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**, <u>https://www.slha.org/document-center/</u>. Written comments will be accepted until June 22, 2022. Contact Fran Bruce, Planning and Procurement Manager, at <u>fbruce@slha.org</u> 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, Fiveyear 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 regading 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 <u>fbruce@slha.org</u> or by telephone (314) 286-4365 or TDD (314) 286-4223.



The St. Louis Housing Authority

st. louis HOUSING authority

at the corner of family and future

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 ResidentsWhen: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, <u>https://www.slha.org/document-center/</u>. Comments and suggestions received will become part of the public record.

If you need any special accommodations, please contact Fran Bruce by email at <u>fbruce@slha.org</u> 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.





at the corner of family and future

Clinton Peabody

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		\$86	\$96	
	Total	\$100					
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			\$96	
	lotal		\$119				
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				.	A 70		
Total Gas				\$65	\$76		
Total Electric	Tatal			\$82	\$103		
No Millon Monor H	Total	Podroem 1	Podroem 0	\$147 Rodroom 2	\$179 Bedroom 4	Podroem F	Podroem C
Mc Millan Manor II		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances Total Gas				\$70	\$83		
Total Electric		-		\$70 \$69			
	Total			\$09 \$139			
Page Manor	Total	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Dedition	Dedition 2	Dedition 5	Deuroom 4	Dedition 5	Dedition
Total Gas				\$70	\$83		
Total Electric				\$69	\$86		
	Total			\$139	\$169		
LaSalle Park	Total	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Bedroom	Bedroom 2	Bearbointe	Bedroom	Bedroom o	Bedroom o
Total Gas			\$61	\$70	\$83		
Total Electric		-	\$58				
	lotal		\$119				
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				
	Total		\$102		\$141		
Samuel Shepard		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$52				
Total Electric			\$50		\$73		
	Total		\$102				
Marie Fanger		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$52	\$58	\$68		
Total Electric			\$50		\$73		
	Total		\$102				
Cupples		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances				A			
Total Gas				\$58	\$68		
Total Electric	Latal			\$58			
	lotal			\$116	\$141		

Hodiamont		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$52				
Total Electric			\$50				
	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				
	l otal	\$90	\$110				
South Boardway		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas	I			\$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	Total	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Bodroom i	Bedroeffi 2	Bearbern e	Bedroom	Bedroom o	Bedroom o
Total Gas				\$70	\$83		
Total Electric				\$69			
	Total			\$139			
Lafayette Towne	Total	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Deuroonn 1	Deuroom z	Deuroom 5	Deuroom 4	Beuroom 5	Deuroom o
Total Gas		<u>Ф</u> 4Б	¢го	\$58			
Total Electric		\$45					
Total Electric	Total	\$41 \$86					
	Total	1				Dedreem F	
Tiffany Turnkey		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances			A				
Total Gas		\$45					
Total Electric		\$41	\$50				
	lotal	\$86					
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		
					\$184		

Proposed Utility Allowances

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	4	\$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			

"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: Replacement Housing Factor Grant No: Date of CFFP:	MO36P00150122	FFY of Grant: FFY of Grant Approval: 2022
Type of Grant			
	anna far Digastars/Emarganaias	Revised Annual Statement (revision no:	

Performance and Evaluation Report for Period Ending:

 \square Final Performance and Evaluation Report

Line	Summary by Development Account	Total Es	timated Cost	Total Act	tual Cost 1
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) ³	\$2,078,002.00			
3	1408 Management Improvements	\$60,000.00			
4	1410 Administration (may not exceed 10% of line 15)	\$831,201.00			
5	1480 General Capital Activity	\$4,295,534.00			
6	1492 Moving to Work Demonstration				
7	1501 Collaterization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves	\$1,047,272.00			
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.

mmary						
Grant Type and Number MO36D0015012	2					
is Capital Fund Program Grant No:	2			FFY of Grant	Approval:	
				2022		
hal Annual Statement Reserve for Disasters/Emergencies			L Revise	d Annual Staten	nent (revision no:	
mance and Evaluation Report for Period Ending:			🗌 Final P	erformance and	Evaluation Report	
Summary by Development Account		Total Estin	nated Cost		Tota	1 Actual Cost 1
	Original		Revised ²		Obligated	Expended
Amount of Annual Grant:: (sum of lines 2 - 14)	\$8,312,009.00					
Amount of line 15 Related to LBP Activities						
Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.						
Amount of line 15 Related to Security - Soft Costs						
Amount of line 15 Related to Security - Hard Costs						
Amount of line 15 Related to Energy Conservation Measures						
e of Executive Director * Date		Signatu	e of Public Hou	sing Directo	r	Date
	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP: ant nal Annual Statement Capital For Period Ending: Summary by Development Account Amount of Annual Grant:: (sum of lines 2 - 14) Amount of line 15 Related to LBP Activities Amount of line 15 Related to Security - Soft Costs Amount of line 15 Related to Security - Hard Costs Amount of line 15 Related to Energy Conservation Measures	grant Type and Number MO36P00150122 is Grant Type and Number MO36P00150122 Authority Replacement Housing Factor Grant No: Date of CFFP: ant Date of CFFP: Reserve for Disasters/Emergencies rmance and Evaluation Report for Period Ending: Summary by Development Account Original Amount of Annual Grant:: (sum of lines 2 - 14) \$8,312,009.00 Amount of line 15 Related to LBP Activities Amount of line 15 Related to Security - Soft Costs Amount of line 15 Related to Security - Hard Costs Amount of line 15 Related to Energy Conservation Measures	Grant Type and Number MO36P00150122 Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP: ant and Annual Statement CReserve for Disasters/Emergencies rmance and Evaluation Report for Period Ending: Summary by Development Account Total Estim Original Amount of Annual Grant:: (sum of lines 2 - 14) Amount of line 15 Related to LBP Activities Amount of line 15 Related to Security - Soft Costs Amount of line 15 Related to Security - Hard Costs Amount of line 15 Related to Energy Conservation Measures	Grant Type and Number MO36P00150122 Second approximation in the image and the image an	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP: MO36P00150122 FFY of Grant: FFY of Grant: 2022 ant Revised of CFFP: Period Ending: 2022 ant Final Performance and Summary by Development Account Final Performance and Original Revised Annual Statem Summary by Development Account Total Estimated Cost 1 Amount of Annual Grant:: (sum of lines 2 - 14) \$8,312,009.00 1 Amount of line 15 Related to LBP Activities 1 1 1 Amount of line 15 Related to Security - Soft Costs 1 1 1 Amount of line 15 Related to Security - Hard Costs 1 1 1 Amount of line 15 Related to Energy Conservation Measures 1 1 1	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP: ant nal Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: Final Performance and Evaluation Report for Period Ending: Total Estimated Cost Total Statement (revision no: Final Performance and Evaluation Report for Period Ending: Total Estimated Cost Total Cost Total Grant:: (sum of lines 2 - 14) \$8,312,009.00 OP.000 Amount of line 15 Related to LBP Activities Amount of line 15 Related to Security - Soft Costs Interview I and Cost

* 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.

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:			e and Number and Program Grant	MO36P00	150122		FY of Grant:		
Saint Louis Housir	ng Authority	No: CFFF	Yes/No): ent Housing		-	2022			
Development NumberGeneral Description ofName/PHA-WideCategoriesActivities		r Work Developmer Account No		ount No.	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised 1	Funds Obligated ²	Funds Expended ²	
MO001000020	Clinton Peabody Redevelopment				\$500,000.00			1	
MO001000013	Euclid Plaza ADA Study				\$8,625.00				
MO001000017	West Pine Roofing Replacement, Elevator R	eplacement							
	Parking Lot Reseal, & ADA Study				\$607,545.00				
MO001000019	Engineering Study For Building Superstruct	ture			\$124,202.00				
MO001000340	Cochran Plaza Remediate Suspect Fungal	Growth			\$8,884.00 \$3,554.00				
MO001000038	Armand & Ohio Window Replacements, A				φ3,33 4 .00				
	Suspect Fungal Growth				\$9,200.00				
MO001000038	California Gardens Elevator Renovations,	Structural							
	Engineering, Environmental Study, & ADA	Study			\$115,575.00				
MO001000038	Folsom Interior Painting, Plumbing System	Repairs							
	Electrical Upgrades, Environmental Study	for							
	Suspect Fungal Growth & Remediation				\$133,102.00				
MO001000038	Lafayette Apartments Electrical Panel Rep	lace			\$123,662.00				
MO001000038	Marie Fanger Interior Renovations				\$70,725.00				
MO001000038	South Broadway ADA Study				\$8,884.00				
MO001000038	Tiffany Turnkey				\$8,884.00				
MO001000038	Walnut Park ADA Study & Interior Unit Rer	ovations			\$173,765.00				

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.

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:		Grant Typ	pe and Number		450400	Federal F	Federal FFY of Grant:			
Saint Louis Housing Authority		Capital Fund Program Grant MO36P00150122 No: CFFP (Yes/ No): Replacement Housing Factor Grant No:				2022	2022			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories		Development Quantity Account No.		Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
MO001000041	Cupples ADA Study & Install Hearing Impai	ed Strobes			\$12,765.00					
MO001000041	McMillan Manor Interior Renovations				\$91,433.00					
MO001000041	McMillan Manor II Parking Lot Reseal & Co	oncrete								
	Repairs				\$15,488.00					
MO001000041	Page Manor Playground Upgrades				\$23,000.00					
MO001000041	Samuel Shepard Interior Painting & Site W	ork			\$10,942.00					
MO001000052	King Louis III Environmental Study for Sus	pect			\$690.00					
	Fungal Growth									
PHA Wide Unit Repairs	Interior & Exterior Renovations				\$1,686,053.00					
PHA Wide A&E Services	Architectural & Engineering Services				\$400.000.00					
PHA Wide Development	Modernization Grant Funds Used For Deve	elopment								
	Planning				\$80,000.00					
PHA Wide Relocation	Resident Relocation Services				\$70,000.00					
PHA Wide Appliances	Appliances for Various Developments				\$8,556.00					
	Total				\$4,295,534.00					

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.

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

Part III: Implementation Sched					
PHA Name: Saint L	ouis Hous	ing Author	ity		Federal FFY of Grant: 2022
Development Number Name/PHA-Wide Activities		d Obligated Ending Date)		ls Expended Ending Date)	Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NA	NA	NA	NA	NA	NA

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.

Part III: Implementation Schedu	le for Capital Fund Fin	ancing Program			
PHA Name: Saint Lo	ouis Hous	ing Author	ity		Federal FFY of Grant: 2022
Development Number Name/PHA-Wide Activities	All Fun	d ObligatedAll Funds ExpendedEnding Date)(Quarter Ending Date)		Reasons for Revised Target Dates ¹	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NA	NA	NA	NA	NA	NA

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.

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

St. Louis Housing Authority		St. Louis, MO		Revision No:		
A. Development Number/Name	Work Stmt.	Work Statement for	Work Statement for	Work Statement for	Work Statement for	
	for Year 1 2022	Year 2 FFY: 2023	Year 3 FFY: 2024	Year 4 FFY: 2025	Year 5 FFY: 2026	
MO001000002 Clinton Peabody	2022	\$1,000,000	\$300,000	FF1. 2023	FF1. 2020	
/O001000010 James House		\$1,000,000	\$299,934			
MO001000010 James House			\$299,934	\$1,991,064		
•					0444 AF	
MO001000017 West Pine		#50.005		\$4,600	\$141,45	
/O001000019 Parkview Elderly		\$58,995			\$52,44	
/O001000028 Badenfest Elderly				\$31,395		
/O001000028 Badenhaus Elderly		\$165,588		\$150,995		
/O001000034 LaSalle Park						
/O001000037 Cochran Plaza					\$221,67	
MO001000038 Armand & Ohio					\$31,39	
MO001000038 California Gardens		\$112,930	\$86,940			
MO001000038 Folsom		\$73,252	\$20,700	\$115,581	\$136,06	
10001000038 Lafayette Apartments					\$72,08	
10001000038 Lafayette Townhomes	See Annual	\$56,810			\$34,50	
10001000038 Marie Fanger	Statement	\$802	\$134,605		\$58,78	
10001000038 South Broadway			\$81,672		\$71,0	
10001000038 Tiffany Turnkey			\$123,190	\$5,686	\$591,0	
/O001000038 Walnut Park		\$129,533	\$34,040	\$89,712	\$76,24	
//O001000041 Cupples						
//O001000041 Hodiamont		\$33,966				
/IO001000041 Lookaway						
/O001000041 McMillan Manor		\$62,400	\$39,634	\$51,290	\$44,28	
/IO001000041 McMillan Manor II		· · · · · · · · · · · · · · · · · · ·	\$80,017		\$24,84	
//O001000041 Page Manor			\$6,210	\$14,950	ψ <u>2</u> 1,0	
//O001000041 Samuel Shepard			\$12,765	\$58,650	\$55,82	
//O001000052 King Louis III		\$7,935	φ12,703		\$474,72	
PHA Wide Unit Repairs		\$2,016,701	\$2,184,572	\$1,225,217	\$2,567,66	
		\$2,010,701	φ <u>2</u> ,164,572	\$1,223,217	\$2,507,00	
3. Physical Improvements Subtotal		\$3,718,912	\$3,404,279	\$3,739,140	\$4,654,13	
C. Management Improvements		\$60,000	\$60,000	\$60,000	\$60,00	
D. HA-Wide Nondwelling Structures		\$0	\$0	\$0	9	
and Equipment Administration		\$831,201	\$831,201	\$831,201	\$831,20	
. Other		\$492,779	\$810,722	\$481,316	\$608,60	
6. Operations		\$2,078,002	\$2,078,002	\$2,078,002	\$2,078,00	
I. Demolition		\$0	\$0	\$0	φ2,010,00	
Development		\$80,000	\$80,000	\$80,000	\$80,0	
. Capital Fund Financing - Debt Service		\$1,051,115	\$1,047,805	\$1,042,350	φου,οι	
K. Total CGP Funds		\$8,312,009	\$8,312,009	\$8,312,009	\$8,312,00	
Total Non-CGP Funds		\$0	\$0	\$0	\$0,012,00	
M. Grand Total		\$8,312,009	\$8.312.009	\$8.312.009	\$8,312,00	

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

Work Statement	Work Statement for Year FFY: 2023	2		Work Statement for Year 3 FFY: 2024			
for Year 1 2022	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
	MO001000002 Clinton Peabody			MO001000002 Clinton Peabody			
	Redevelopment Planning and Execution		\$1,000,000.00	Redevelopment Planning and Execution		\$300,000.0	
	MO001000019 Parkview Elderly			MO001000010 James House			
	Replace Roofing			Building Automation System/HVAC Control Systems			
			\$58,995.00	Upgrade		\$299,934.	
	MO001000028 Badenhaus Elderly			MO001000038 California Gardens			
	Roofing & Water Heater Replacements		\$165,588.00	Furnace Replacments		\$86,940.0	
	MO001000038 California Gardens			MO001000038 Folsom			
	Elevator Cab Finishes Replacement & HVAC PTAC Unit			HVAC Split System Replacements			
	Replacements		\$112,930.00			\$20,700.0	
	MO001000038 Folsom			MO001000038 Marie Fanger			
	Casework & Countertop Replacements, HVAC Split			Electrical Panel Upgrades, HVAC Split System			
	System Replacements, & Parking Lot Reseal			Replacements, Bathroom Exhaust Fan Replacements			
			\$73,252.00			\$134,605.0	
	MO001000038 Lafayette Townhomes			MO001000038 South Broadway			
	Water Heater Replacements			Exterior Door Replacements & HVAC Split System			
				Replacements		\$81,672.0	
	MO001000038 Marie Fanger			MO001000038 Tiffany Turnkey			
	Parking Lot Reseal		\$802.00	Lighting Replacements		\$123,190.0	
	MO001000038 Walnut Park			MO001000038 Walnut Park			
	Roofing & Water Heater Replacements		\$129,533.00	HVAC Split System Replacements		\$34,040.0	
	MO001000041 Hodiamont			MO001000041 McMillan Manor			
	Board Up Building & Temporary Fencing In Preparation			Interior & Exterior Painting			
	HUD Disposition Application		\$33,966.00			\$39,634.0	
	MO001000041 McMillan Manor			MO001000041 McMillan Manor II			
	Install Interior Doors, Flooring, Bathroom Casework,			Replace Roofing & Exterior Lighting above 20'			
	Parking Lot Reseal		\$62,400.00			\$80,017.0	
See Annual	MO001000052 King Louis III			MO001000041 Page Manor			
Atatment	Parking Lot Reseal, Playground Surface Replace, &			Replace Roofing			
Authont	Remediate Suspect Fungal Growth		\$7,935.00			\$6,210.0	
				MO001000041 Samuel Shepard			
	PHA Wide Unit Repairs		\$2,016,701.00	Replace Wood Decking		\$12,765.0	
				PHA Wide Unit Repairs		\$2,184,572.0	

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

Capital Fund Program (CFP)

Work Statement	Work Statement for Year FFY: 2025		Work Statement for Year 5 FFY: 2026			
for Year 1 2022	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	MO001000013 Euclid Plaza Elderly			MO001000017 West Pine		
	Plumbing System Supply & Sanitary Replacements			Diesel Generator Replacement, Automatic Transfer		
	5, 11, 5, 1			Switch Replacement, & Exterior Lighting Fixture		
			\$1,991,064,00	Replacements		\$141,450.00
	MO001000017 West Pine		\$1,001,001.00	MO001000019 Parkview Elderly		¢111,100.00
	Plumbing System Supply & Sanitary Replacements		\$4,600,00	Exterior Lighting Replacements		\$52,440.00
	MO001000028 Badenhaus Elderly		* ., * * .	MO001000037 Cochran Plaza		Ţ=_, · · · · · · ·
	Water Heater Replacements		\$31,395,00	Roofing Replacement		\$221,679.00
	MO001000028 Badenfest Elderly			MO001000038 Armand & Ohio		
	Water Heater Replacements		\$150,995.00	Window Replacements		\$31,395.00
	MO001000038 Folsom			MO001000038 Folsom		
	Exterior Door Replacements, Interior Painting, Electrical			Exterior Painting, Window Replacements, Roofing		
	Panel Replacements			Replacement, Interior Renovations, & Exterior Lighting		
			\$115,581.00	Replacements		\$136,069.00
	MO001000038 Tiffany Turnkey			MO001000038 Lafayette Apartments		
	Water Heater Replacements		\$5,686.00	Security Upgrades and Replacements		\$72,086.00
	MO001000038 Walnut Park			MO001000038 Lafayette Townhomes		
	Flooring Replacement		\$89,712.00	Exterior Painting		\$34,500.00
	MO001000041 Page Manor			MO001000038 Marie Fanger		
	Water Heater Replacements			Window Replacements, Roofing Repairs, Parking Lot		
			\$51,290.00	Reseal & Exterior Lighting Replacements		\$58,783.00
	MO001000041 Samuel Shepard			MO001000038 South Broadway		
	Interior & Exterior Painting		\$14,950.00	Window Replacements & Exterior Painting		\$71,071.00
	MO001000041 McMillan Manor II			MO001000038 Tiffany Turnkey		
	Exterior Lighting Fixture Replacements		\$58,650.00	Electrical Panel & Switchboard Replacements		\$591,097.00
				MO001000038 Walnut Park		
See Annual	PHA Wide Unit Repairs		\$1,225,217.00	Interior Painting		\$76,245.00
Statement				MO001000041 McMillan Manor		
				Interior Painting & Fire Alarm System Upgrades		\$44,281.00
				MO001000041 McMillan Manor II		
				Exterior Painting & Casework Replacements		\$24,840.00
				MO001000041 Samuel Shepard		
				Interior Painting, Exhaust Fans, & Lighting Fixture		
				Upgrades		\$55,821.00
				MO001000052 King Louis III		
				Exterior Painting, Roofing Replacment, Gutter &		
				Downspout Replacement, Solar Panel Replacement,		
				Playground, & Exterior Lighting Replacements		\$474,720.00
				PHA Wide Unit Repairs		\$2,567,662.00
						+=,==,===
	Subtatal of	Estimated Cost	\$3,739,140.00	Subtotal a	f Estimated Cost	\$4,654,139.00
	Subtotal of Estimated Cost \$3,739,140.00			Subiolal 0	Loumated COSt	φ4,004,109.00

Five Year Action Plan Part III: Supporting Pages

Management Needs Work Statement(s)

Capital Fund Program (CFP)

for Year 1 2022 Development Number/Name/General Description of Maj0W OKC Categories Quantity Estimated Cost Maj0W OKC Categories Quantity Estimated Cost St00.000 OF St00.000 Management Improvement TOTAL 1 Year \$600.000 OF St00.000 St00.000 Management Improvement TOTAL 1 Year \$600.000 OF St00.000 OF St00	Work Statement	Work Statement for Year 2 FFY: 2023			Work Statement for Year 3 FFY: 2024		
TOTAL TOTAL TOTAL S80,000.00 Othor: Fase & Cost S00,000.00 Dwelling Equipment Non-Dwelling Equipment S00,000.00 Non-Dwelling Equipment S00,000.00 Non-Dwelling Equipment S00,000.00 Stoteline S10,000.00 Stoteline S10,000.00 <	for Year 1 2022	Development Number/Name/General Description of	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
TOTAL S60.000.00 TOTAL S60.000.00 Other: Fees & Cost S00.000.00 Fees & Cost 1 Year See Annual Sec Area Sec Area Sec Area Oberling Equipment Non-Dvelling Equipment Statement Statement Operations Adequacy and Efficacy Operations and 1 Year Adequacy and Efficacy Operations 1 Year Sec Area Statement Statement Statement Statement		Management Improvement	1 Year	\$60.000.00	Management Improvement	1 Year	\$60.000.00
Fees & Cost \$400,000.00 Fees & Cost \$400,000.00 \$400,000.00 Dwelling Equipment Social Service \$30,000.00 Social Social Service \$30,000.00 TOTAL 1 Year \$1,001,115.00 Debt Service \$1,047,405.00 Operations and Efficacy Operations and Development security 1 Year Adequacy and Efficacy Operations and Development security 1 Year See Annual Statement Statement Subtotal of Estimated Cost \$3,881,886.25 Subtotal of Estimated Cost \$3,881,886.25		TOTAL		\$60,000.00	TOTAL		\$60,000.00
Adequacy and Efficacy Operations and Development security \$2,078,002.25 TOTAL \$2,078,002.25 See Annual Statement \$2,078,002.25 Subtral of Estimated Cost \$3,681,896.25		Fees & Cost Dwelling Equipment Non-Dwelling Equipment Relocation Debt Service	1 Year	\$22,779.00 \$0.00 \$70,000.00 \$1,051,115.00	Fees & Cost Dwelling Equipment Non-Dwelling Equipment Relocation Debt Service	1 Year	\$340,722.00 \$0.00 \$70,000.00 \$1,047,805.00
Statement Statement <t< th=""><th></th><th>Adequacy and Efficacy Operations and Development security</th><th>1 Year</th><th></th><th>Adequacy and Efficacy Operations and Development security</th><th>1 Year</th><th></th></t<>		Adequacy and Efficacy Operations and Development security	1 Year		Adequacy and Efficacy Operations and Development security	1 Year	
Subtotal of Estimated Cost \$3,681,896.25 Subtotal of Estimated Cost \$3,996,529.25							
	Statement						
Page 1 of 2 form HLID 50075 2 (4/2008)		Subtotal of Es	imated Cost				

Five Year Action Plan Part III: Supporting Pages

Management Needs Work Statement(s)

Capital Fund Program (CFP)

Work Statement	Work Statement for Year 4 FFY: 2025			Work Statement for Year 5 FFY: 2026		
for Year 1 2022	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	Management Improvement TOTAL	1 Year	\$60,000.00 \$60,000.00	Management Improvement TOTAL	1 Year	\$60,000.00 \$60,000.00
	Other: Fees & Cost Dwelling Equipment Non-Dwelling Equipment Relocation Debt Service TOTAL	1 Year	\$11.316.00	Debt Service	1 Year	\$400,000.00 \$138,667.00 \$0.00 \$70,000.00 \$0.00 \$668,667.00
	Operations Adequacy and Efficacy Operations and Development security TOTAL	1 Year	\$2,078,002.25 \$2,078,002.25	Operations Adequacy and Efficacy Operations and Development security TOTAL	1 Year	\$2,078,002.25 \$2,078,002.25
See Annual Statement						
	Subtotal of Estimated Cost		\$3,721,668.25	Subtotal of Estimated Cost		\$2,806,669.25