefits, or services under a state program funded under part A of title IV of the Social Security Act, or under any other welfare program of the state of Missouri, including a state-administered welfare-to-work program, and has not been found by the state or other administering entity to be in noncompliance with such program.</p>	<p>HUD PIH-2015-12 clarified that the Supplemental Nutrition Assistance Program (SNAP) qualifies as a welfare program of the state. Therefore, if a tenant is a member of family receiving assistance under SNAP, and has been found by the administering State to be in compliance with the program requirements, that tenant is exempt from Community Service requirements.</p> <p>Update Section:</p> <p>Is a member of a family receiving assistance, benefits, or services under a state program funded under part A of title IV of the Social Security Act, or under any other welfare program of the state of Missouri, including a state-administered welfare-to-work program or Supplemental Nutrition Assistance Program (SNAP) and has not been found by the state or other administering entity to be in noncompliance with such program. Supplemental Nutrition Assistance Program (SNAP) qualifies as a welfare program of the state.</p>	

Admissions and Continued Occupancy Policy (ACOP) Changes/Additions 2022

ACOP Appendix 2 Income Limits		SEE ATTACHMENT	Appendix 2-1
ACOP Appendix 3 Flat Rent Schedule		SEE ATTACHMENT	Appendix 3-1

St. Louis Housing Authority

INCOME LIMITS

FY 2022 Income Limits
Median Family Income \$97,200

No. of Persons	1	2	3	4	5	6	7	8	9	10	11	12
30% Extremely Low	\$19,950	\$22,800	\$25,650	\$28,450	\$32,470	\$37,190	\$41,910	\$46,630	\$50,360	\$54,389	\$58,740	\$63,440
50% Very Low	\$33,250	\$38,000	\$42,750	\$47,450	\$51,250	\$55,050	\$58,850	\$62,650	\$67,662	\$73,075	\$78,921	\$85,235
80% Low	\$53,150	\$60,750	\$68,350	\$75,900	\$82,000	\$88,050	\$94,150	\$100,200	\$108,216	\$116,873	\$126,223	\$136,321

NOTE: The above income limits are effective as of April 18, 2022 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. 2947
Approved by the Board of Commissioners June 23, 2022

PROPOSED FLAT RENT COMPARABLES
FY 2022

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2022 Proposed Flat Rent
<u>James House</u>							
0 bdrm	\$709	\$875	\$900	\$891	\$889	\$551	\$759
1 bdrm	\$764	\$875	\$781	\$954	\$870	\$596	\$814
<u>West Pine</u>							
1 bdrm	\$967	\$1,170	\$1,095	\$1,059	\$1,108	\$596	\$1,017
2 bdrm	\$1,125	\$1,075	\$1,177	\$995	\$1,082	\$758	\$1,082
<u>Parkview</u>							
0 bdrm	\$851	\$879	\$828	\$821	\$843	\$551	\$843
1 bdrm	\$1,038	\$766	\$1,130	\$1,011	\$969	\$596	\$969
<u>Kingsbury Terrace</u>							
1 bdrm*	\$524	\$1,043	\$1,018	\$993	\$1,018	\$596	\$524
2 bdrm*	\$616	\$1,275	\$1,238	\$1,339	\$1,284	\$758	\$616
<u>Euclid Plaza</u>							
0 bdrm	\$575	\$732	\$849	\$652	\$744	\$551	\$625
1 bdrm	\$635	\$670	\$735	\$670	\$692	\$596	\$685
2 bdrm	\$774	\$888	\$888	\$813	\$863	\$758	\$824
<u>Badenfest</u>							
1 bdrm	\$588	\$586	\$528	\$579	\$564	\$506	\$564
2 bdrm	\$728	\$611	\$770	\$789	\$723	\$648	\$723
<u>Badenhaus</u>							
0 bdrm	\$603	\$653	\$567	\$702	\$641	\$551	\$603
1 bdrm	\$603	\$609	\$579	\$579	\$589	\$596	\$596
<u>Cochran Plaza</u>							
2 bdrm twnhm	\$915	\$1,227	\$935	\$715	\$959	\$639	\$959
3 bdrm twnhm	\$1,019	\$1,114	\$1,457	\$1,396	\$1,322	\$845	\$1,069
4 bdrm twnhm	\$1,078	\$1,775	\$1,391	\$1,687	\$1,618	\$990	\$1,128
5 bdrm twnhm	\$1,214	\$1,298	\$1,498	\$1,519	\$1,438	\$1,145	\$1,264
6 bdrm twnhm	\$1,357	\$1,795	\$1,756	\$1,756	\$1,769	\$1,296	\$1,407

PROPOSED FLAT RENT COMPARABLES
FY 2022

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2022 Proposed Flat Rent
<u>LaSalle Park</u>							
2 bdrm	\$1,008	\$985	\$1,110	\$1,066	\$1,054	\$639	\$1,054
3 bdrm	\$1,175	\$970	\$1,677	\$1,084	\$1,244	\$845	\$1,225
4 bdrm	\$1,225	\$1,867	\$1,386	\$1,357	\$1,537	\$990	\$1,275
<u>Clinton Peabody</u>							
1 bdrm	\$875	\$960	\$910	\$1,242	\$1,037	\$496	\$925
2 bdrm	\$1,050	\$1,263	\$1,062	\$1,205	\$1,177	\$639	\$1,100
3 bdrm	\$1,125	\$1,254	\$1,092	\$1,664	\$1,337	\$845	\$1,175
4 bdrm	\$1,175	\$1,587	\$1,302	\$1,771	\$1,553	\$990	\$1,225
5 bdrm	\$1,225	\$1,857	\$1,600	\$1,638	\$1,698	\$1,145	\$1,275
<u>Lafayette Apartments</u>							
0 bdrm	\$825	\$810	\$914	\$850	\$858	\$551	\$858
1 bdrm	\$865	\$901	\$983	\$934	\$939	\$596	\$915
<u>California Gardens</u>							
0 bdrm	\$586	\$405	\$677	\$676	\$586	\$551	\$586
1 bdrm	\$647	\$495	\$596	\$850	\$647	\$596	\$647
<u>Armand & Ohio</u>							
3 bdrm	\$1,012	\$1,267	\$994	\$1,089	\$1,117	\$837	\$1,062
5 bdrm twnhm	\$1,225	\$1,528	\$1,926	\$1,533	\$1,662	\$1,134	\$1,275
<u>Lafayette Town</u>							
1 bdrm	\$848	\$817	\$790	\$946	\$851	\$510	\$851
2 bdrm	\$975	\$1,094	\$1,127	\$781	\$1,001	\$656	\$1,001
3 bdrm	\$1,125	\$1,241	\$1,262	\$1,652	\$1,385	\$868	\$1,175
<u>Tiffany Turnkey</u>							
1 bdrm	\$900	\$737	\$742	\$882	\$787	\$510	\$787
2 bdrm	\$957	\$1,075	\$890	\$905	\$957	\$656	\$957
<u>Folsom</u>							
2 bdrm	\$574	\$831	\$834	\$957	\$874	\$649	\$624
3 bdrm	\$1,037	\$1,012	\$892	\$1,207	\$1,037	\$860	\$1,037
4 bdrm	\$1,175	\$1,088	\$1,093	\$1,374	\$1,185	\$1,008	\$1,185

PROPOSED FLAT RENT COMPARABLES

							80% FMR
							Increase
							No Increase
							Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2022 Proposed Flat Rent
<u>Marie Fanger</u>							
2 bdrm	\$1,011	\$1,176	\$1,131	\$1,113	\$1,140	\$649	\$1,061
3 bdrm	\$1,125	\$1,219	\$1,214	\$1,298	\$1,244	\$860	\$1,175
4 bdrm	\$1,125	\$1,417	\$1,402	\$1,120	\$1,313	\$1,008	\$1,175
<u>South Broadway</u>							
3 bdrm	\$1,000	\$1,077	\$990	\$1,212	\$1,093	\$868	\$1,050
<u>McMillan Manor</u>							
3 bdrm	\$1,020	\$1,236	\$1,246	\$1,074	\$1,185	\$845	\$1,020
4 bdrm	\$1,175	\$1,855	\$1,657	\$1,455	\$1,656	\$990	\$1,225
<u>McMillan Manor II</u>							
3 bdrm	\$1,020	\$1,236	\$1,246	\$1,074	\$1,185	\$837	\$1,070
4 bdrm	\$1,175	\$1,855	\$1,657	\$1,455	\$1,656	\$980	\$1,225
<u>Samuel Shepard</u>							
2 bdrm	\$759	\$1,055	\$910	\$968	\$978	\$649	\$809
3 bdrm	\$1,000	\$1,018	\$1,003	\$1,625	\$1,215	\$860	\$1,050
4 bdrm	\$1,107	\$2,217	\$991	\$1,125	\$1,444	\$1,008	\$1,157
<u>Page Manor</u>							
3 bdrm	\$845	\$866	\$630	\$530	\$675	\$845	\$845
4 bdrm	\$990	\$813	\$693	\$1,086	\$864	\$990	\$990
<u>Hodiamont</u>							
2 bdrm	\$734	\$776	\$848	\$579	\$734	\$656	\$734
3 bdrm	\$868	\$800	\$801	\$836	\$812	\$868	\$868
4 bdrm	\$1,104	\$1,598	\$964	\$1,027	\$1,196	\$1,018	\$1,154
<u>Towne XV</u>							
3 bdrm	\$987	\$774	\$947	\$1,524	\$1,082	\$849	\$1,037
<u>Cupples</u>							
3 bdrm	\$860	\$660	\$780	\$733	\$724	\$860	\$860
4 bdrm	\$1,008	\$924	\$1,054	\$967	\$982	\$1,008	\$1,008

PROPOSED FLAT RENT COMPARABLES
FY 2022

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2022 Proposed Flat Rent
<u>Walnut Park</u>							
3 bdrm	\$816	\$872	\$817	\$759	\$816	\$845	\$845
5 bdrm	\$1,230	\$1,153	\$1,319	\$1,253	\$1,242	\$1,145	\$1,242
<u>Lookaway</u>							
3 bdrm	\$1,045	\$1,022	\$1,086	\$1,026	\$1,045	\$845	\$1,045
4 bdrm	\$1,133	\$1,094	\$1,202	\$1,102	\$1,133	\$990	\$1,133
<u>King Louis Square III</u>							
1 bdrm garden	\$749	\$985	\$1,035	\$1,110	\$1,043	\$506	\$799
3 bdrm twnhm	\$1,050	\$1,283	\$1,309	\$970	\$1,187	\$828	\$1,100
4 bdrm twnhm	\$1,075	\$1,249	\$1,249	\$1,249	\$1,249	\$962	\$1,125
<u>Murphy Park I</u>							
2 bdrm garden*	\$964	\$871	\$825	\$1,107	\$934	\$656	\$964
2 bdrm twnhm*	\$964	\$995	\$995	\$995	\$995	\$639	\$964
3 bdrm garden*	\$1,114	\$871	\$1,008	\$1,107	\$995	\$868	\$1,114
3 bdrm twnhm*	\$1,114	\$1,295	\$1,320	\$1,295	\$1,303	\$845	\$1,114
4 bdrm twnhm*	\$1,243	\$1,567	\$1,550	\$1,178	\$1,432	\$990	\$1,243
5 bdrm twnhm - PH**	\$1,325	\$1,817	\$1,817	\$1,817	\$1,817	\$1,145	\$1,375
6 bdrm twnhm - PH**	\$1,325	\$2,083	\$2,083	\$2,083	\$2,083	\$1,296	\$1,375
<u>Murphy Park II</u>							
2 bdrm garden*	\$852	\$871	\$825	\$1,107	\$934	\$656	\$902
2 bdrm twnhm*	\$852	\$995	\$995	\$995	\$995	\$639	\$902
3 bdrm garden*	\$942	\$871	\$1,008	\$1,107	\$995	\$868	\$992
3 bdrm twnhm*	\$977	\$1,295	\$1,295	\$1,295	\$1,295	\$845	\$1,027
4 bdrm twnhm*	\$1,154	\$1,567	\$1,567	\$1,567	\$1,567	\$990	\$1,204
<u>Murphy Park III</u>							
2 bdrm garden*	\$872	\$871	\$825	\$1,107	\$934	\$656	\$872
2 bdrm twnhm*	\$880	\$1,025	\$1,025	\$1,025	\$1,025	\$639	\$880
3 bdrm garden*	\$946	\$871	\$1,008	\$1,107	\$995	\$868	\$946
3 bdrm twnhm*	\$946	\$1,295	\$1,295	\$1,295	\$1,295	\$845	\$946
4 bdrm twnhm - PH**	\$1,222	\$1,577	\$1,536	\$1,577	\$1,563	\$990	\$1,272
5 bdrm twnhm - PH**	\$1,365	\$1,841	\$1,841	\$1,824	\$1,835	\$1,145	\$1,415
6 bdrm twnhm - PH**	\$1,381	\$2,083	\$2,083	\$2,083	\$2,083	\$1,296	\$1,431

PROPOSED FLAT RENT COMPARABLES
FY 2022

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2022 Proposed Flat Rent
<u>Renaissance PI @ Grand</u>							
1 bdrm garden*	\$708	\$717	\$787	\$670	\$725	\$510	\$708
2 bdrm garden*	\$849	\$1,089	\$1,079	\$1,089	\$1,086	\$656	\$849
2 bdrm twnhm*	\$849	\$1,015	\$1,153	\$1,172	\$1,113	\$639	\$849
3 bdrm twnhm - PH**	\$1,060	\$1,199	\$1,367	\$1,274	\$1,280	\$845	\$1,110
4 bdrm twnhm - PH**	\$1,125	\$1,371	\$1,550	\$1,496	\$1,472	\$990	\$1,175
5 bdrm twnhm - PH**	\$1,255	\$1,774	\$2,053	\$1,757	\$1,861	\$1,145	\$1,305
<u>Renaissance PI @ Grand II</u>							
1 bdrm garden*	\$708	\$717	\$787	\$670	\$725	\$510	\$708
2 bdrm garden*	\$830	\$1,089	\$1,079	\$1,089	\$1,086	\$656	\$830
2 bdrm twnhm*	\$830	\$1,015	\$1,153	\$1,172	\$1,113	\$639	\$830
3 bdrm twnhm*	\$959	\$1,199	\$1,367	\$1,274	\$1,280	\$845	\$959
4 bdrm twnhm - PH**	\$1,125	\$1,371	\$1,550	\$1,496	\$1,472	\$990	\$1,175
5 bdrm twnhm - PH**	\$1,274	\$1,774	\$2,053	\$1,757	\$1,861	\$1,145	\$1,324
<u>Renaissance PI @ Grand III</u>							
1 bdrm garden*	\$658	\$717	\$787	\$670	\$725	\$510	\$658
2 bdrm garden*	\$772	\$1,089	\$1,079	\$1,089	\$1,086	\$656	\$772
2 bdrm twnhm*	\$823	\$1,015	\$1,153	\$1,172	\$1,113	\$639	\$823
3 bdrm twnhm*	\$948	\$1,199	\$1,367	\$1,274	\$1,280	\$845	\$948
4 bdrm twnhm - PH**	\$1,160	\$1,371	\$1,550	\$1,496	\$1,472	\$990	\$1,210
5 bdrm twnhm - PH**	\$1,229	\$1,774	\$2,053	\$1,757	\$1,861	\$1,145	\$1,279
<u>Gardens @ Renaissance</u>							
1 bdrm garden*	\$744	\$872	\$687	\$594	\$718	\$596	\$744
2 bdrm garden - PH**	\$882	\$919	\$1,002	\$725	\$882	\$758	\$882
<u>Senior Living @ Renaissnace</u>							
1 bdrm garden*	\$746	\$837	\$695	\$889	\$807	\$596	\$746
2 bdrm garden - PH**	\$922	\$1,070	\$725	\$971	\$922	\$758	\$922

PROPOSED FLAT RENT COMPARABLES
FY 2022

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2022 Proposed Flat Rent
<u>King Louis Square</u>							
1 bdrm garden*	\$531	\$576	\$720	\$630	\$642	\$510	\$531
2 bdrm grdn/twnhm*	\$663	\$1,095	\$1,120	\$1,107	\$1,107	\$639	\$663
3 bdrm grdn/twnhm*	\$777	\$1,174	\$1,523	\$1,304	\$1,334	\$845	\$777
4 bdrm twnhm - PH**	\$1,108	\$1,268	\$1,418	\$1,379	\$1,355	\$990	\$1,158
<u>King Louis Square II (Old Frenchtown)</u>							
1 bdrm garden*	\$572	\$753	\$989	\$752	\$831	\$506	\$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	\$828	\$830
<u>LesChateaux</u>							
1 bdrm	\$654	\$1,104	\$1,060	\$1,202	\$1,122	\$596	\$704
2 bdrm	\$817	\$1,025	\$1,235	\$1,378	\$1,213	\$758	\$867
<u>Cahill House</u>							
1 bdrm garden*	\$732	\$927	\$1,041	\$926	\$965	\$596	\$732
2 brdm garden - PH**	\$817	\$723	\$769	\$1,044	\$845	\$758	\$845
<u>Cambridge Heights I</u>							
1 bdrm garden*	\$583	\$585	\$813	\$895	\$764	\$506	\$583
2 brdm garden*	\$715	\$974	\$648	\$707	\$776	\$648	\$715
2 bdrm twnhm*	\$772	\$830	\$830	\$1,054	\$905	\$626	\$772
3 bdrm twnhm*	\$843	\$1,386	\$865	\$1,435	\$1,229	\$828	\$843
4 bdrm twnhm - PH**	\$1,175	\$1,484	\$1,084	\$1,484	\$1,351	\$962	\$1,175
5 bdrm twnhm - PH**	\$1,240	\$1,312	\$1,762	\$1,312	\$1,462	\$1,110	\$1,240
<u>Cambridge Heights II</u>							
1 bdrm garden*	\$606	\$858	\$637	\$895	\$797	\$506	\$606
2brdm garden*	\$786	\$974	\$948	\$762	\$895	\$648	\$786
2 bdrm twnhm*	\$812	\$830	\$830	\$1,054	\$905	\$626	\$812
3 bdrm twnhm*	\$910	\$1,386	\$1,281	\$1,225	\$1,297	\$828	\$910
4 bdrm twnhm - PH**	\$1,175	\$1,094	\$1,094	\$1,484	\$1,224	\$962	\$1,224
5 bdrm twnhm - PH**	\$1,240	\$1,733	\$1,312	\$1,473	\$1,506	\$1,110	\$1,290

PROPOSED FLAT RENT COMPARABLES
FY 2022

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2022 Proposed Flat Rent
<u>Cambridge Senior</u>							
1 bdrm garden*	\$667	\$689	\$740	\$848	\$759	\$596	\$667
2 brdm garden	\$817	\$1,059	\$1,047	\$845	\$984	\$758	\$867
<u>Arlington Grove</u>							
2 brdm twnhm*	\$749	\$881	\$720	\$959	\$853	\$632	\$749
3 bdrm twnhm*	\$856	\$1,126	\$951	\$910	\$996	\$837	\$856
<u>North Sarah</u>							
1 bdrm garden*	\$640	\$921	\$913	\$876	\$903	\$505	\$640
2 brdm twnhm*	\$749	\$1,510	\$1,432	\$1,245	\$1,396	\$632	\$749
3 bdrm twnhm*	\$855	\$1,679	\$1,972	\$1,786	\$1,812	\$837	\$855
<u>North Sarah II</u>							
1 bdrm garden*	\$600	\$931	\$921	\$833	\$895	\$505	\$600
2 brdm twnhm*	\$700	\$1,261	\$1,376	\$1,256	\$1,298	\$632	\$700
3 bdrm twnhm*	\$800	\$1,560	\$1,681	\$1,788	\$1,676	\$837	\$800
<u>North Sarah III</u>							
1 bdrm garden*	\$600	\$957	\$956	\$940	\$951	\$505	\$600
2 brdm twnhm*	\$700	\$1,485	\$1,510	\$952	\$1,316	\$632	\$700
3 bdrm twnhm*	\$800	\$1,679	\$1,552	\$1,189	\$1,473	\$837	\$800
<u>Preservation Square I</u>							
2 bdrm garden*		\$1,537	\$1,538	\$1,255	\$1,443	\$648	\$808
2 brdm twnhm*		\$1,066	\$858	\$1,053	\$992	\$650	\$905
3 bdrm garden*		\$1,992	\$1,396	\$1,596	\$1,661	\$852	\$1,019
* Tax Credit Max ** PH Unit, not Tax Credit							

PUBLIC NOTICE

May 9, 2022

**NOTICE OF VIRTUAL PUBLIC HEARING
ST. LOUIS HOUSING AUTHORITY FY 2022 AGENCY PLAN
ADMISSIONS AND CONTINUED OCCUPANCY POLICY
UTILITY ALLOWANCE SCHEDULE
FLAT RENT SCHEDULE
5-YEAR CAPITAL FUND PLAN
WWW.SLHA.ORG**

The U.S. Department of Housing and Urban Development (HUD) is providing annual funding to the St. Louis Housing Authority (SLHA) to improve the physical condition and upgrade the management and operation of its Public Housing and Section 8, Housing Choice Voucher programs. On October 21, 1998 congress enacted a new law, the Quality Housing and Work Responsibility Act (QHWRA) of 1998. Under this new law, to receive the funding SLHA is required to develop an Annual and Five-Year Agency Plan, in consultation with residents, local government officials, and other interested parties and to develop and implement the goals, strategies, and priorities identified in the Plan. The annual submission must be submitted to the HUD field office by July 15, 2022.

This Agency Plan is subject to public review and comment. **The St. Louis Housing Authority is providing a 45-day comment period beginning May 9, 2022, and ending with the Public Hearing on June 22, 2022. The plan will be available at the SLHA's website, <https://www.slha.org/document-center/>.** Written comments will be accepted until June 22, 2022. Contact Fran Bruce, Planning and Procurement Manager, at fbruce@slha.org or by telephone at (314) 286-4365 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday to obtain additional information regarding this Agency Plan, Admissions and Continued Occupancy Policy and/or SLHA Utility Allowance Schedule.

SLHA will hold a Virtual Public Hearing on Wednesday, June 22, 2022, at 3:00 p.m. to accept comments on its Agency Plan, Five-year Plan, ACOP, Utility Allowance and Flat Rent Schedules, and Capital Fund Program. Due to the Covid-19 precautions, this year's public hearing will not be held in person. Instructions to join the virtual public hearing are posted on the website. Comments and suggestions received will become part of the public record. Additionally, written comments may be submitted regarding the plan. All written comments must be received by June 22, 2022. Please address comments to Fran Bruce at fbruce@slha.org.

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

St. Louis Housing Authority's Utility Allowance and the Flat Rent Schedule will be revised and is subject to public review and comment. The proposed Utility Allowance Schedule will be available concurrently with the draft of the Agency Plan.

Also, effective November 25, 2013, the Capital Fund Program Final Rule was implemented to decouple the Capital Fund Annual Submission from the Agency Plan. This annual submission will be subject to public review; therefore, **the Five-year Action Plan (FY 2022 –FY 2026)** is simultaneously being made available concurrently with the draft of the Agency Plan.

The public is invited to provide comments on the proposed Agency Plan. For additional information or assistance, please contact Fran Bruce by email at fbruce@slha.org or by telephone (314) 286-4365 or TDD (314) 286-4223.



The St. Louis Housing Authority



**ST. LOUIS
HOUSING
AUTHORITY**



**St. Louis Housing Authority (SLHA)
Public Hearing Comments and Responses
Admissions and Continued Occupancy Policy (ACOP) and
Utility Allowance Schedule FFY 2022
Rent Determination: Flat Rent Comparable**

The St. Louis Housing Authority issued the proposed Admissions and Continued Occupancy Policy (ACOP) revisions for comments on May 9, 2022 for a 45-day comment period, ending June 22, 2022.

COMMENTS TO THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY:

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

COMMENTS TO THE RENT DETERMINATION – FLAT RENT COMPARABLE

Reference ACOP Matrix/Appendix #3 to ACOP

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

COMMENTS TO THE UTILITY ALLOWANCE SCHEDULE

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

PUBLIC NOTICE

May 9, 2022

**NOTICE OF VIRTUAL TOWN HALL MEETING
ST. LOUIS HOUSING AUTHORITY FY 2022 AGENCY PLAN
ADMISSIONS AND CONTINUED OCCUPANCY POLICY
UTILITY ALLOWANCE SCHEDULE
FLAT RENT SCHEDULE
5-YEAR CAPITAL FUND PLAN**

***For:* ALL SLHA Residents**
***When:* Wednesday May 25, 2022 @ 3:00 p.m.**

The St. Louis Housing Authority's (SLHA) Planning Team met with the St. Louis Tenant Affairs Board (STLTAB) and outlined their needs and concerns for the preparation of the Annual Submission of the Agency Plan for FY2022. The "Draft" Agency Plan has been prepared and is currently out for public review and comment period for 45 days. You may review the plan on the SLHA website, <https://www.slha.org/document-center/> or at your Management Office or TAB Office. SLHA has scheduled a Virtual Town Hall type meeting within this 45-day comment period, to achieve greater resident input relative to the draft plan. The 45-day comment period ends on June 22, 2022 at the Public Hearing.

Instruction to Attend Town Hall Meeting

Instructions to join the virtual public hearing are posted on the website, <https://www.slha.org/document-center/>. Comments and suggestions received will become part of the public record.

If you need any special accommodations, please contact Fran Bruce by email at fbruce@slha.org or leave a message at (314) 286-4365 at least two (2) days prior to the meeting.

If you have any questions or require more information, please give us a call.





St. Louis Housing Authority
Agency Plan Annual Submission FY2022
Town Hall Meetings
Meeting Minutes

The St. Louis Housing Authority (SLHA) held a Virtual Town Hall meeting with SLHA residents on May 25, 2022 at 3:00 pm.

Item(s) Distributed at the Meeting:

Agenda

Attendance Record –(Recorded):

Catherine Billups, West Pine Apts.
Sheila Williams, West Pine Apts.
Shirley Haynes/Sutherlin, Habitat
Monica Roach, Kingsbury
Cathy Branson, West Pine Apts.

Shaliena's Phone
Shirley Thomas, Cochran Plaza
Kim Hughes, Euclid Plaza
Paula Canada, James House
Joyce Irons, LaSalle Park

I. Overview

- The St. Louis Housing Authority prepared a Five-Year Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998. HUD Regulations required that Housing Authorities (HA) consult with the residents and interested groups of the community to design strategies and set goals for over the next five years for the Housing Authority. Goals for the agency were to include physical improvements, occupancy requirements, security, etc. to form the overall agency plan for the Housing Authority. This process requires the HA to hold a public hearing to allow residents and other interested parties to comment on the goals outlined in the plan.
- In an effort to achieve greater resident input relative to the Agency Plan Annual Submission, SLHA attended the St. Louis Tennant Affairs Board (STLTAB) meetings from January through May. Resident input is essential to the preparation of the Annual Submission, being that residents have firsthand knowledge of the needs of their development and public housing occupancy procedures. The TABs were responsible for holding meetings with the residents to gain input and listed the needs and concerns and then prioritized them by importance.
- The resident input received will be incorporated into the Annual Submission of the Agency Plan.
- A virtual public hearing is scheduled for June 22, 2022 at 3:00 p.m. Instructions on how to attend the virtual public hearing are on our website (www.slha.org). Any

questions or comments relative to the draft plan can be submitted in writing until June 22, 2022.

- The Annual Plan submission is due to HUD by July 15, 2022. The Annual Submission will be electronically sent to HUD's Local Field Office.

II. Purpose of Meeting

- In an effort to achieve greater resident input relative to the Agency Plan Annual Submission, SLHA conducts a Town Hall type meeting, within the 45-day comment period to provide residents with information on the Draft Agency Plan. The 45-day comment period ends on June 22, 2022. All SLHA residents will be given the opportunity to formally voice their questions and/or concerns as they relate to the draft plan during this time. A copy of the "Draft" Agency Plan is available at all development management offices and TAB offices. Residents may review the plan at the SLHA website at www.slha.org.
- Sections of the Agency Plan were briefly described:
 - Draft Five-Year Plan and Agency Plan
 - Operations – Housing Needs
 - Admissions and Continued Occupancy Policy (ACOP)
 - Covid Waivers
 - Flat Rent Adjustments
 - Income Limits
 - Wait List Openings projected
 - Financial Resources – Ref. Attachment #14
 - Community Services and Housing Programs –Ref. Attachment #8
 - Certifications

III. Admissions and Continued Occupancy Policy (ACOP)

- The ACOP is the policy regarding Public Housing Program selection eligibility and procedures that govern the occupancy of the units according to HUD regulations. SLHA is updating the ACOP and since it is a component of the Agency Plan. The review and comment period for the revised ACOP occurs simultaneous with the Agency Plan. Comments regarding the ACOP will be directed to Mr. Paul Werner, Portfolio Management Analyst for SLHA, who can answer questions regarding the ACOP. Mr. Werner can be reached at pwerner@slha.org or by telephone at (314) 286-4267.
- A matrix highlighting the changes was reviewed at the meeting. Some of the reoccurring changes to the ACOP include adjustments to the Flat Rent levels to ensure consistency with local market rents, Income Limits that HUD updated and other minor adjustments.
- Revisions & Changes

Admn. Plan

- Covid Waivers
- High Opportunity Area Median Rents and Payment Standards
-

ACOP

- Inspections- Carbon Monoxide Alarms
 - Lease Terminations – 30-day notice
 - Unit Transfer – Emergency, VAWA – Limit of unit offers does not apply
 - Community Service – Exceptions updated
 - Income Limits
 - Rent Determination/Flat Rent Schedule
- Also, the Utility Allowance Schedule has been revised and will be simultaneously released for public review and comment with the ACOP.
- All comments to the ACOP, Flat Rent Schedule, or Utility Allowance Schedule must be made in writing no later than the date for the public hearing on June 22, 2022.

IV. Capital Fund Program – Annual Budget Submission

- On October 24, 2013 HUD issued a Final Rule to the Capital Fund Program. The major change in the program is that it combines the modernization and development regulations. Some of the program changes were briefly discussed:
 - Management Improvements was reduced from 20% to 10%
 - Annual Budgets and budget reports were separated from the Agency Plan and are submitted at a separate time.
- As the two processes were separated, the funding portion with the budgets will be one submission and the Agency Plan (business plan) will be a separate submission.

Capital fund for modernization and Development for FY 2022: \$9,596,182

- *Since the Draft Plan was released for public review, HUD Funding notice increased the funds from \$8.3 million to \$9.5 million.*

Ref. Packet with Capital Fund Budgets – a review of work items for FY2022

- The Capital Fund budgets are subject to public review and comment. Formally, the Capital Fund budgets are submitted to HUD; however, public comment period will be simultaneously with Agency Plan to allow for FY 2022 submission next year.

V. Questions and Responses

- Ms. Catherine Billups of West Pine Apartments mentioned that the SLHA mission is to provide safe and sanitary housing. She mentioned that the upkeep at West Pine Apartments is not meeting those standards. She mentioned the grass has not been cut in the past two months and the weeds are overgrown.

She also mentioned that security is not sufficient to maintain a safe environment. The hours over the weekends and at night need to be increased to discourage

the number of people entering the building. She cites drug activities, fights people sleeping in the laundry rooms and people's mail/parcels being stolen. Security needs to be improved.

Response: SLHA is aware of the grass not being cut and has addressed that with management company. Also, Ms. Sheila Williams, West pine TAB has been working on the Laundry Room issues.

Ms. Shirley Haynes, Regional Manager for The Habitat Company, reported that a new lawn company has been hired and the grass is scheduled to be cut. The Housing Manager at West Pine is working with the Security Company regarding that service and ways to improve service and hours.

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


RESOLUTION No. 2946

Asset Management Department

3520 Page Blvd. ■ St. Louis, MO 63106 ■ p 314.531-4770 ■ f 314.531.0184 ■ tdd 314.286.4223 ■ www.slha.org

MEMORANDUM

To: Board of Commissioners

Through: Alana C. Green, Executive Director 

From: Arthur Waller, Director of Operations

Date: June 8, 2022

Subject: Resolution No. 2946
Authorizing and Approving the Allowances for Tenant-Furnished Utilities and other services for the Public Housing Program

In accordance with HUD regulations, Public Housing Authorities are required to revise the utility allowance schedule if there is a change in the utility rate of 10 percent or more from the rate on which the allowance was based. The proposed utility allowance schedule reflects increases in gas and electric rates, primarily due to the cost of investments/improvements to delivery systems.

Board approval is requested for the proposed utility allowance schedule.

**AUTHORIZING AND APPROVING THE ALLOWANCES FOR TENANT FURNISHED UTILITIES
AND OTHER SERVICES FOR PUBLIC HOUSING**

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

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

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

WHEREAS, the utility allowances will be implemented on all recertifications entered into the St. Louis Housing Authority's computer system on July 1, 2022.

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

1. The attached 2022 Tenant-Furnished Utility Allowance Schedule for the Public Housing Program is hereby adopted and approved.
2. The Executive Director is hereby directed to take all actions necessary to implement the Tenant-Furnished Utility Allowances.

Clinton Peabody		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas		\$53	\$61	\$70	\$83	\$92	
Total Electric		\$47	\$58	\$69	\$86	\$96	
Total		\$100	\$119	\$139	\$169	\$188	
Cochran Plaza		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$61	\$70	\$83	\$92	\$102
Total Electric			\$58	\$69	\$86	\$96	\$109
Total			\$119	\$139	\$169	\$188	\$211
Towne XV		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$68			
Total Electric				\$67			
Total				\$135			
McMillan Manor		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$65	\$76		
Total Electric				\$82	\$103		
Total				\$147	\$179		
Mc Millan Manor II		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$70	\$83		
Total Electric				\$69	\$86		
Total				\$139	\$169		
Page Manor		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$70	\$83		
Total Electric				\$69	\$86		
Total				\$139	\$169		
LaSalle Park		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$61	\$70	\$83		
Total Electric			\$58	\$69	\$86		
Total			\$119	\$139	\$169		
Armand & Ohio		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$65		\$84	
Total Electric				\$82		\$115	
Total				\$147		\$199	
Folsom		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$52	\$58	\$68		
Total Electric			\$50	\$58	\$73		
Total			\$102	\$116	\$141		
Samuel Shepard		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$52	\$58	\$68		
Total Electric			\$50	\$58	\$73		
Total			\$102	\$116	\$141		
Marie Fanger		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$52	\$58	\$68		
Total Electric			\$50	\$58	\$73		
Total			\$102	\$116	\$141		
Cupples		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$58	\$68		
Total Electric				\$58	\$73		
Total				\$116	\$141		

Hodiamont		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$52	\$58	\$68		
Total Electric			\$50	\$58	\$73		
Total			\$102	\$116	\$141		
Badenfest		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas							
Total Electric		\$90	\$110				
Total		\$90	\$110				
South Boardway		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$58			
Total Electric				\$58			
Total				\$116			
Walnut Park		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$70		\$92	
Total Electric				\$69		\$96	
Total				\$139		\$188	
Lookaway		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$70	\$83		
Total Electric				\$69	\$86		
Total				\$139	\$169		
Lafayette Towne		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas		\$45	\$52	\$58			
Total Electric		\$41	\$50	\$58			
Total		\$86	\$102	\$116			
Tiffany Turnkey		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas		\$45	\$52				
Total Electric		\$41	\$50				
Total		\$86	\$102				
King Louis Square III		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas							
Total Electric		\$83		\$145	\$184		
Total		\$83		\$145	\$184		

Murphy Park I,II & III	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances			Garden	Garden			
Total Gas			\$52	\$58			
Total Electric			\$50	\$58			
Total			\$102	\$116			
Murphy Park I,II & III	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances			Townhouse	Townhouse	Townhouse	Townhouse	Townhouse
Total Gas			\$61	\$70	\$83	\$92	\$102
Total Electric			\$58	\$69	\$86	\$96	\$109
Total			\$119	\$139	\$169	\$188	\$211
King Louis Square I	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Garden	Townhouse	Townhouse	Townhouse		
Total Gas		\$45	\$61	\$70	\$83		
Total Electric		\$41	\$58	\$69	\$86		
Total		\$86	\$119	\$139	\$169		
King Louis Square II	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Garden	Garden	Townhouse			
Total Gas		\$0	\$0	\$0			
Total Electric		\$90	\$110	\$156			
Total		\$90	\$110	\$156			
Renaissance Place I, II, III	Unit Type	Bedroom 1	Bedroom 2	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5
Utility Allowances		Garden	Garden	Townhouse	Townhouse	Townhouse	Townhouse
Total Gas		\$45	\$52	\$61	\$70	\$83	\$92
Total Electric		\$41	\$50	\$58	\$69	\$86	\$96
Total		\$86	\$102	\$119	\$139	\$169	\$188
Cambridge Heights I & II	Unit Type	Bedroom 1	Bedroom 2	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5
Utility Allowances		Garden	Garden	Townhouse	Townhouse	Townhouse	Townhouse
Total Gas		\$0	\$0	\$0	\$0	\$0	\$0
Total Electric		\$90	\$110	\$132	\$156		\$223
Total		\$90	\$110	\$132	\$156	\$197	\$223
Arlington Grove	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances			Towhhouse	Townhouse			
Total Gas			\$57	\$65			
Total Electric			\$69	\$82			
Total			\$126	\$147			
North Sarah	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Garden	Towhhouse	Townhouse			
Total Gas		\$42	\$57	\$65			
Total Electric		\$49	\$69	\$82			
Total		\$91	\$126	\$147			



**St. Louis Housing Authority (SLHA)
Public Hearing Comments and Responses
Admissions and Continued Occupancy Policy (ACOP) and
Utility Allowance Schedule FFY 2022
Rent Determination: Flat Rent Comparable**

The St. Louis Housing Authority issued the proposed Admissions and Continued Occupancy Policy (ACOP) revisions for comments on May 9, 2022 for a 45-day comment period, ending June 22, 2022.

COMMENTS TO THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY:

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

COMMENTS TO THE RENT DETERMINATION – FLAT RENT COMPARABLE

Reference ACOP Matrix/Appendix #3 to ACOP

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

COMMENTS TO THE UTILITY ALLOWANCE SCHEDULE

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

RESOLUTION No. 2947




Asset Management Department

3520 Page Blvd. ■ St. Louis, MO 63106 ■ p 314.531-4770 ■ f 314.531.0184 ■ tdd 314.286.4223 ■ www.slha.org

MEMORANDUM

To: Board of Commissioners

Through: Alana Green, Executive Director 

From: Arthur Waller, Director of Operations

Date: June 8, 2022

Subject: Resolution No. 2947
Authorizing and Approving the Flat Rent Schedule for the Public Housing Program

Sections 210 and 243 of Title II of P.L. 113-76, the Consolidated Appropriations Act of 2014, established new parameters that housing authorities must use when determining flat rent amounts. Specifically, flat rents must now be set at no less than 80% of the applicable Fair Market Rent (FMR). The St. Louis Housing Authority revised the Flat Rent Schedule to be consistent with the statutory requirements and submitted the proposed Flat Rent Schedule for public review for 45 days, concurrent with the Agency Plan.

Board approval is requested for the proposed Flat Rent Schedule for the Public Housing Program.

Authorizing and Approving the Proposed Flat Rent Schedule for the Public Housing Program

WHEREAS, it is necessary to revise the Flat Rent Schedule for the Public Housing Program to be consistent with current utility rates and regulatory requirements; and

WHEREAS, the St. Louis Housing Authority (SLHA) has worked in collaboration with the St. Louis Tenant Affairs Board and conducted planning meetings to obtain comments on the proposed Flat Rent Schedule; and

WHEREAS, SLHA has published notices and made the proposed Flat Rent Schedule available for inspection and public comment for a period of 45 days prior to the Public Hearing; and

WHEREAS, SLHA conducted a Public Hearing on June 22, 2022 to obtain public comments regarding the revisions to the proposed Flat Rent Schedule; and

WHEREAS, SLHA has considered all comments and recommendations received and has incorporated all relevant changes to the proposed Flat Rent Schedule; and

WHEREAS, the attached Flat Rent Schedule replaces the previous Flat Rent Schedule; and

WHEREAS, the attached Flat Rent Schedule complies with all Federal rules and regulations; and

WHEREAS, the flat rents will be implemented on leases effective on or after July 1, 2022.

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

1. The attached 2022 Flat Rent Schedule for the Public Housing Program is hereby adopted and approved.
2. The Executive Director is hereby directed to take all actions necessary to implement the Flat Rent Schedule for the Public Hearing.

PROPOSED FLAT RENT COMPARABLES
FY 2022

						80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	2022 Proposed Flat Rent
<u>James House</u>						
0 bdrm	\$709	\$875	\$900	\$891	\$889	\$759
1 bdrm	\$764	\$875	\$781	\$954	\$870	\$814
<u>West Pine</u>						
1 bdrm	\$967	\$1,170	\$1,095	\$1,059	\$1,108	\$1,017
2 bdrm	\$1,125	\$1,075	\$1,177	\$995	\$1,082	\$1,082
<u>Parkview</u>						
0 bdrm	\$851	\$879	\$828	\$821	\$843	\$843
1 bdrm	\$1,038	\$766	\$1,130	\$1,011	\$969	\$969
<u>Kingsbury Terrace</u>						
1 bdrm*	\$524	\$1,043	\$1,018	\$993	\$1,018	\$524
2 bdrm*	\$616	\$1,275	\$1,238	\$1,339	\$1,284	\$616
<u>Euclid Plaza</u>						
0 bdrm	\$575	\$732	\$849	\$652	\$744	\$625
1 bdrm	\$635	\$670	\$735	\$670	\$692	\$685
2 bdrm	\$774	\$888	\$888	\$813	\$863	\$824
<u>Badenfest</u>						
1 bdrm	\$588	\$586	\$528	\$579	\$564	\$564
2 bdrm	\$728	\$611	\$770	\$789	\$723	\$723
<u>Badenhaus</u>						
0 bdrm	\$603	\$653	\$567	\$702	\$641	\$603
1 bdrm	\$603	\$609	\$579	\$579	\$589	\$596
<u>Cochran Plaza</u>						
2 bdrm twnhm	\$915	\$1,227	\$935	\$715	\$959	\$959
3 bdrm twnhm	\$1,019	\$1,114	\$1,457	\$1,396	\$1,322	\$1,069
4 bdrm twnhm	\$1,078	\$1,775	\$1,391	\$1,687	\$1,618	\$1,128
5 bdrm twnhm	\$1,214	\$1,298	\$1,498	\$1,519	\$1,438	\$1,264
6 bdrm twnhm	\$1,357	\$1,795	\$1,756	\$1,756	\$1,769	\$1,407

PROPOSED FLAT RENT COMPARABLES
FY 2022

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2022 Proposed Flat Rent
<u>LaSalle Park</u>							
2 bdrm	\$1,008	\$985	\$1,110	\$1,066	\$1,054	\$639	\$1,054
3 bdrm	\$1,175	\$970	\$1,677	\$1,084	\$1,244	\$845	\$1,225
4 bdrm	\$1,225	\$1,867	\$1,386	\$1,357	\$1,537	\$990	\$1,275
<u>Clinton Peabody</u>							
1 bdrm	\$875	\$960	\$910	\$1,242	\$1,037	\$496	\$925
2 bdrm	\$1,050	\$1,263	\$1,062	\$1,205	\$1,177	\$639	\$1,100
3 bdrm	\$1,125	\$1,254	\$1,092	\$1,664	\$1,337	\$845	\$1,175
4 bdrm	\$1,175	\$1,587	\$1,302	\$1,771	\$1,553	\$990	\$1,225
5 bdrm	\$1,225	\$1,857	\$1,600	\$1,638	\$1,698	\$1,145	\$1,275
<u>Lafayette Apartments</u>							
0 bdrm	\$825	\$810	\$914	\$850	\$858	\$551	\$858
1 bdrm	\$865	\$901	\$983	\$934	\$939	\$596	\$915
<u>California Gardens</u>							
0 bdrm	\$586	\$405	\$677	\$676	\$586	\$551	\$586
1 bdrm	\$647	\$495	\$596	\$850	\$647	\$596	\$647
<u>Armand & Ohio</u>							
3 bdrm	\$1,012	\$1,267	\$994	\$1,089	\$1,117	\$837	\$1,062
5 bdrm twnhm	\$1,225	\$1,528	\$1,926	\$1,533	\$1,662	\$1,134	\$1,275
<u>Lafayette Town</u>							
1 bdrm	\$848	\$817	\$790	\$946	\$851	\$510	\$851
2 bdrm	\$975	\$1,094	\$1,127	\$781	\$1,001	\$656	\$1,001
3 bdrm	\$1,125	\$1,241	\$1,262	\$1,652	\$1,385	\$868	\$1,175
<u>Tiffany Turnkey</u>							
1 bdrm	\$900	\$737	\$742	\$882	\$787	\$510	\$787
2 bdrm	\$957	\$1,075	\$890	\$905	\$957	\$656	\$957
<u>Folsom</u>							
2 bdrm	\$574	\$831	\$834	\$957	\$874	\$649	\$624
3 bdrm	\$1,037	\$1,012	\$892	\$1,207	\$1,037	\$860	\$1,037
4 bdrm	\$1,175	\$1,088	\$1,093	\$1,374	\$1,185	\$1,008	\$1,185

PROPOSED FLAT RENT COMPARABLES

							80% FMR
							Increase
							No Increase
							Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2022 Proposed Flat Rent
<u>Marie Fanger</u>							
2 bdrm	\$1,011	\$1,176	\$1,131	\$1,113	\$1,140	\$649	\$1,061
3 bdrm	\$1,125	\$1,219	\$1,214	\$1,298	\$1,244	\$860	\$1,175
4 bdrm	\$1,125	\$1,417	\$1,402	\$1,120	\$1,313	\$1,008	\$1,175
<u>South Broadway</u>							
3 bdrm	\$1,000	\$1,077	\$990	\$1,212	\$1,093	\$868	\$1,050
<u>McMillan Manor</u>							
3 bdrm	\$1,020	\$1,236	\$1,246	\$1,074	\$1,185	\$845	\$1,020
4 bdrm	\$1,175	\$1,855	\$1,657	\$1,455	\$1,656	\$990	\$1,225
<u>McMillan Manor II</u>							
3 bdrm	\$1,020	\$1,236	\$1,246	\$1,074	\$1,185	\$837	\$1,070
4 bdrm	\$1,175	\$1,855	\$1,657	\$1,455	\$1,656	\$980	\$1,225
<u>Samuel Shepard</u>							
2 bdrm	\$759	\$1,055	\$910	\$968	\$978	\$649	\$809
3 bdrm	\$1,000	\$1,018	\$1,003	\$1,625	\$1,215	\$860	\$1,050
4 bdrm	\$1,107	\$2,217	\$991	\$1,125	\$1,444	\$1,008	\$1,157
<u>Page Manor</u>							
3 bdrm	\$845	\$866	\$630	\$530	\$675	\$845	\$845
4 bdrm	\$990	\$813	\$693	\$1,086	\$864	\$990	\$990
<u>Hodiamont</u>							
2 bdrm	\$734	\$776	\$848	\$579	\$734	\$656	\$734
3 bdrm	\$868	\$800	\$801	\$836	\$812	\$868	\$868
4 bdrm	\$1,104	\$1,598	\$964	\$1,027	\$1,196	\$1,018	\$1,154
<u>Towne XV</u>							
3 bdrm	\$987	\$774	\$947	\$1,524	\$1,082	\$849	\$1,037
<u>Cupples</u>							
3 bdrm	\$860	\$660	\$780	\$733	\$724	\$860	\$860
4 bdrm	\$1,008	\$924	\$1,054	\$967	\$982	\$1,008	\$1,008

PROPOSED FLAT RENT COMPARABLES
FY 2022

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2022 Proposed Flat Rent
<u>Walnut Park</u>							
3 bdrm	\$816	\$872	\$817	\$759	\$816	\$845	\$845
5 bdrm	\$1,230	\$1,153	\$1,319	\$1,253	\$1,242	\$1,145	\$1,242
<u>Lookaway</u>							
3 bdrm	\$1,045	\$1,022	\$1,086	\$1,026	\$1,045	\$845	\$1,045
4 bdrm	\$1,133	\$1,094	\$1,202	\$1,102	\$1,133	\$990	\$1,133
<u>King Louis Square III</u>							
1 bdrm garden	\$749	\$985	\$1,035	\$1,110	\$1,043	\$506	\$799
3 bdrm twnhm	\$1,050	\$1,283	\$1,309	\$970	\$1,187	\$828	\$1,100
4 bdrm twnhm	\$1,075	\$1,249	\$1,249	\$1,249	\$1,249	\$962	\$1,125
<u>Murphy Park I</u>							
2 bdrm garden*	\$964	\$871	\$825	\$1,107	\$934	\$656	\$964
2 bdrm twnhm*	\$964	\$995	\$995	\$995	\$995	\$639	\$964
3 bdrm garden*	\$1,114	\$871	\$1,008	\$1,107	\$995	\$868	\$1,114
3 bdrm twnhm*	\$1,114	\$1,295	\$1,320	\$1,295	\$1,303	\$845	\$1,114
4 bdrm twnhm*	\$1,243	\$1,567	\$1,550	\$1,178	\$1,432	\$990	\$1,243
5 bdrm twnhm - PH**	\$1,325	\$1,817	\$1,817	\$1,817	\$1,817	\$1,145	\$1,375
6 bdrm twnhm - PH**	\$1,325	\$2,083	\$2,083	\$2,083	\$2,083	\$1,296	\$1,375
<u>Murphy Park II</u>							
2 bdrm garden*	\$852	\$871	\$825	\$1,107	\$934	\$656	\$902
2 bdrm twnhm*	\$852	\$995	\$995	\$995	\$995	\$639	\$902
3 bdrm garden*	\$942	\$871	\$1,008	\$1,107	\$995	\$868	\$992
3 bdrm twnhm*	\$977	\$1,295	\$1,295	\$1,295	\$1,295	\$845	\$1,027
4 bdrm twnhm*	\$1,154	\$1,567	\$1,567	\$1,567	\$1,567	\$990	\$1,204
<u>Murphy Park III</u>							
2 bdrm garden*	\$872	\$871	\$825	\$1,107	\$934	\$656	\$872
2 bdrm twnhm*	\$880	\$1,025	\$1,025	\$1,025	\$1,025	\$639	\$880
3 bdrm garden*	\$946	\$871	\$1,008	\$1,107	\$995	\$868	\$946
3 bdrm twnhm*	\$946	\$1,295	\$1,295	\$1,295	\$1,295	\$845	\$946
4 bdrm twnhm - PH**	\$1,222	\$1,577	\$1,536	\$1,577	\$1,563	\$990	\$1,272
5 bdrm twnhm - PH**	\$1,365	\$1,841	\$1,841	\$1,824	\$1,835	\$1,145	\$1,415
6 bdrm twnhm - PH**	\$1,381	\$2,083	\$2,083	\$2,083	\$2,083	\$1,296	\$1,431

PROPOSED FLAT RENT COMPARABLES
FY 2022

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2022 Proposed Flat Rent
<u>Renaissance PI @ Grand</u>							
1 bdrm garden*	\$708	\$717	\$787	\$670	\$725	\$510	\$708
2 bdrm garden*	\$849	\$1,089	\$1,079	\$1,089	\$1,086	\$656	\$849
2 bdrm twnhm*	\$849	\$1,015	\$1,153	\$1,172	\$1,113	\$639	\$849
3 bdrm twnhm - PH**	\$1,060	\$1,199	\$1,367	\$1,274	\$1,280	\$845	\$1,110
4 bdrm twnhm - PH**	\$1,125	\$1,371	\$1,550	\$1,496	\$1,472	\$990	\$1,175
5 bdrm twnhm - PH**	\$1,255	\$1,774	\$2,053	\$1,757	\$1,861	\$1,145	\$1,305
<u>Renaissance PI @ Grand II</u>							
1 bdrm garden*	\$708	\$717	\$787	\$670	\$725	\$510	\$708
2 bdrm garden*	\$830	\$1,089	\$1,079	\$1,089	\$1,086	\$656	\$830
2 bdrm twnhm*	\$830	\$1,015	\$1,153	\$1,172	\$1,113	\$639	\$830
3 bdrm twnhm*	\$959	\$1,199	\$1,367	\$1,274	\$1,280	\$845	\$959
4 bdrm twnhm - PH**	\$1,125	\$1,371	\$1,550	\$1,496	\$1,472	\$990	\$1,175
5 bdrm twnhm - PH**	\$1,274	\$1,774	\$2,053	\$1,757	\$1,861	\$1,145	\$1,324
<u>Renaissance PI @ Grand III</u>							
1 bdrm garden*	\$658	\$717	\$787	\$670	\$725	\$510	\$658
2 bdrm garden*	\$772	\$1,089	\$1,079	\$1,089	\$1,086	\$656	\$772
2 bdrm twnhm*	\$823	\$1,015	\$1,153	\$1,172	\$1,113	\$639	\$823
3 bdrm twnhm*	\$948	\$1,199	\$1,367	\$1,274	\$1,280	\$845	\$948
4 bdrm twnhm - PH**	\$1,160	\$1,371	\$1,550	\$1,496	\$1,472	\$990	\$1,210
5 bdrm twnhm - PH**	\$1,229	\$1,774	\$2,053	\$1,757	\$1,861	\$1,145	\$1,279
<u>Gardens @ Renaissance</u>							
1 bdrm garden*	\$744	\$872	\$687	\$594	\$718	\$596	\$744
2 bdrm garden - PH**	\$882	\$919	\$1,002	\$725	\$882	\$758	\$882
<u>Senior Living @ Renaissnace</u>							
1 bdrm garden*	\$746	\$837	\$695	\$889	\$807	\$596	\$746
2 bdrm garden - PH**	\$922	\$1,070	\$725	\$971	\$922	\$758	\$922

PROPOSED FLAT RENT COMPARABLES

FY 2022

							80% FMR
							Increase
							No Increase
							Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2022 Proposed Flat Rent
<u>King Louis Square</u>							
1 bdrm garden*	\$531	\$576	\$720	\$630	\$642	\$510	\$531
2 bdrm grdn/twnhm*	\$663	\$1,095	\$1,120	\$1,107	\$1,107	\$639	\$663
3 bdrm grdn/twnhm*	\$777	\$1,174	\$1,523	\$1,304	\$1,334	\$845	\$777
4 bdrm twnhm - PH**	\$1,108	\$1,268	\$1,418	\$1,379	\$1,355	\$990	\$1,158
<u>King Louis Square II (Old Frenchtown)</u>							
1 bdrm garden*	\$572	\$753	\$989	\$752	\$831	\$506	\$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	\$828	\$830
<u>LesChateaux</u>							
1 bdrm	\$654	\$1,104	\$1,060	\$1,202	\$1,122	\$596	\$704
2 bdrm	\$817	\$1,025	\$1,235	\$1,378	\$1,213	\$758	\$867
<u>Cahill House</u>							
1 bdrm garden*	\$732	\$927	\$1,041	\$926	\$965	\$596	\$732
2 brdm garden - PH**	\$817	\$723	\$769	\$1,044	\$845	\$758	\$845
<u>Cambridge Heights I</u>							
1 bdrm garden*	\$583	\$585	\$813	\$895	\$764	\$506	\$583
2 brdm garden*	\$715	\$974	\$648	\$707	\$776	\$648	\$715
2 bdrm twnhm*	\$772	\$830	\$830	\$1,054	\$905	\$626	\$772
3 bdrm twnhm*	\$843	\$1,386	\$865	\$1,435	\$1,229	\$828	\$843
4 bdrm twnhm - PH**	\$1,175	\$1,484	\$1,084	\$1,484	\$1,351	\$962	\$1,175
5 bdrm twnhm - PH**	\$1,240	\$1,312	\$1,762	\$1,312	\$1,462	\$1,110	\$1,240
<u>Cambridge Heights II</u>							
1 bdrm garden*	\$606	\$858	\$637	\$895	\$797	\$506	\$606
2brdm garden*	\$786	\$974	\$948	\$762	\$895	\$648	\$786
2 bdrm twnhm*	\$812	\$830	\$830	\$1,054	\$905	\$626	\$812
3 bdrm twnhm*	\$910	\$1,386	\$1,281	\$1,225	\$1,297	\$828	\$910
4 bdrm twnhm - PH**	\$1,175	\$1,094	\$1,094	\$1,484	\$1,224	\$962	\$1,224
5 bdrm twnhm - PH**	\$1,240	\$1,733	\$1,312	\$1,473	\$1,506	\$1,110	\$1,290

PROPOSED FLAT RENT COMPARABLES
FY 2022

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2022 Proposed Flat Rent
<u>Cambridge Senior</u>							
1 bdrm garden*	\$667	\$689	\$740	\$848	\$759	\$596	\$667
2 brdm garden	\$817	\$1,059	\$1,047	\$845	\$984	\$758	\$867
<u>Arlington Grove</u>							
2 brdm twnhm*	\$749	\$881	\$720	\$959	\$853	\$632	\$749
3 bdrm twnhm*	\$856	\$1,126	\$951	\$910	\$996	\$837	\$856
<u>North Sarah</u>							
1 bdrm garden*	\$640	\$921	\$913	\$876	\$903	\$505	\$640
2 brdm twnhm*	\$749	\$1,510	\$1,432	\$1,245	\$1,396	\$632	\$749
3 bdrm twnhm*	\$855	\$1,679	\$1,972	\$1,786	\$1,812	\$837	\$855
<u>North Sarah II</u>							
1 bdrm garden*	\$600	\$931	\$921	\$833	\$895	\$505	\$600
2 brdm twnhm*	\$700	\$1,261	\$1,376	\$1,256	\$1,298	\$632	\$700
3 bdrm twnhm*	\$800	\$1,560	\$1,681	\$1,788	\$1,676	\$837	\$800
<u>North Sarah III</u>							
1 bdrm garden*	\$600	\$957	\$956	\$940	\$951	\$505	\$600
2 brdm twnhm*	\$700	\$1,485	\$1,510	\$952	\$1,316	\$632	\$700
3 bdrm twnhm*	\$800	\$1,679	\$1,552	\$1,189	\$1,473	\$837	\$800
<u>Preservation Square I</u>							
2 bdrm garden*		\$1,537	\$1,538	\$1,255	\$1,443	\$648	\$808
2 brdm twnhm*		\$1,066	\$858	\$1,053	\$992	\$650	\$905
3 bdrm garden*		\$1,992	\$1,396	\$1,596	\$1,661	\$852	\$1,019
* Tax Credit Max ** PH Unit, not Tax Credit							



**St. Louis Housing Authority (SLHA)
Public Hearing Comments and Responses
Admissions and Continued Occupancy Policy (ACOP) and
Utility Allowance Schedule FFY 2022
Rent Determination: Flat Rent Comparable**

The St. Louis Housing Authority issued the proposed Admissions and Continued Occupancy Policy (ACOP) revisions for comments on May 9, 2022 for a 45-day comment period, ending June 22, 2022.

COMMENTS TO THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY:

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

COMMENTS TO THE RENT DETERMINATION – FLAT RENT COMPARABLE

Reference ACOP Matrix/Appendix #3 to ACOP

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


COMMENTS TO THE UTILITY ALLOWANCE SCHEDULE

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

RESOLUTION No. 2948

MEMORANDUM

To: Board of Commissioners

Through: Alana C. Green, Executive Director 

From: Fran Bruce, Planning and Procurement Manager

Date: June 8, 2022

Subject: Resolution No. 2948
Approving and Authorizing the Submission of the Agency Plan Annual Submission
for Fiscal Year 2022

Board approval is requested to authorize the St. Louis Housing Authority to submit the Agency Plan Annual Submission for fiscal year 2022.

The St. Louis Housing Authority has prepared the Agency Plan Annual Plan Submission in accordance with the regulations and requirements of 24 CFR 903.

Resident planning meetings were conducted to encourage meaningful participation in the planning and development process of the annual submission.

The proposed Agency Plan Annual Submission includes the following exhibits for your review:

1. Comments and Response Summary from Public Hearing
 - Comments and Responses to Agency Plan Section B.6
2. Flyers and Minutes from Town Hall Meetings
3. Certification of Compliance
4. Civil Rights Certification

**Approving and Authorizing Submission of the Agency Plan
Annual Submission for Fiscal Year 2022**

WHEREAS, the St. Louis Housing Authority (SLHA) desires to submit the Agency Plan Annual Submission for fiscal year 2022; 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 22, 2022 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 2022 to HUD.

PUBLIC NOTICE

May 9, 2022

**NOTICE OF VIRTUAL PUBLIC HEARING
ST. LOUIS HOUSING AUTHORITY FY 2022 AGENCY PLAN
ADMISSIONS AND CONTINUED OCCUPANCY POLICY
UTILITY ALLOWANCE SCHEDULE
FLAT RENT SCHEDULE
5-YEAR CAPITAL FUND PLAN
WWW.SLHA.ORG**

The U.S. Department of Housing and Urban Development (HUD) is providing annual funding to the St. Louis Housing Authority (SLHA) to improve the physical condition and upgrade the management and operation of its Public Housing and Section 8, Housing Choice Voucher programs. On October 21, 1998 congress enacted a new law, the Quality Housing and Work Responsibility Act (QHWRA) of 1998. Under this new law, to receive the funding SLHA is required to develop an Annual and Five-Year Agency Plan, in consultation with residents, local government officials, and other interested parties and to develop and implement the goals, strategies, and priorities identified in the Plan. The annual submission must be submitted to the HUD field office by July 15, 2022.

This Agency Plan is subject to public review and comment. **The St. Louis Housing Authority is providing a 45-day comment period beginning May 9, 2022, and ending with the Public Hearing on June 22, 2022. The plan will be available at the SLHA's website, <https://www.slha.org/document-center/>.** Written comments will be accepted until June 22, 2022. Contact Fran Bruce, Planning and Procurement Manager, at fbruce@slha.org or by telephone at (314) 286-4365 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday to obtain additional information regarding this Agency Plan, Admissions and Continued Occupancy Policy and/or SLHA Utility Allowance Schedule.

SLHA will hold a Virtual Public Hearing on Wednesday, June 22, 2022, at 3:00 p.m. to accept comments on its Agency Plan, Five-year Plan, ACOP, Utility Allowance and Flat Rent Schedules, and Capital Fund Program. Due to the Covid-19 precautions, this year's public hearing will not be held in person. Instructions to join the virtual public hearing are posted on the website. Comments and suggestions received will become part of the public record. Additionally, written comments may be submitted regarding the plan. All written comments must be received by June 22, 2022. Please address comments to Fran Bruce at fbruce@slha.org.

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

St. Louis Housing Authority's Utility Allowance and the Flat Rent Schedule will be revised and is subject to public review and comment. The proposed Utility Allowance Schedule will be available concurrently with the draft of the Agency Plan.

Also, effective November 25, 2013, the Capital Fund Program Final Rule was implemented to decouple the Capital Fund Annual Submission from the Agency Plan. This annual submission will be subject to public review; therefore, **the Five-year Action Plan (FY 2022 –FY 2026)** is simultaneously being made available concurrently with the draft of the Agency Plan.

The public is invited to provide comments on the proposed Agency Plan. For additional information or assistance, please contact Fran Bruce by email at fbruce@slha.org or by telephone (314) 286-4365 or TDD (314) 286-4223.



The St. Louis Housing Authority



St. Louis Housing Authority (SLHA)
Public Hearing Comments and Responses
Annual Plan FFY 2022

The St. Louis Housing Authority issued the proposed Agency Plan for public comments on May 9, 2022, for a 45-day comment period. On June 22, 2022, the virtual Public Hearing was held. There were no attendees besides the SLHA staff. SLHA received one (1) comment in writing for the Public Hearing.

I. COMMENTS TO THE AGENCY PLAN:

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

II. COMMENTS TO THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY:

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

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

On June 22, 2022, Mr. Jason W. Hensley, Director of Real Estate Development of St. Louis Housing Authority, provided a statement regarding the increase to the funding allocation for FY 2022. The comment and response is as follows:

Comment #1:

The St. Louis Housing Authority (SLHA) draft Five-Year Capital Fund presented for public comment on May 9, 2022, utilized the FFY 2021 Capital Fund allocation received from HUD to estimate capital spending for FFY 2002. This estimate was used because the actual FFY 2022 Capital Fund allocation had not yet been released by HUD. Since issuing the plan for comment, SLHA has received HUD notification of the FFY 2022 Capital Fund allocation in the amount of \$9,596,182. This is an increase of \$1,284,173.

The additional funds allocated by HUD will be used by SLHA to increase PHA-Wide line items in the budget and to increase the amounts for administration and operation line items to the allowable HUD limits for FFY 2022.

SLHA Response:

The Annual Statements and Five-Year Action Plan (Budgets) have been revised to incorporate the allocation increase as proposed.

Admissions and Continued Occupancy Policy (ACOP) Changes/Additions 2022

Chapter	Current	Change/Addition/Comment	Page
<p>Chapter 17 Inspections</p> <p>17.6.3 Emergency Repairs</p>	<p>When conditions in the unit are hazardous to life, health or safety, SLHA will make repairs or otherwise abate the situation within 24 hours. Defects hazardous to life, health or safety include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Any condition that jeopardizes the security of the unit • Major plumbing leaks or flooding, waterlogged ceiling or floor in imminent danger of falling • Natural gas leaks • Any electrical problem or condition that could result in shock or fire • Absence of a working heating system when outside temperature is below 60 degrees Fahrenheit • Utilities not in service, including no running hot water • Conditions that present the imminent possibility of injury • Obstacles that prevent safe entrance or exit from the unit • Absence of a functioning toilet in the unit (if only 1 in unit) • Inoperable smoke detectors 	<p>HUD Notice PIH 2022-01 requires the installation of Carbon Monoxide (CO) alarms or detectors in certain Federally Assisted Housing by December 27, 2022.</p> <p>“Inoperable carbon monoxide detectors” will be added to the existing list of emergency repairs.</p>	<p>17-3</p>

Admissions and Continued Occupancy Policy (ACOP) Changes/Additions 2022

<p>Chapter 17 Inspections</p> <p>17.7 Intentionally Disengaging Smoke Detectors</p>	<p>Notices of lease violation will also be issued to residents who purposely disengage the unit's smoke detector. Disengagement includes disabling the smoke detector; removing smoke detector; failing to properly maintain the detector, removing batteries and failing to replace them; if applicable, failing to report a malfunctioning detector, unplugging a detector (inside its mounting box); or allowing it to dangle by its wiring or covering it.</p>	<p>HUD Notice PIH 2022-01 requires the installation of Carbon Monoxide (CO) alarms or detectors in certain Federally Assisted Housing by December 27, 2022. Section will be updated to include carbon monoxide detectors in addition to smoke detectors.</p> <p>Update Section:</p> <p>Notices of lease violation will also be issued to residents who purposely disengage the unit's smoke and/or carbon monoxide detector(s). Disengagement includes disabling the detector; removing the detector; failing to properly maintain the detector, removing batteries and failing to replace them; if applicable, failing to report a malfunctioning detector, unplugging a detector (inside its mounting box); or allowing it to dangle by its wiring or covering it.</p>	<p>17-3</p>
<p>Chapter 22 Lease Terminations</p> <p>22.1.2.3 Notice Timing Requirements</p>	<p>22.1.2.3 Notice Timing and Requirements SLHA shall give written notice of the proposed termination of the lease:</p> <ul style="list-style-type: none"> • 14 days in the case of failure to pay rent • 10 days for criminal activity or any activity that threatens the safety and welfare of other residents, SLHA employees or persons residing in the immediate vicinity of the premises • 60 days for over-income households • 30 days in any other case 	<p>HUD Notice PIH 2021-29 requires a minimum of 30-day notice to support families at risk of eviction for non-payment of rent.</p> <p>The current "14 days" notice will be updated to "30 days."</p>	<p>22-2</p>

Admissions and Continued Occupancy Policy (ACOP) Changes/Additions 2022

<p>Chapter 21 Unit Transfers</p> <p>21.8 Unit Offers</p>	<p>Unless otherwise stated under Section 21.2, households approved for transfers will be offered a choice of up to three (3) properties with available units to meet the family's housing need (subject to unit availability). Additional unit offers may be made to satisfy a reasonable accommodation. For mandatory transfers, refusal of a unit offer without good cause will result in lease termination. For voluntary transfers, refusal of three unit offers with or without good cause will result in removal of the household from the transfer list.</p>	<p>Language will be added to clarifying that number of offers only applies to Under-Housed/Over-Housed Families (21.2) and Special Transfers (21.3). The limit of unit offers does not apply to the Emergency Transfer Policy for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking (21.7)</p> <p>ADD:</p> <p>The limit of unit offers does not apply to Emergency Transfer Policy for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking under Section 21.7.</p>	<p>21-3</p>
<p>Chapter 24 Community Service</p> <p>24.3 Exempt Individual</p>	<p>Is a member of a family receiving assistance, benefits, or services under a state program funded under part A of title IV of the Social Security Act, or under any other welfare program of the state of Missouri, including a state-administered welfare-to-work program, and has not been found by the state or other administering entity to be in noncompliance with such program.</p>	<p>HUD PIH-2015-12 clarified that the Supplemental Nutrition Assistance Program (SNAP) qualifies as a welfare program of the state. Therefore, if a tenant is a member of family receiving assistance under SNAP, and has been found by the administering State to be in compliance with the program requirements, that tenant is exempt from Community Service requirements.</p> <p>Update Section:</p> <p>Is a member of a family receiving assistance, benefits, or services under a state program funded under part A of title IV of the Social Security Act, or under any other welfare program of the state of Missouri, including a state-administered welfare-to-work program or Supplemental Nutrition Assistance Program (SNAP) and has not been found by the state or other administering entity to be in noncompliance with such program. Supplemental Nutrition Assistance Program (SNAP) qualifies as a welfare program of the state.</p>	

Admissions and Continued Occupancy Policy (ACOP) Changes/Additions 2022

ACOP Appendix 2 Income Limits		SEE ATTACHMENT	Appendix 2- 1
ACOP Appendix 3 Flat Rent Schedule		SEE ATTACHMENT	Appendix 3-1

St. Louis Housing Authority

INCOME LIMITS

FY 2022 Income Limits
Median Family Income \$97,200

No. of Persons	1	2	3	4	5	6	7	8	9	10	11	12
30% Extremely Low	\$19,950	\$22,800	\$25,650	\$28,450	\$32,470	\$37,190	\$41,910	\$46,630	\$50,360	\$54,389	\$58,740	\$63,440
50% Very Low	\$33,250	\$38,000	\$42,750	\$47,450	\$51,250	\$55,050	\$58,850	\$62,650	\$67,662	\$73,075	\$78,921	\$85,235
80% Low	\$53,150	\$60,750	\$68,350	\$75,900	\$82,000	\$88,050	\$94,150	\$100,200	\$108,216	\$116,873	\$126,223	\$136,321

NOTE: The above income limits are effective as of April 18, 2022 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. 2947
Approved by the Board of Commissioners June 23, 2022

PROPOSED FLAT RENT COMPARABLES
FY 2022

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2022 Proposed Flat Rent
<u>James House</u>							
0 bdrm	\$709	\$875	\$900	\$891	\$889	\$551	\$759
1 bdrm	\$764	\$875	\$781	\$954	\$870	\$596	\$814
<u>West Pine</u>							
1 bdrm	\$967	\$1,170	\$1,095	\$1,059	\$1,108	\$596	\$1,017
2 bdrm	\$1,125	\$1,075	\$1,177	\$995	\$1,082	\$758	\$1,082
<u>Parkview</u>							
0 bdrm	\$851	\$879	\$828	\$821	\$843	\$551	\$843
1 bdrm	\$1,038	\$766	\$1,130	\$1,011	\$969	\$596	\$969
<u>Kingsbury Terrace</u>							
1 bdrm*	\$524	\$1,043	\$1,018	\$993	\$1,018	\$596	\$524
2 bdrm*	\$616	\$1,275	\$1,238	\$1,339	\$1,284	\$758	\$616
<u>Euclid Plaza</u>							
0 bdrm	\$575	\$732	\$849	\$652	\$744	\$551	\$625
1 bdrm	\$635	\$670	\$735	\$670	\$692	\$596	\$685
2 bdrm	\$774	\$888	\$888	\$813	\$863	\$758	\$824
<u>Badenfest</u>							
1 bdrm	\$588	\$586	\$528	\$579	\$564	\$506	\$564
2 bdrm	\$728	\$611	\$770	\$789	\$723	\$648	\$723
<u>Badenhaus</u>							
0 bdrm	\$603	\$653	\$567	\$702	\$641	\$551	\$603
1 bdrm	\$603	\$609	\$579	\$579	\$589	\$596	\$596
<u>Cochran Plaza</u>							
2 bdrm twnhm	\$915	\$1,227	\$935	\$715	\$959	\$639	\$959
3 bdrm twnhm	\$1,019	\$1,114	\$1,457	\$1,396	\$1,322	\$845	\$1,069
4 bdrm twnhm	\$1,078	\$1,775	\$1,391	\$1,687	\$1,618	\$990	\$1,128
5 bdrm twnhm	\$1,214	\$1,298	\$1,498	\$1,519	\$1,438	\$1,145	\$1,264
6 bdrm twnhm	\$1,357	\$1,795	\$1,756	\$1,756	\$1,769	\$1,296	\$1,407

PROPOSED FLAT RENT COMPARABLES
FY 2022

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2022 Proposed Flat Rent
<u>LaSalle Park</u>							
2 bdrm	\$1,008	\$985	\$1,110	\$1,066	\$1,054	\$639	\$1,054
3 bdrm	\$1,175	\$970	\$1,677	\$1,084	\$1,244	\$845	\$1,225
4 bdrm	\$1,225	\$1,867	\$1,386	\$1,357	\$1,537	\$990	\$1,275
<u>Clinton Peabody</u>							
1 bdrm	\$875	\$960	\$910	\$1,242	\$1,037	\$496	\$925
2 bdrm	\$1,050	\$1,263	\$1,062	\$1,205	\$1,177	\$639	\$1,100
3 bdrm	\$1,125	\$1,254	\$1,092	\$1,664	\$1,337	\$845	\$1,175
4 bdrm	\$1,175	\$1,587	\$1,302	\$1,771	\$1,553	\$990	\$1,225
5 bdrm	\$1,225	\$1,857	\$1,600	\$1,638	\$1,698	\$1,145	\$1,275
<u>Lafayette Apartments</u>							
0 bdrm	\$825	\$810	\$914	\$850	\$858	\$551	\$858
1 bdrm	\$865	\$901	\$983	\$934	\$939	\$596	\$915
<u>California Gardens</u>							
0 bdrm	\$586	\$405	\$677	\$676	\$586	\$551	\$586
1 bdrm	\$647	\$495	\$596	\$850	\$647	\$596	\$647
<u>Armand & Ohio</u>							
3 bdrm	\$1,012	\$1,267	\$994	\$1,089	\$1,117	\$837	\$1,062
5 bdrm twnhm	\$1,225	\$1,528	\$1,926	\$1,533	\$1,662	\$1,134	\$1,275
<u>Lafayette Town</u>							
1 bdrm	\$848	\$817	\$790	\$946	\$851	\$510	\$851
2 bdrm	\$975	\$1,094	\$1,127	\$781	\$1,001	\$656	\$1,001
3 bdrm	\$1,125	\$1,241	\$1,262	\$1,652	\$1,385	\$868	\$1,175
<u>Tiffany Turnkey</u>							
1 bdrm	\$900	\$737	\$742	\$882	\$787	\$510	\$787
2 bdrm	\$957	\$1,075	\$890	\$905	\$957	\$656	\$957
<u>Folsom</u>							
2 bdrm	\$574	\$831	\$834	\$957	\$874	\$649	\$624
3 bdrm	\$1,037	\$1,012	\$892	\$1,207	\$1,037	\$860	\$1,037
4 bdrm	\$1,175	\$1,088	\$1,093	\$1,374	\$1,185	\$1,008	\$1,185

PROPOSED FLAT RENT COMPARABLES

							80% FMR
							Increase
							No Increase
							Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2022 Proposed Flat Rent
<u>Marie Fanger</u>							
2 bdrm	\$1,011	\$1,176	\$1,131	\$1,113	\$1,140	\$649	\$1,061
3 bdrm	\$1,125	\$1,219	\$1,214	\$1,298	\$1,244	\$860	\$1,175
4 bdrm	\$1,125	\$1,417	\$1,402	\$1,120	\$1,313	\$1,008	\$1,175
<u>South Broadway</u>							
3 bdrm	\$1,000	\$1,077	\$990	\$1,212	\$1,093	\$868	\$1,050
<u>McMillan Manor</u>							
3 bdrm	\$1,020	\$1,236	\$1,246	\$1,074	\$1,185	\$845	\$1,020
4 bdrm	\$1,175	\$1,855	\$1,657	\$1,455	\$1,656	\$990	\$1,225
<u>McMillan Manor II</u>							
3 bdrm	\$1,020	\$1,236	\$1,246	\$1,074	\$1,185	\$837	\$1,070
4 bdrm	\$1,175	\$1,855	\$1,657	\$1,455	\$1,656	\$980	\$1,225
<u>Samuel Shepard</u>							
2 bdrm	\$759	\$1,055	\$910	\$968	\$978	\$649	\$809
3 bdrm	\$1,000	\$1,018	\$1,003	\$1,625	\$1,215	\$860	\$1,050
4 bdrm	\$1,107	\$2,217	\$991	\$1,125	\$1,444	\$1,008	\$1,157
<u>Page Manor</u>							
3 bdrm	\$845	\$866	\$630	\$530	\$675	\$845	\$845
4 bdrm	\$990	\$813	\$693	\$1,086	\$864	\$990	\$990
<u>Hodiamont</u>							
2 bdrm	\$734	\$776	\$848	\$579	\$734	\$656	\$734
3 bdrm	\$868	\$800	\$801	\$836	\$812	\$868	\$868
4 bdrm	\$1,104	\$1,598	\$964	\$1,027	\$1,196	\$1,018	\$1,154
<u>Towne XV</u>							
3 bdrm	\$987	\$774	\$947	\$1,524	\$1,082	\$849	\$1,037
<u>Cupples</u>							
3 bdrm	\$860	\$660	\$780	\$733	\$724	\$860	\$860
4 bdrm	\$1,008	\$924	\$1,054	\$967	\$982	\$1,008	\$1,008

PROPOSED FLAT RENT COMPARABLES
FY 2022

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2022 Proposed Flat Rent
<u>Walnut Park</u>							
3 bdrm	\$816	\$872	\$817	\$759	\$816	\$845	\$845
5 bdrm	\$1,230	\$1,153	\$1,319	\$1,253	\$1,242	\$1,145	\$1,242
<u>Lookaway</u>							
3 bdrm	\$1,045	\$1,022	\$1,086	\$1,026	\$1,045	\$845	\$1,045
4 bdrm	\$1,133	\$1,094	\$1,202	\$1,102	\$1,133	\$990	\$1,133
<u>King Louis Square III</u>							
1 bdrm garden	\$749	\$985	\$1,035	\$1,110	\$1,043	\$506	\$799
3 bdrm twnhm	\$1,050	\$1,283	\$1,309	\$970	\$1,187	\$828	\$1,100
4 bdrm twnhm	\$1,075	\$1,249	\$1,249	\$1,249	\$1,249	\$962	\$1,125
<u>Murphy Park I</u>							
2 bdrm garden*	\$964	\$871	\$825	\$1,107	\$934	\$656	\$964
2 bdrm twnhm*	\$964	\$995	\$995	\$995	\$995	\$639	\$964
3 bdrm garden*	\$1,114	\$871	\$1,008	\$1,107	\$995	\$868	\$1,114
3 bdrm twnhm*	\$1,114	\$1,295	\$1,320	\$1,295	\$1,303	\$845	\$1,114
4 bdrm twnhm*	\$1,243	\$1,567	\$1,550	\$1,178	\$1,432	\$990	\$1,243
5 bdrm twnhm - PH**	\$1,325	\$1,817	\$1,817	\$1,817	\$1,817	\$1,145	\$1,375
6 bdrm twnhm - PH**	\$1,325	\$2,083	\$2,083	\$2,083	\$2,083	\$1,296	\$1,375
<u>Murphy Park II</u>							
2 bdrm garden*	\$852	\$871	\$825	\$1,107	\$934	\$656	\$902
2 bdrm twnhm*	\$852	\$995	\$995	\$995	\$995	\$639	\$902
3 bdrm garden*	\$942	\$871	\$1,008	\$1,107	\$995	\$868	\$992
3 bdrm twnhm*	\$977	\$1,295	\$1,295	\$1,295	\$1,295	\$845	\$1,027
4 bdrm twnhm*	\$1,154	\$1,567	\$1,567	\$1,567	\$1,567	\$990	\$1,204
<u>Murphy Park III</u>							
2 bdrm garden*	\$872	\$871	\$825	\$1,107	\$934	\$656	\$872
2 bdrm twnhm*	\$880	\$1,025	\$1,025	\$1,025	\$1,025	\$639	\$880
3 bdrm garden*	\$946	\$871	\$1,008	\$1,107	\$995	\$868	\$946
3 bdrm twnhm*	\$946	\$1,295	\$1,295	\$1,295	\$1,295	\$845	\$946
4 bdrm twnhm - PH**	\$1,222	\$1,577	\$1,536	\$1,577	\$1,563	\$990	\$1,272
5 bdrm twnhm - PH**	\$1,365	\$1,841	\$1,841	\$1,824	\$1,835	\$1,145	\$1,415
6 bdrm twnhm - PH**	\$1,381	\$2,083	\$2,083	\$2,083	\$2,083	\$1,296	\$1,431

PROPOSED FLAT RENT COMPARABLES
FY 2022

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2022 Proposed Flat Rent
<u>Renaissance PI @ Grand</u>							
1 bdrm garden*	\$708	\$717	\$787	\$670	\$725	\$510	\$708
2 bdrm garden*	\$849	\$1,089	\$1,079	\$1,089	\$1,086	\$656	\$849
2 bdrm twnhm*	\$849	\$1,015	\$1,153	\$1,172	\$1,113	\$639	\$849
3 bdrm twnhm - PH**	\$1,060	\$1,199	\$1,367	\$1,274	\$1,280	\$845	\$1,110
4 bdrm twnhm - PH**	\$1,125	\$1,371	\$1,550	\$1,496	\$1,472	\$990	\$1,175
5 bdrm twnhm - PH**	\$1,255	\$1,774	\$2,053	\$1,757	\$1,861	\$1,145	\$1,305
<u>Renaissance PI @ Grand II</u>							
1 bdrm garden*	\$708	\$717	\$787	\$670	\$725	\$510	\$708
2 bdrm garden*	\$830	\$1,089	\$1,079	\$1,089	\$1,086	\$656	\$830
2 bdrm twnhm*	\$830	\$1,015	\$1,153	\$1,172	\$1,113	\$639	\$830
3 bdrm twnhm*	\$959	\$1,199	\$1,367	\$1,274	\$1,280	\$845	\$959
4 bdrm twnhm - PH**	\$1,125	\$1,371	\$1,550	\$1,496	\$1,472	\$990	\$1,175
5 bdrm twnhm - PH**	\$1,274	\$1,774	\$2,053	\$1,757	\$1,861	\$1,145	\$1,324
<u>Renaissance PI @ Grand III</u>							
1 bdrm garden*	\$658	\$717	\$787	\$670	\$725	\$510	\$658
2 bdrm garden*	\$772	\$1,089	\$1,079	\$1,089	\$1,086	\$656	\$772
2 bdrm twnhm*	\$823	\$1,015	\$1,153	\$1,172	\$1,113	\$639	\$823
3 bdrm twnhm*	\$948	\$1,199	\$1,367	\$1,274	\$1,280	\$845	\$948
4 bdrm twnhm - PH**	\$1,160	\$1,371	\$1,550	\$1,496	\$1,472	\$990	\$1,210
5 bdrm twnhm - PH**	\$1,229	\$1,774	\$2,053	\$1,757	\$1,861	\$1,145	\$1,279
<u>Gardens @ Renaissance</u>							
1 bdrm garden*	\$744	\$872	\$687	\$594	\$718	\$596	\$744
2 bdrm garden - PH**	\$882	\$919	\$1,002	\$725	\$882	\$758	\$882
<u>Senior Living @ Renaissnace</u>							
1 bdrm garden*	\$746	\$837	\$695	\$889	\$807	\$596	\$746
2 bdrm garden - PH**	\$922	\$1,070	\$725	\$971	\$922	\$758	\$922

PROPOSED FLAT RENT COMPARABLES
FY 2022

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2022 Proposed Flat Rent
<u>King Louis Square</u>							
1 bdrm garden*	\$531	\$576	\$720	\$630	\$642	\$510	\$531
2 bdrm grdn/twnhm*	\$663	\$1,095	\$1,120	\$1,107	\$1,107	\$639	\$663
3 bdrm grdn/twnhm*	\$777	\$1,174	\$1,523	\$1,304	\$1,334	\$845	\$777
4 bdrm twnhm - PH**	\$1,108	\$1,268	\$1,418	\$1,379	\$1,355	\$990	\$1,158
<u>King Louis Square II (Old Frenchtown)</u>							
1 bdrm garden*	\$572	\$753	\$989	\$752	\$831	\$506	\$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	\$828	\$830
<u>LesChateaux</u>							
1 bdrm	\$654	\$1,104	\$1,060	\$1,202	\$1,122	\$596	\$704
2 bdrm	\$817	\$1,025	\$1,235	\$1,378	\$1,213	\$758	\$867
<u>Cahill House</u>							
1 bdrm garden*	\$732	\$927	\$1,041	\$926	\$965	\$596	\$732
2 brdm garden - PH**	\$817	\$723	\$769	\$1,044	\$845	\$758	\$845
<u>Cambridge Heights I</u>							
1 bdrm garden*	\$583	\$585	\$813	\$895	\$764	\$506	\$583
2 brdm garden*	\$715	\$974	\$648	\$707	\$776	\$648	\$715
2 bdrm twnhm*	\$772	\$830	\$830	\$1,054	\$905	\$626	\$772
3 bdrm twnhm*	\$843	\$1,386	\$865	\$1,435	\$1,229	\$828	\$843
4 bdrm twnhm - PH**	\$1,175	\$1,484	\$1,084	\$1,484	\$1,351	\$962	\$1,175
5 bdrm twnhm - PH**	\$1,240	\$1,312	\$1,762	\$1,312	\$1,462	\$1,110	\$1,240
<u>Cambridge Heights II</u>							
1 bdrm garden*	\$606	\$858	\$637	\$895	\$797	\$506	\$606
2brdm garden*	\$786	\$974	\$948	\$762	\$895	\$648	\$786
2 bdrm twnhm*	\$812	\$830	\$830	\$1,054	\$905	\$626	\$812
3 bdrm twnhm*	\$910	\$1,386	\$1,281	\$1,225	\$1,297	\$828	\$910
4 bdrm twnhm - PH**	\$1,175	\$1,094	\$1,094	\$1,484	\$1,224	\$962	\$1,224
5 bdrm twnhm - PH**	\$1,240	\$1,733	\$1,312	\$1,473	\$1,506	\$1,110	\$1,290

PROPOSED FLAT RENT COMPARABLES
FY 2022

							80% FMR Increase No Increase Decrease
Development	Current Flat Rent	Comp. Rent	Comp. Rent	Comp. Rent	Average Comp. Rent	80% minus UA	2022 Proposed Flat Rent
<u>Cambridge Senior</u>							
1 bdrm garden*	\$667	\$689	\$740	\$848	\$759	\$596	\$667
2 brdm garden	\$817	\$1,059	\$1,047	\$845	\$984	\$758	\$867
<u>Arlington Grove</u>							
2 brdm twnhm*	\$749	\$881	\$720	\$959	\$853	\$632	\$749
3 bdrm twnhm*	\$856	\$1,126	\$951	\$910	\$996	\$837	\$856
<u>North Sarah</u>							
1 bdrm garden*	\$640	\$921	\$913	\$876	\$903	\$505	\$640
2 brdm twnhm*	\$749	\$1,510	\$1,432	\$1,245	\$1,396	\$632	\$749
3 bdrm twnhm*	\$855	\$1,679	\$1,972	\$1,786	\$1,812	\$837	\$855
<u>North Sarah II</u>							
1 bdrm garden*	\$600	\$931	\$921	\$833	\$895	\$505	\$600
2 brdm twnhm*	\$700	\$1,261	\$1,376	\$1,256	\$1,298	\$632	\$700
3 bdrm twnhm*	\$800	\$1,560	\$1,681	\$1,788	\$1,676	\$837	\$800
<u>North Sarah III</u>							
1 bdrm garden*	\$600	\$957	\$956	\$940	\$951	\$505	\$600
2 brdm twnhm*	\$700	\$1,485	\$1,510	\$952	\$1,316	\$632	\$700
3 bdrm twnhm*	\$800	\$1,679	\$1,552	\$1,189	\$1,473	\$837	\$800
<u>Preservation Square I</u>							
2 bdrm garden*		\$1,537	\$1,538	\$1,255	\$1,443	\$648	\$808
2 brdm twnhm*		\$1,066	\$858	\$1,053	\$992	\$650	\$905
3 bdrm garden*		\$1,992	\$1,396	\$1,596	\$1,661	\$852	\$1,019
* Tax Credit Max ** PH Unit, not Tax Credit							

Clinton Peabody		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas		\$53	\$61	\$70	\$83	\$92	
Total Electric		\$47	\$58	\$69	\$86	\$96	
Total		\$100	\$119	\$139	\$169	\$188	
Cochran Plaza		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$61	\$70	\$83	\$92	\$102
Total Electric			\$58	\$69	\$86	\$96	\$109
Total			\$119	\$139	\$169	\$188	\$211
Towne XV		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$68			
Total Electric				\$67			
Total				\$135			
McMillan Manor		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$65	\$76		
Total Electric				\$82	\$103		
Total				\$147	\$179		
Mc Millan Manor II		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$70	\$83		
Total Electric				\$69	\$86		
Total				\$139	\$169		
Page Manor		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$70	\$83		
Total Electric				\$69	\$86		
Total				\$139	\$169		
LaSalle Park		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$61	\$70	\$83		
Total Electric			\$58	\$69	\$86		
Total			\$119	\$139	\$169		
Armand & Ohio		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$65		\$84	
Total Electric				\$82		\$115	
Total				\$147		\$199	
Folsom		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$52	\$58	\$68		
Total Electric			\$50	\$58	\$73		
Total			\$102	\$116	\$141		
Samuel Shepard		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$52	\$58	\$68		
Total Electric			\$50	\$58	\$73		
Total			\$102	\$116	\$141		
Marie Fanger		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$52	\$58	\$68		
Total Electric			\$50	\$58	\$73		
Total			\$102	\$116	\$141		
Cupples		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$58	\$68		
Total Electric				\$58	\$73		
Total				\$116	\$141		

Hodiamont		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$52	\$58	\$68		
Total Electric			\$50	\$58	\$73		
Total			\$102	\$116	\$141		
Badenfest		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas							
Total Electric		\$90	\$110				
Total		\$90	\$110				
South Boardway		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$58			
Total Electric				\$58			
Total				\$116			
Walnut Park		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$70		\$92	
Total Electric				\$69		\$96	
Total				\$139		\$188	
Lookaway		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$70	\$83		
Total Electric				\$69	\$86		
Total				\$139	\$169		
Lafayette Towne		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas		\$45	\$52	\$58			
Total Electric		\$41	\$50	\$58			
Total		\$86	\$102	\$116			
Tiffany Turnkey		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas		\$45	\$52				
Total Electric		\$41	\$50				
Total		\$86	\$102				
King Louis Square III		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas							
Total Electric		\$83		\$145	\$184		
Total		\$83		\$145	\$184		

Murphy Park I,II & III	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances			Garden	Garden			
Total Gas			\$52	\$58			
Total Electric			\$50	\$58			
Total			\$102	\$116			
Murphy Park I,II & III	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances			Townhouse	Townhouse	Townhouse	Townhouse	Townhouse
Total Gas			\$61	\$70	\$83	\$92	\$102
Total Electric			\$58	\$69	\$86	\$96	\$109
Total			\$119	\$139	\$169	\$188	\$211
King Louis Square I	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Garden	Townhouse	Townhouse	Townhouse		
Total Gas		\$45	\$61	\$70	\$83		
Total Electric		\$41	\$58	\$69	\$86		
Total		\$86	\$119	\$139	\$169		
King Louis Square II	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Garden	Garden	Townhouse			
Total Gas		\$0	\$0	\$0			
Total Electric		\$90	\$110	\$156			
Total		\$90	\$110	\$156			
Renaissance Place I, II, III	Unit Type	Bedroom 1	Bedroom 2	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5
Utility Allowances		Garden	Garden	Townhouse	Townhouse	Townhouse	Townhouse
Total Gas		\$45	\$52	\$61	\$70	\$83	\$92
Total Electric		\$41	\$50	\$58	\$69	\$86	\$96
Total		\$86	\$102	\$119	\$139	\$169	\$188
Cambridge Heights I & II	Unit Type	Bedroom 1	Bedroom 2	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5
Utility Allowances		Garden	Garden	Townhouse	Townhouse	Townhouse	Townhouse
Total Gas		\$0	\$0	\$0	\$0	\$0	\$0
Total Electric		\$90	\$110	\$132	\$156		\$223
Total		\$90	\$110	\$132	\$156	\$197	\$223
Arlington Grove	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances			Towhhouse	Townhouse			
Total Gas			\$57	\$65			
Total Electric			\$69	\$82			
Total			\$126	\$147			
North Sarah	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Garden	Towhhouse	Townhouse			
Total Gas		\$42	\$57	\$65			
Total Electric		\$49	\$69	\$82			
Total		\$91	\$126	\$147			



MEMORANDUM

To: Fran Bruce, Planning and Procurement Manager

From: Jason W. Hensley, Director of Real Estate Development

Date: June 22, 2022

Subject: Comments on Five-Year Capital Fund Plan FFY 2022-2026

The St. Louis Housing Authority (SLHA) draft Five-Year Capital Fund presented for public comment on May 9, 2022, utilized the FFY 2021 Capital Fund allocation received from HUD to estimate capital spending for FFY 2022. This estimate was used because the actual FFY 2022 Capital Fund allocation had not yet been released by HUD. Since issuing the plan for comment, SLHA has received HUD notification of the FFY 2022 Capital Fund allocation in the amount of \$9,596,182. This is an increase of \$1,284,173.

The additional funds allocated by HUD will be used by SLHA to increase PHA-Wide line items in the budget and to increase the amounts for administration and operation line items to the allowable HUD limits for FFY 2022.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
 Expires 11/30/2023

“Public reporting burden for this collection of information is estimated to average 2.2 hours. This includes the time for collecting, reviewing, and reporting the data. The information requested is required to obtain a benefit. This form is used to verify allowable and reasonableness of grant expenses. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

PHA Name Saint Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: MO36P00150122 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval: 2022
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Type of Grant

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

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) ³	\$2,399,046.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)	\$959,618.00			
5	1480 General Capital Activity	\$5,190,990.30			
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves	\$1,046,528.00			
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

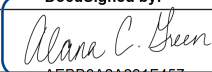
¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
 Expires 11/30/2023

Part I: Summary					
PHA Name: Saint Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO36P00150122 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval: 2022	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	\$9,596,182.00			
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				
Signature of Executive Director * 		Date 5/23/2022		Signature of Public Housing Director Date	

* I certify that the information provided on this form and in any accompanying documentation is true and accurate. I acknowledge that making, presenting, or submitting a false, fictitious, or fraudulent statement, representation, or certification may result in criminal, civil, and/or administrative sanctions, including fines, penalties, and imprisonment.

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
Expires 11/30/2023

Part II: Supporting Pages								
PHA Name: Saint Louis Housing Authority		Grant Type and Number Capital Fund Program Grant MO36P00150122 No: CFFP (Yes/ No): Replacement Housing Factor Grant No: —			Federal FFY of Grant: 2022			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MO001000099 PHA Wide	Security upgrades and improvements			\$217,021.59				
MO001000099 PHA Wide	Mold Remediation			\$379,787.80				
MO001000099 PHA Wide	Rehabilitation of 25 units per year			\$596,809.39				
MO001000099 PHA Wide	Contingency Loss - Insurance Deductibles			\$10,851.08				
MO001000099 PHA Wide	Modernization used for Development			\$86,808.64				
MO001000099 PHA Wide	Relocation			\$70,532.01				
MO001000099 PHA Wide	A&E Fees & Costs			\$477,447.51				
MO001000019 Parkview	Lobby Renovations			542,553.99				
MO001000002 Clinton Peabody	Al Chapelle Renovation			\$705,320.18				
MO001000002 Clinton Peabody	Rebuild Kitchens, New Cabinets, Appliances, Flooring and Paint			\$1,485,346.57				
MO001000002 Clinton Peabody	Unit Painting			\$542,553.99				
	Total			\$5,190,990.30				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part II: Supporting Pages								
PHA Name: Saint Louis Housing Authority		Grant Type and Number Capital Fund Program Grant MO36P00150122 No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2022			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MO001000099 PHA Wide	Security upgrades and improvements			\$217,021.59				
MO001000099 PHA Wide	Mold Remediation			\$379,787.80				
MO001000099 PHA Wide	Rehabilitation of 25 units per year			\$596,809.39				
MO001000099 PHA Wide	Contingency Loss - Insurance Deductibles			\$10,851.08				
MO001000099 PHA Wide	Modernization used for Development			\$86,808.64				
MO001000099 PHA Wide	Relocation			\$70,532.01				
MO001000099 PHA Wide	A&E Fees & Costs			\$477,447.51				
MO001000019 Parkview	Lobby Renovations			542,553.99				
MO001000002 Clinton Peabody	Al Chapelle			\$705,320.18				
MO001000002 Clinton Peabody	Rebuild Kitchens, New Cabinets, Appliances, Flooring and Paint			\$1,485,346.57				
MO001000002 Clinton Peabody	Unit Painting			\$542,553.99				
	Total			\$5,190,990.30				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 11/30/2023

[illegible]

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 11/30/2023

[illegible]

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

St. Louis Housing Authority

FY 2022 Annual Plan

ATTACHMENT #15

Section B.6 – Resident Advisory Board (RAB)

Comments and Responses

ST. Louis Tenant Affairs

3217 Dr. M. L. King Dr.

St louis Mo. 63106

314 – 531-1717

Juanita Brown Pres.

Edgar Bryant Secretary

Edith Guthrie V. Pres.

Shelia Williams Sgt.of Arm

Delores Quinn Tres.

June 23, 2022

Mrs. Fran Bruce,

Subject: FY 2022 Agency plan and Five-Year Plan

After consulting with the St. louis Tenant Affairs Board (STLTAB) members we agree that any question that we have had as a group were answered during the St. Louis TAB meeting.

Therefore, there are no comments to the Agency Plan for FY2022 and the five year Action Plan for Fy2022 -2026.

Thank you

Juanita Brown

St. Louis Tenant Affairs Board

PUBLIC NOTICE

May 9, 2022

**NOTICE OF VIRTUAL TOWN HALL MEETING
ST. LOUIS HOUSING AUTHORITY FY 2022 AGENCY PLAN
ADMISSIONS AND CONTINUED OCCUPANCY POLICY
UTILITY ALLOWANCE SCHEDULE
FLAT RENT SCHEDULE
5-YEAR CAPITAL FUND PLAN**

***For:* ALL SLHA Residents**
***When:* Wednesday May 25, 2022 @ 3:00 p.m.**

The St. Louis Housing Authority's (SLHA) Planning Team met with the St. Louis Tenant Affairs Board (STLTAB) and outlined their needs and concerns for the preparation of the Annual Submission of the Agency Plan for FY2022. The "Draft" Agency Plan has been prepared and is currently out for public review and comment period for 45 days. You may review the plan on the SLHA website, <https://www.slha.org/document-center/> or at your Management Office or TAB Office. SLHA has scheduled a Virtual Town Hall type meeting within this 45-day comment period, to achieve greater resident input relative to the draft plan. The 45-day comment period ends on June 22, 2022 at the Public Hearing.

Instruction to Attend Town Hall Meeting

Instructions to join the virtual public hearing are posted on the website, <https://www.slha.org/document-center/>. Comments and suggestions received will become part of the public record.

If you need any special accommodations, please contact Fran Bruce by email at fbruce@slha.org or leave a message at (314) 286-4365 at least two (2) days prior to the meeting.

If you have any questions or require more information, please give us a call.





St. Louis Housing Authority
Agency Plan Annual Submission FY2022
Town Hall Meetings
Meeting Minutes

The St. Louis Housing Authority (SLHA) held a Virtual Town Hall meeting with SLHA residents on May 25, 2022 at 3:00 pm.

Item(s) Distributed at the Meeting:

Agenda

Attendance Record –(Recorded):

Catherine Billups, West Pine Apts.
Sheila Williams, West Pine Apts.
Shirley Haynes/Sutherlin, Habitat
Monica Roach, Kingsbury
Cathy Branson, West Pine Apts.

Shaliena's Phone
Shirley Thomas, Cochran Plaza
Kim Hughes, Euclid Plaza
Paula Canada, James House
Joyce Irons, LaSalle Park

I. Overview

- The St. Louis Housing Authority prepared a Five-Year Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998. HUD Regulations required that Housing Authorities (HA) consult with the residents and interested groups of the community to design strategies and set goals for over the next five years for the Housing Authority. Goals for the agency were to include physical improvements, occupancy requirements, security, etc. to form the overall agency plan for the Housing Authority. This process requires the HA to hold a public hearing to allow residents and other interested parties to comment on the goals outlined in the plan.
- In an effort to achieve greater resident input relative to the Agency Plan Annual Submission, SLHA attended the St. Louis Tennant Affairs Board (STLTAB) meetings from January through May. Resident input is essential to the preparation of the Annual Submission, being that residents have firsthand knowledge of the needs of their development and public housing occupancy procedures. The TABs were responsible for holding meetings with the residents to gain input and listed the needs and concerns and then prioritized them by importance.
- The resident input received will be incorporated into the Annual Submission of the Agency Plan.
- A virtual public hearing is scheduled for June 22, 2022 at 3:00 p.m. Instructions on how to attend the virtual public hearing are on our website (www.slha.org). Any

questions or comments relative to the draft plan can be submitted in writing until June 22, 2022.

- The Annual Plan submission is due to HUD by July 15, 2022. The Annual Submission will be electronically sent to HUD's Local Field Office.

II. Purpose of Meeting

- In an effort to achieve greater resident input relative to the Agency Plan Annual Submission, SLHA conducts a Town Hall type meeting, within the 45-day comment period to provide residents with information on the Draft Agency Plan. The 45-day comment period ends on June 22, 2022. All SLHA residents will be given the opportunity to formally voice their questions and/or concerns as they relate to the draft plan during this time. A copy of the "Draft" Agency Plan is available at all development management offices and TAB offices. Residents may review the plan at the SLHA website at www.slha.org.
- Sections of the Agency Plan were briefly described:
 - Draft Five-Year Plan and Agency Plan
 - Operations – Housing Needs
 - Admissions and Continued Occupancy Policy (ACOP)
 - Covid Waivers
 - Flat Rent Adjustments
 - Income Limits
 - Wait List Openings projected
 - Financial Resources – Ref. Attachment #14
 - Community Services and Housing Programs –Ref. Attachment #8
 - Certifications

III. Admissions and Continued Occupancy Policy (ACOP)

- The ACOP is the policy regarding Public Housing Program selection eligibility and procedures that govern the occupancy of the units according to HUD regulations. SLHA is updating the ACOP and since it is a component of the Agency Plan. The review and comment period for the revised ACOP occurs simultaneous with the Agency Plan. Comments regarding the ACOP will be directed to Mr. Paul Werner, Portfolio Management Analyst for SLHA, who can answer questions regarding the ACOP. Mr. Werner can be reached at pwerner@slha.org or by telephone at (314) 286-4267.
- A matrix highlighting the changes was reviewed at the meeting. Some of the reoccurring changes to the ACOP include adjustments to the Flat Rent levels to ensure consistency with local market rents, Income Limits that HUD updated and other minor adjustments.
- Revisions & Changes

Admn. Plan

- Covid Waivers
- High Opportunity Area Median Rents and Payment Standards
-

ACOP

- Inspections- Carbon Monoxide Alarms
 - Lease Terminations – 30-day notice
 - Unit Transfer – Emergency, VAWA – Limit of unit offers does not apply
 - Community Service – Exceptions updated
 - Income Limits
 - Rent Determination/Flat Rent Schedule
- Also, the Utility Allowance Schedule has been revised and will be simultaneously released for public review and comment with the ACOP.
- All comments to the ACOP, Flat Rent Schedule, or Utility Allowance Schedule must be made in writing no later than the date for the public hearing on June 22, 2022.

IV. Capital Fund Program – Annual Budget Submission

- On October 24, 2013 HUD issued a Final Rule to the Capital Fund Program. The major change in the program is that it combines the modernization and development regulations. Some of the program changes were briefly discussed:
 - Management Improvements was reduced from 20% to 10%
 - Annual Budgets and budget reports were separated from the Agency Plan and are submitted at a separate time.
- As the two processes were separated, the funding portion with the budgets will be one submission and the Agency Plan (business plan) will be a separate submission.

Capital fund for modernization and Development for FY 2022: \$9,596,182

- *Since the Draft Plan was released for public review, HUD Funding notice increased the funds from \$8.3 million to \$9.5 million.*

Ref. Packet with Capital Fund Budgets – a review of work items for FY2022

- The Capital Fund budgets are subject to public review and comment. Formally, the Capital Fund budgets are submitted to HUD; however, public comment period will be simultaneously with Agency Plan to allow for FY 2022 submission next year.

V. Questions and Responses

- Ms. Catherine Billups of West Pine Apartments mentioned that the SLHA mission is to provide safe and sanitary housing. She mentioned that the upkeep at West Pine Apartments is not meeting those standards. She mentioned the grass has not been cut in the past two months and the weeds are overgrown.

She also mentioned that security is not sufficient to maintain a safe environment. The hours over the weekends and at night need to be increased to discourage

the number of people entering the building. She cites drug activities, fights people sleeping in the laundry rooms and people's mail/parcels being stolen. Security needs to be improved.

Response: SLHA is aware of the grass not being cut and has addressed that with management company. Also, Ms. Sheila Williams, West pine TAB has been working on the Laundry Room issues.

Ms. Shirley Haynes, Regional Manager for The Habitat Company, reported that a new lawn company has been hired and the grass is scheduled to be cut. The Housing Manager at West Pine is working with the Security Company regarding that service and ways to improve service and hours.

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

Certifications of Compliance with PHA Plan 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 3/31/2024

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson 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, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 2022, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include 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 2011-65);

- 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; and
 - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. 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.
 12. 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.
 13. 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.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. 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.
 16. 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.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. 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.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. 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.
 21. 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

X Annual PHA Plan for Fiscal Year 2022

 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 Executive Director		Name Board Chairman	
Alana C. Green		Sal F. Martinez	
Signature	Date 7/15/2022	Signature	Date 7/15/2022

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

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 3/31/2024

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 Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 2022 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing 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 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

The St. Louis Housing Authority
PHA Name

MO001
PHA Number/HA Code

I hereby certify that all the statement above, 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 Executive Director:

Alana C. Green

Signature

Date 7/15/2022

Name of Board Chairperson:

Sal Martinez

Signature

Date 7/15/2022


The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 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.

RESOLUTION No. 2949

MEMORANDUM

To: Board of Commissioners

Through: Alana C. Green, Executive Director 

From: Jason W. Hensley, Director of Real Estate Development

Date: June 8, 2022

Subject: Resolution No. 2949
Approving and Authorizing the St. Louis Housing Authority Capital Fund Five-Year Plan and the FY 2022 Capital Fund Annual Statement

In 2013, HUD published the Capital Fund Final rule, which decoupled the Capital Fund Submissions from the Agency Plan. The rule requires housing authorities to develop a separate Capital Fund submission. Housing authorities are required to hold a public hearing, consult with the resident advisory board (RAB) and submit any comments received from these hearings and the consultations for the Capital Fund submission. HUD guidance suggests that this process be held concurrent with the Agency Plan process.

The St. Louis Housing Authority (SLHA) prepared a revised Capital Fund Five-Year Plan (Plan) in conjunction with the FY 2022-2026 Agency Five-Year Plan and Annual Plan. SLHA provided a 45-day comment period and will conduct a public hearing on June 22, 2022. The Capital Fund Five-Year Plan was available to residents and the St. Louis TAB (the City-Wide RAB) prior to the hearing. The comments to the Capital Fund Five-Year Plan and the responses are attached.

In addition, HUD revised the process for accepting annual Capital Fund grants. The ACC amendments are now deemed executed when the first funds are drawn from the grant. Board approval of individual ACC amendments is no longer required. Additionally, HUD no longer provides Replacement Housing Factor Capital Fund grants. SLHA was notified on May 12, 2022 that its FY 2022 Capital Fund allocation is \$9,596,182.00. SLHA completed the FY 2022 Capital Fund Annual Statement in accordance with the latest approved Capital Fund Five-Year Plan.

Board approval of the SLHA Capital Fund Five-Year Plan, FY 2022 Capital Fund Annual Statement and the Definition of a Significant Amendment or Modification to the plan are requested. All supporting documents are attached.

**Authorizing and Approving the St. Louis Housing Authority Capital Fund Five-Year Plan
and the FY 2022 Capital Fund Annual Statement**

WHEREAS, the St. Louis Housing Authority (SLHA) has prepared the Capital Fund Five-Year Plan and the FY 2022 Capital Fund Annual Statement in accordance with 24 CFR § 903.7(g) and the guidance provided by HUD; and

WHEREAS, SLHA has worked in collaboration with the St. Louis Tenant Affairs Board and conducted planning meetings to obtain comments on the proposed Capital Fund Five-Year Plan and FY 2022 Capital Fund Annual Statement; and

WHEREAS, SLHA has published notices and made the proposed Capital Fund Five-Year Plan and FY 2022 Capital Fund Annual Statement available for inspection and public comment for a period of 45 days prior to the Public Hearing; and

WHEREAS, SLHA has developed a Definition of a Significant Amendment or Modification to the plan regarding the proposed Capital Fund Five-Year Plan; and

WHEREAS, SLHA conducted a Public Hearing on June 22, 2022 to obtain public comments regarding the proposed Capital Fund Five-Year Plan; and

WHEREAS, SLHA has considered all comments and recommendations received and has incorporated all relevant changes in the proposed Capital Fund Five-Year Plan.

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 take all actions necessary to obtain HUD approval and implement the Capital Fund Five-Year Plan and the FY 2022 Capital Fund.

AGENCY PLAN FY 2022
CAPITAL FUND BUDGETS

Capital Fund Program
Form HUD-50075.2

Five Year Action Plan
FY 2022 - FY 2026

Capital Fund Program—Five-Year Action Plan

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

PHA Name/Number		Locality: (City/County & State)		Revision No:		
St. Louis Housing Authority		St. Louis, MO				
A. Development Number/Name	Work Stmt. for Year 1 2022	Work Statement for Year 2 FFY: 2023	Work Statement for Year 3 FFY: 2024	Work Statement for Year 4 FFY: 2025	Work Statement for Year 5 FFY: 2026	
MO001000002 Clinton Peabody	See Annual Statement	\$1,000,000	\$300,000			
MO001000010 James House			\$299,934			
MO001000013 Euclid Plaza Elderly				\$1,991,064		
MO001000017 West Pine				\$4,600	\$141,450	
MO001000019 Parkview Elderly		\$58,995			\$52,440	
MO001000028 Badenfest Elderly				\$31,395		
MO001000028 Badenhaus Elderly		\$165,588		\$150,995		
MO001000034 LaSalle Park						
MO001000037 Cochran Plaza					\$221,679	
MO001000038 Armand & Ohio					\$31,395	
MO001000038 California Gardens		\$112,930	\$86,940			
MO001000038 Folsom		\$73,252	\$20,700	\$115,581	\$136,069	
MO001000038 Lafayette Apartments					\$72,086	
MO001000038 Lafayette Townhomes		\$56,810			\$34,500	
MO001000038 Marie Fanger		\$802	\$134,605		\$58,783	
MO001000038 South Broadway			\$81,672		\$71,071	
MO001000038 Tiffany Turnkey			\$123,190	\$5,686	\$591,097	
MO001000038 Walnut Park		\$129,533	\$34,040	\$89,712	\$76,245	
MO001000041 Cupples						
MO001000041 Hodiament		\$33,966				
MO001000041 Lookaway						
MO001000041 McMillan Manor		\$62,400	\$39,634	\$51,290	\$44,281	
MO001000041 McMillan Manor II			\$80,017		\$24,840	
MO001000041 Page Manor			\$6,210	\$14,950		
MO001000041 Samuel Shepard			\$12,765	\$58,650	\$55,821	
MO001000052 King Louis III		\$7,935			\$474,720	
PHA Wide Unit Repairs		\$2,016,701	\$2,184,572	\$1,225,217	\$2,567,662	
B. Physical Improvements Subtotal			\$3,718,912	\$3,404,279	\$3,739,140	\$4,654,139
C. Management Improvements			\$60,000	\$60,000	\$60,000	\$60,000
D. HA-Wide Nondwelling Structures and Equipment			\$0	\$0	\$0	\$0
E. Administration		\$831,201	\$831,201	\$831,201	\$831,201	
F. Other		\$492,779	\$810,722	\$481,316	\$608,667	
G. Operations		\$2,078,002	\$2,078,002	\$2,078,002	\$2,078,002	
H. Demolition		\$0	\$0	\$0	\$0	
I. Development		\$80,000	\$80,000	\$80,000	\$80,000	
J. Capital Fund Financing - Debt Service		\$1,051,115	\$1,047,805	\$1,042,350	\$0	
K. Total CGP Funds		\$8,312,009	\$8,312,009	\$8,312,009	\$8,312,009	
L. Total Non-CGP Funds		\$0	\$0	\$0	\$0	
M. Grand Total		\$8,312,009	\$8,312,009	\$8,312,009	\$8,312,009	
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:				
X		X				

Capital Fund Program (CFP)

Expires 4/30/2011

Subtotal of Estimated Cost	\$3,404,279.00
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Five Year Action Plan
Part II: Supporting Pages
 Physical Needs Work Statement(s)
 Capital Fund Program (CFP)

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

[illegible]

Five Year Action Plan
Part III: Supporting Pages

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

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

Work Statement for Year 1 2022	Work Statement for Year 2 FFY: 2023			Work Statement for Year 3 FFY: 2024			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	Management Improvement	1 Year	\$60,000.00	Management Improvement	1 Year	\$60,000.00	
	TOTAL		\$60,000.00	TOTAL		\$60,000.00	
	Other:	1 Year		Other:	1 Year		
	Fees & Cost		\$400,000.00	Fees & Cost		\$400,000.00	
	Dwelling Equipment		\$22,779.00	Dwelling Equipment		\$340,722.00	
	Non-Dwelling Equipment		\$0.00	Non-Dwelling Equipment		\$0.00	
	Relocation		\$70,000.00	Relocation		\$70,000.00	
	Debt Service		\$1,051,115.00	Debt Service		\$1,047,805.00	
	TOTAL		\$1,603,894.00	TOTAL		\$1,918,527.00	
	Operations	1 Year		Operations	1 Year		
	Adequacy and Efficacy Operations and Development security		\$2,078,002.25	Adequacy and Efficacy Operations and Development security		\$2,078,002.25	
	TOTAL		\$2,078,002.25	TOTAL		\$2,078,002.25	
Subtotal of Estimated Cost			\$3,681,896.25	Subtotal of Estimated Cost			\$3,996,529.25

Five Year Action Plan
Part III: Supporting Pages

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

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

Work Statement for Year 1 2022	Work Statement for Year 4 FFY: 2025			Work Statement for Year 5 FFY: 2026			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	Management Improvement	1 Year	\$60,000.00	Management Improvement	1 Year	\$60,000.00	
	TOTAL		\$60,000.00	TOTAL		\$60,000.00	
	Other:			Other:			
	Fees & Cost	1 Year	\$400,000.00	Fees & Cost	1 Year	\$400,000.00	
	Dwelling Equipment		\$11,316.00	Dwelling Equipment		\$138,667.00	
	Non-Dwelling Equipment		\$0.00	Non-Dwelling Equipment		\$0.00	
	Relocation		\$70,000.00	Relocation		\$70,000.00	
	Debt Service		\$1,042,350.00	Debt Service		\$0.00	
	TOTAL		\$1,583,666.00	TOTAL		\$668,667.00	
	Operations	1 Year		Operations	1 Year		
	Adequacy and Efficacy Operations and Development security		\$2,078,002.25	Adequacy and Efficacy Operations and Development security		\$2,078,002.25	
	TOTAL		\$2,078,002.25	TOTAL		\$2,078,002.25	
Subtotal of Estimated Cost			\$3,721,668.25	Subtotal of Estimated Cost			\$2,806,669.25

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
 Expires 11/30/2023

“Public reporting burden for this collection of information is estimated to average 2.2 hours. This includes the time for collecting, reviewing, and reporting the data. The information requested is required to obtain a benefit. This form is used to verify allowable and reasonableness of grant expenses. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

PHA Name Saint Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: MO36P00150122 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval: 2022
--	---	--

Type of Grant

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) ³	\$2,399,046.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)	\$959,618.00			
5	1480 General Capital Activity	\$5,190,990.30			
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves	\$1,046,528.00			
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
 Expires 11/30/2023

Part I: Summary					
PHA Name: Saint Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO36P00150122 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval: 2022	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	\$9,596,182.00			
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				
Signature of Executive Director *		Date 5/23/2022		Signature of Public Housing Director Date	

* I certify that the information provided on this form and in any accompanying documentation is true and accurate. I acknowledge that making, presenting, or submitting a false, fictitious, or fraudulent statement, representation, or certification may result in criminal, civil, and/or administrative sanctions, including fines, penalties, and imprisonment.

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Part II: Supporting Pages								
PHA Name: Saint Louis Housing Authority		Grant Type and Number Capital Fund Program Grant MO36P00150122 No: CFFP (Yes/ No): Replacement Housing Factor Grant No: —			Federal FFY of Grant: 2022			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MO001000099 PHA Wide	Security upgrades and improvements			\$217,021.59				
MO001000099 PHA Wide	Mold Remediation			\$379,787.80				
MO001000099 PHA Wide	Rehabilitation of 25 units per year			\$596,809.39				
MO001000099 PHA Wide	Contingency Loss - Insurance Deductibles			\$10,851.08				
MO001000099 PHA Wide	Modernization used for Development			\$86,808.64				
MO001000099 PHA Wide	Relocation			\$70,532.01				
MO001000099 PHA Wide	A&E Fees & Costs			\$477,447.51				
MO001000019 Parkview	Lobby Renovations			542,553.99				
MO001000002 Clinton Peabody	Al Chapelle Renovation			\$705,320.18				
MO001000002 Clinton Peabody	Rebuild Kitchens, New Cabinets, Appliances, Flooring and Paint			\$1,485,346.57				
MO001000002 Clinton Peabody	Unit Painting			\$542,553.99				
	Total			\$5,190,990.30				

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part II: Supporting Pages								
PHA Name: Saint Louis Housing Authority		Grant Type and Number Capital Fund Program Grant MO36P00150122 No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2022			
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				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MO001000099 PHA Wide	Security upgrades and improvements			\$217,021.59				
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MO001000002 Clinton Peabody	Rebuild Kitchens, New Cabinets, Appliances, Flooring and Paint			\$1,485,346.57				
MO001000002 Clinton Peabody	Unit Painting			\$542,553.99				
	Total			\$5,190,990.30				

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
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[illegible]

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
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[illegible]

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PUBLIC NOTICE

May 9, 2022

**NOTICE OF VIRTUAL PUBLIC HEARING
ST. LOUIS HOUSING AUTHORITY FY 2022 AGENCY PLAN
ADMISSIONS AND CONTINUED OCCUPANCY POLICY
UTILITY ALLOWANCE SCHEDULE
FLAT RENT SCHEDULE
5-YEAR CAPITAL FUND PLAN
WWW.SLHA.ORG**

The U.S. Department of Housing and Urban Development (HUD) is providing annual funding to the St. Louis Housing Authority (SLHA) to improve the physical condition and upgrade the management and operation of its Public Housing and Section 8, Housing Choice Voucher programs. On October 21, 1998 congress enacted a new law, the Quality Housing and Work Responsibility Act (QHWRA) of 1998. Under this new law, to receive the funding SLHA is required to develop an Annual and Five-Year Agency Plan, in consultation with residents, local government officials, and other interested parties and to develop and implement the goals, strategies, and priorities identified in the Plan. The annual submission must be submitted to the HUD field office by July 15, 2022.

This Agency Plan is subject to public review and comment. **The St. Louis Housing Authority is providing a 45-day comment period beginning May 9, 2022, and ending with the Public Hearing on June 22, 2022. The plan will be available at the SLHA's website, <https://www.slha.org/document-center/>.** Written comments will be accepted until June 22, 2022. Contact Fran Bruce, Planning and Procurement Manager, at fbruce@slha.org or by telephone at (314) 286-4365 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday to obtain additional information regarding this Agency Plan, Admissions and Continued Occupancy Policy and/or SLHA Utility Allowance Schedule.

SLHA will hold a Virtual Public Hearing on Wednesday, June 22, 2022, at 3:00 p.m. to accept comments on its Agency Plan, Five-year Plan, ACOP, Utility Allowance and Flat Rent Schedules, and Capital Fund Program. Due to the Covid-19 precautions, this year's public hearing will not be held in person. Instructions to join the virtual public hearing are posted on the website. Comments and suggestions received will become part of the public record. Additionally, written comments may be submitted regarding the plan. All written comments must be received by June 22, 2022. Please address comments to Fran Bruce at fbruce@slha.org.

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

St. Louis Housing Authority's Utility Allowance and the Flat Rent Schedule will be revised and is subject to public review and comment. The proposed Utility Allowance Schedule will be available concurrently with the draft of the Agency Plan.

Also, effective November 25, 2013, the Capital Fund Program Final Rule was implemented to decouple the Capital Fund Annual Submission from the Agency Plan. This annual submission will be subject to public review; therefore, **the Five-year Action Plan (FY 2022 –FY 2026)** is simultaneously being made available concurrently with the draft of the Agency Plan.

The public is invited to provide comments on the proposed Agency Plan. For additional information or assistance, please contact Fran Bruce by email at fbruce@slha.org or by telephone (314) 286-4365 or TDD (314) 286-4223.



The St. Louis Housing Authority



St. Louis Housing Authority (SLHA)
Public Hearing Comments and Responses
Capital Fund Program FY 2022

The St. Louis Housing Authority issued the proposed Agency Plan for public comments on May 9, 2022 for a 45-day comment period. The speakers' comments were formally recorded at the Public Hearing held on June 22, 2022. A summary of the all the comments and the Agency's responses to the comments are listed below.

COMMENTS TO THE CAPITAL FUND PROGRAM - 5 YEAR ACTION PLAN:

- I. On June 22, 2022, Mr. Jason W. Hensley, Director of Real Estate Development of St. Louis Housing Authority, provided a statement regarding the increase to the funding allocation for FY 2022. The comment and response is as follows:

Comment #1:

The St. Louis Housing Authority (SLHA) draft Five-Year Capital Fund that was presented for public comment on May 9, 2022 was based on the amount of funding received in FFY 2021. Since issuing the plan for comment, SLHA has received notification of the FFY 2022 Capital Fund allocation. The increased allocation increases the amount of Capital Funds from \$8,312,009 to \$9,596,182.

The increase will allow SLHA

SLHA Response:

The Annual Statements and Five-Year Action Plan (Budgets) have been revised to incorporate the allocation increase as proposed.



MEMORANDUM

To: Fran Bruce, Planning and Procurement Manager

From: Jason W. Hensley, Director of Real Estate Development

Date: June 22, 2022

Subject: Comments on Five-Year Capital Fund Plan FFY 2022-2026

The St. Louis Housing Authority (SLHA) draft Five-Year Capital Fund presented for public comment on May 9, 2022, utilized the FFY 2021 Capital Fund allocation received from HUD to estimate capital spending for FFY 2022. This estimate was used because the actual FFY 2022 Capital Fund allocation had not yet been released by HUD. Since issuing the plan for comment, SLHA has received HUD notification of the FFY 2022 Capital Fund allocation in the amount of \$9,596,182. This is an increase of \$1,284,173.

The additional funds allocated by HUD will be used by SLHA to increase PHA-Wide line items in the budget and to increase the amounts for administration and operation line items to the allowable HUD limits for FFY 2022.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
 Expires 11/30/2023

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PHA Name Saint Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: MO36P00150122 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval: 2022
--	---	--

Type of Grant

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) ³	\$2,399,046.00			
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12	9001 Bond Debt Obligation paid Via System of Direct Payment				
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14	9900 Post Audit Adjustment				

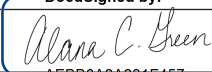
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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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U.S. Department of Housing and Urban Development
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Part I: Summary					
PHA Name: Saint Louis Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO36P00150122 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: FFY of Grant Approval: 2022
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	\$9,596,182.00			
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				
Signature of Executive Director *		Date  5/23/2022		Signature of Public Housing Director Date	

* I certify that the information provided on this form and in any accompanying documentation is true and accurate. I acknowledge that making, presenting, or submitting a false, fictitious, or fraudulent statement, representation, or certification may result in criminal, civil, and/or administrative sanctions, including fines, penalties, and imprisonment.

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Part II: Supporting Pages								
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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
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MO001000099 PHA Wide	Mold Remediation			\$379,787.80				
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	Total			\$5,190,990.30				

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages								
PHA Name: Saint Louis Housing Authority		Grant Type and Number Capital Fund Program Grant MO36P00150122 No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2022			
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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

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[illegible]

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[illegible]

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PUBLIC NOTICE

May 9, 2022

**NOTICE OF VIRTUAL TOWN HALL MEETING
ST. LOUIS HOUSING AUTHORITY FY 2022 AGENCY PLAN
ADMISSIONS AND CONTINUED OCCUPANCY POLICY
UTILITY ALLOWANCE SCHEDULE
FLAT RENT SCHEDULE
5-YEAR CAPITAL FUND PLAN**

***For:* ALL SLHA Residents**
***When:* Wednesday May 25, 2022 @ 3:00 p.m.**

The St. Louis Housing Authority's (SLHA) Planning Team met with the St. Louis Tenant Affairs Board (STLTAB) and outlined their needs and concerns for the preparation of the Annual Submission of the Agency Plan for FY2022. The "Draft" Agency Plan has been prepared and is currently out for public review and comment period for 45 days. You may review the plan on the SLHA website, <https://www.slha.org/document-center/> or at your Management Office or TAB Office. SLHA has scheduled a Virtual Town Hall type meeting within this 45-day comment period, to achieve greater resident input relative to the draft plan. The 45-day comment period ends on June 22, 2022 at the Public Hearing.

Instruction to Attend Town Hall Meeting

Instructions to join the virtual public hearing are posted on the website, <https://www.slha.org/document-center/>. Comments and suggestions received will become part of the public record.

If you need any special accommodations, please contact Fran Bruce by email at fbruce@slha.org or leave a message at (314) 286-4365 at least two (2) days prior to the meeting.

If you have any questions or require more information, please give us a call.





St. Louis Housing Authority
Agency Plan Annual Submission FY2022
Town Hall Meetings
Meeting Minutes

The St. Louis Housing Authority (SLHA) held a Virtual Town Hall meeting with SLHA residents on May 25, 2022 at 3:00 pm.

Item(s) Distributed at the Meeting:

Agenda

Attendance Record –(Recorded):

Catherine Billups, West Pine Apts.
Sheila Williams, West Pine Apts.
Shirley Haynes/Sutherlin, Habitat
Monica Roach, Kingsbury
Cathy Branson, West Pine Apts.

Shaliena's Phone
Shirley Thomas, Cochran Plaza
Kim Hughes, Euclid Plaza
Paula Canada, James House
Joyce Irons, LaSalle Park

I. Overview

- The St. Louis Housing Authority prepared a Five-Year Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998. HUD Regulations required that Housing Authorities (HA) consult with the residents and interested groups of the community to design strategies and set goals for over the next five years for the Housing Authority. Goals for the agency were to include physical improvements, occupancy requirements, security, etc. to form the overall agency plan for the Housing Authority. This process requires the HA to hold a public hearing to allow residents and other interested parties to comment on the goals outlined in the plan.
- In an effort to achieve greater resident input relative to the Agency Plan Annual Submission, SLHA attended the St. Louis Tennant Affairs Board (STLTAB) meetings from January through May. Resident input is essential to the preparation of the Annual Submission, being that residents have firsthand knowledge of the needs of their development and public housing occupancy procedures. The TABs were responsible for holding meetings with the residents to gain input and listed the needs and concerns and then prioritized them by importance.
- The resident input received will be incorporated into the Annual Submission of the Agency Plan.
- A virtual public hearing is scheduled for June 22, 2022 at 3:00 p.m. Instructions on how to attend the virtual public hearing are on our website (www.slha.org). Any

questions or comments relative to the draft plan can be submitted in writing until June 22, 2022.

- The Annual Plan submission is due to HUD by July 15, 2022. The Annual Submission will be electronically sent to HUD's Local Field Office.

II. Purpose of Meeting

- In an effort to achieve greater resident input relative to the Agency Plan Annual Submission, SLHA conducts a Town Hall type meeting, within the 45-day comment period to provide residents with information on the Draft Agency Plan. The 45-day comment period ends on June 22, 2022. All SLHA residents will be given the opportunity to formally voice their questions and/or concerns as they relate to the draft plan during this time. A copy of the "Draft" Agency Plan is available at all development management offices and TAB offices. Residents may review the plan at the SLHA website at www.slha.org.
- Sections of the Agency Plan were briefly described:
 - Draft Five-Year Plan and Agency Plan
 - Operations – Housing Needs
 - Admissions and Continued Occupancy Policy (ACOP)
 - Covid Waivers
 - Flat Rent Adjustments
 - Income Limits
 - Wait List Openings projected
 - Financial Resources – Ref. Attachment #14
 - Community Services and Housing Programs –Ref. Attachment #8
 - Certifications

III. Admissions and Continued Occupancy Policy (ACOP)

- The ACOP is the policy regarding Public Housing Program selection eligibility and procedures that govern the occupancy of the units according to HUD regulations. SLHA is updating the ACOP and since it is a component of the Agency Plan. The review and comment period for the revised ACOP occurs simultaneous with the Agency Plan. Comments regarding the ACOP will be directed to Mr. Paul Werner, Portfolio Management Analyst for SLHA, who can answer questions regarding the ACOP. Mr. Werner can be reached at pwerner@slha.org or by telephone at (314) 286-4267.
- A matrix highlighting the changes was reviewed at the meeting. Some of the reoccurring changes to the ACOP include adjustments to the Flat Rent levels to ensure consistency with local market rents, Income Limits that HUD updated and other minor adjustments.
- Revisions & Changes

Admn. Plan

- Covid Waivers
- High Opportunity Area Median Rents and Payment Standards
-

ACOP

- Inspections- Carbon Monoxide Alarms
 - Lease Terminations – 30-day notice
 - Unit Transfer – Emergency, VAWA – Limit of unit offers does not apply
 - Community Service – Exceptions updated
 - Income Limits
 - Rent Determination/Flat Rent Schedule
- Also, the Utility Allowance Schedule has been revised and will be simultaneously released for public review and comment with the ACOP.
- All comments to the ACOP, Flat Rent Schedule, or Utility Allowance Schedule must be made in writing no later than the date for the public hearing on June 22, 2022.

IV. Capital Fund Program – Annual Budget Submission

- On October 24, 2013 HUD issued a Final Rule to the Capital Fund Program. The major change in the program is that it combines the modernization and development regulations. Some of the program changes were briefly discussed:
 - Management Improvements was reduced from 20% to 10%
 - Annual Budgets and budget reports were separated from the Agency Plan and are submitted at a separate time.
- As the two processes were separated, the funding portion with the budgets will be one submission and the Agency Plan (business plan) will be a separate submission.

Capital fund for modernization and Development for FY 2022: \$9,596,182

- *Since the Draft Plan was released for public review, HUD Funding notice increased the funds from \$8.3 million to \$9.5 million.*

Ref. Packet with Capital Fund Budgets – a review of work items for FY2022

- The Capital Fund budgets are subject to public review and comment. Formally, the Capital Fund budgets are submitted to HUD; however, public comment period will be simultaneously with Agency Plan to allow for FY 2022 submission next year.

V. Questions and Responses

- Ms. Catherine Billups of West Pine Apartments mentioned that the SLHA mission is to provide safe and sanitary housing. She mentioned that the upkeep at West Pine Apartments is not meeting those standards. She mentioned the grass has not been cut in the past two months and the weeds are overgrown.

She also mentioned that security is not sufficient to maintain a safe environment. The hours over the weekends and at night need to be increased to discourage

the number of people entering the building. She cites drug activities, fights people sleeping in the laundry rooms and people's mail/parcels being stolen. Security needs to be improved.

Response: SLHA is aware of the grass not being cut and has addressed that with management company. Also, Ms. Sheila Williams, West pine TAB has been working on the Laundry Room issues.

Ms. Shirley Haynes, Regional Manager for The Habitat Company, reported that a new lawn company has been hired and the grass is scheduled to be cut. The Housing Manager at West Pine is working with the Security Company regarding that service and ways to improve service and hours.

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

STATEMENT DEFINING
SIGNIFICANT AMENDMENT OR
MODIFICATION TO THE CAPITAL
FUND FIVE-YEAR PLAN



Statement Defining Significant Amendment or Modification to the Capital Fund Five-Year Plan

The St. Louis Housing will amend or modify its Capital Fund Five-Year Plan upon the occurrence of any of the following events:

- A proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed-finance proposal that is not incorporated in an approved Agency Plan.
- A federal statutory or regulatory change is made effective and, in the opinion of the St. Louis Housing Authority, has either a substantial programmatic or financial effect on the Capital Fund program.