PUBLIC NOTICE

May 1, 2023

NOTICE OF VIRTUAL PUBLIC HEARING
ST. LOUIS HOUSING AUTHORITY FY 2023 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, 2023.

This Agency Plan is subject to public review and comment. The St. Louis Housing Authority is providing a 45-day comment period beginning May 1, 2023, and ending with the Public Hearing on June 14, 2023. The plan will be available at the SLHA's website, https://www.slha.org/document-center/. Written comments will be accepted until June 14, 2023. 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 14, 2023, 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. 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 14, 2023. 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 2023 –FY 2027) 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





PUBLIC NOTICE May 1, 2023

NOTICE OF VIRTUAL TOWN HALL MEETING
ST. LOUIS HOUSING AUTHORITY FY 2023 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 24, 2023 @ 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 FY2023. 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 14, 2023 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.





Clinton Peabody		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Bourdonn 1	Dourson E		Douroum 1		
Total Gas		\$67	\$80	\$93	\$111	\$125	
Total Electric		\$55			\$101		
Total Elocato	Total	\$122		· ·			
Cochran Plaza	I	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Bourson 1	500100111 Z		Dodi oom 1	Douroum o	
Total Gas	1		\$80	\$93	\$111	\$125	\$139
Total Electric			\$68		\$101		
Total Elocatio	Total		\$148	· ·	· ·		
I owne XV	I	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Boarsoniii	Bodroom 2	Boaroom o	Boardonn 1	Boaroom o	Bodroom o
Total Gas	1			\$68			
Total Cas Total Electric				\$67			
Total Electric	Total			\$135			
McMillan Manor	I	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Dearcon 1	Beardoni 2	Dearoom o	Dearoom 4	Dearoon o	Dearoom o
Total Gas				\$85	\$101		
Total Electric				\$96	\$101 \$119		
TOTAL LIGOTIO	Total			\$181	\$220		
Mc Millan Manor II	Total	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom ნ
Utility Allowances		Dedicom 1	Bearoom 2	Deditoom 5	Dearbon 4	Dearoom 5	Deditoom 0
Total Gas	1			\$93	\$111		
Total Electric				\$93 \$82	\$111 \$101		
Total Electric	Lotal			\$175			
Haga Manor	lotal	Rodroom 1	Rodroom 2		Bedroom 4	Bedroom 5	Rodroom 6
Page Manor		Bedroom 1	Bedroom 2	Bedroom 3	Deuroom 4	bearoon 5	Bedroom 6
Utility Allowances				# 00	C444		
Total Gas				\$93	\$111 \$101		
Total Electric	Latal			\$82	\$101		
	lotal			\$1/5			Ll a alma a ma ()
LaSalle Park		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances					6 111		
Total Gas			\$80	\$93	\$111		
Total Electric			\$68		\$101		
	Total		\$148	•	\$212		
Armand & Ohio		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances				00.1		0.110	
Total Gas				\$81		\$113	
Total Electric				\$100		\$135	
L	lotal			\$181		\$248	
Folsom		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$66				
Total Electric			\$59	\$70	\$87		
	Total		\$125		· ·		
Samuel Shepard		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$66				
Total Electric			\$59	· ·			
	Total		\$125				
Marie Fanger		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$66				
Total Electric			\$59	·			
	Total		\$125				
Cupples		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$76	\$89		
Total Electric				\$70	\$87		
	Total			\$146	\$176		

Hodiamont		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$66	\$76			
Total Electric			\$59	\$70	·		
	Total		\$125		· ·		
Badentest		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas							
Total Electric		\$90	\$110				
	Total	\$90					
South Boardway		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$76			
Total Electric				\$70			
	lotal			\$146			
Walnut Park		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$93		\$125	
Total Electric				\$82		\$115	
	lotal			\$1/5		\$240	
Lookaway		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances				400			
Total Gas				\$93	\$111		
Total Electric	Latel			\$82	\$101		
Lotovotto Lovino	lotal	Ladra ana 1	Lladra ana ()	\$1/5	· ·		Lladra ana C
Latayette Iowne		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		0.50		M70			
Total Gas Total Electric		\$56	\$66	\$76			
Total Electric	Lotal	\$48 \$104	\$59				
Littany Lurakov	lotal	Bedroom 1	\$125 Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Liftany Lurnkey Utility Allowances		Deuroom 1	Dealooni 2	Dedition 3	Dealoon 4	Dedition 3	Bearooni o
Total Gas		\$56	\$66				
Total Gas Total Electric		\$48					
TOTAL ELECTIC	Total	\$104	· ·				
King Louis Square III	Total	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Dedicom-I	Deditooni 2	Deditoon 5			Dealooni 0
Total Gas							
Total Electric		\$83		\$145	\$184		
Total Elocato	ITatal	· ·			·		
	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	•		\$66	\$76			
Total Electric			\$59	\$70			
	Total		\$125	\$146			
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			\$80	\$93	\$111	\$125	\$139
Total Electric			\$68	\$82	\$101	\$115	\$131
	Total		\$148	\$175	\$212	\$240	\$270
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		\$56	\$80	\$93	\$111		
Total Electric		\$48	\$68	\$82	\$101		
	Total	\$104	\$148	\$175	\$212		
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		\$105	\$121	\$178			
	Total	\$105	\$121	\$178			
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	•	\$56	\$66	\$80	\$93	\$111	\$125
Total Electric		\$48	\$59	\$68	\$82	\$101	\$115
	Total	\$104	\$125	\$148	\$175	\$212	\$240
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		\$105	\$121	\$145	\$178		\$244
	Total	\$105	\$121	\$145	\$178	\$223	\$244
Arlington Grove	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances			Towhhouse	Townhouse			
Total Gas	•		\$73	\$85			
Total Electric			\$79	\$96			
	Total		\$152	\$181			
North Sarah	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Garden	Towhhouse	Townhouse			
Total Gas	•	\$51	\$73	\$85			
Total Electric		\$57	\$79	\$96			
	Total	\$108	\$152	\$181			

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		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant N Date of CFFP:	No:			FFY of Grant: FFY of Grant Approval:
		eserve for Disasters/Emergencies Period Ending:	[Revised Annual Statement (rd Final Performance and Evalu		
Line	Summary by Development Acco	ount		Total Estimated Cost		Total Actual Cost 1
			Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed	ed 20% of line 15) 3				
3	1408 Management Improvement	S				
4	1410 Administration (may not e	exceed 10% of line 15)				
5	1480 General Capital Activity					
6	1492 Moving to Work Demonstr	ration				
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					
12	9001 Bond Debt Obligation paid	d Via System of Direct Payment				
13	9002 Loan Debt Obligation paid	l 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.

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

Part I: Su	mmary						<u>-</u>
PHA Name	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:				Y of Grant: Y of Grant Appr	oval:	
Type of Gra	ant						
Origin	al Annual Statement Reserve for Disasters/Emergencies			Revised An	nual Statement (revision no:	
Perfor	mance and Evaluation Report for Period Ending:			☐ Final Perfor	mance and Eval	uation Report	
Line	Summary by Development Account			mated Cost		Total .	Actual Cost 1
		Original		Revised ²		Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)						
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	e of Executive Director * Date		Signatu	re of Public Housing	g 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.

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 Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:					Federal FFY of Grant:			
Development Number Name/PHA-Wide Activities General Description of Major Categories		Work Development Account No.		Quantity	Total Estima	ated Cost	Total Actual C	Cost	Status of Work	
					Original	Revised 1	Funds Obligated ²	Funds Expended ²		

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 Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:					Federal FFY of Grant:			
Development Number Name/PHA-Wide Activities	General Description of Major Categories	Work	Development Account No.	Quantity	Total Estima	ated Cost	Total Actual C	Cost	Status of Work	
					Original	Revised 1	Funds Obligated ²	Funds Expended ²		

Page 4 form HUD-50075.1 (07/2014)

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

A Name:		ancing Program			E 1 1FFW CC +
A Ivaliic.					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Fund (Quarter E	l Obligated Ending Date)	All Fund (Quarter I	s 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	

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.

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 Schedu	ıle for Capital Fund Fina	ancing Program			
PHA Name:	•	-			Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Fund (Quarter I	d Obligated Ending Date)	All Fund (Quarter I	s 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	

A 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 2023 CAPITAL FUND BUDGETS

Capital Fund Program
Form HUD-50075.2

Five Year Action Plan FY 2023 - FY 2027

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

Ct. Lavia Havaina Avthority				Revision No:			
St. Louis Housing Authority A. Development Number/Name	Work Stmt.	St. Louis, MO Work Statement for	Work Statement for	Work Statement for	Work Statement for		
	for Year 1	Year 2	Year 3	Year 4	Year 5		
	2023	FFY: 2024	FFY: 2025	FFY: 2026	FFY: 2027		
MO001000002 Clinton-Peabody		\$300,000					
MO001000010 James House		\$299,934					
MO001000013 Euclid Plaza			\$1,991,064				
MO001000017 West Pine			\$4,600	\$141,450	\$70,955		
MO001000019 Parkview				\$52,440	\$250,000		
MO001000028 Badenfest			\$31,395		\$199,588		
MO001000028 Badenhaus			\$150,995		\$430,675		
MO001000034 LaSalle Park					\$42,464		
MO001000037 Cochran Plaza				\$221,679	\$50,934		
MO001000038 Armand & Ohio				\$31,395			
MO001000038 California Gardens		\$86,940		. ,			
MO001000038 Folsom		\$20,700	\$115,581	\$136,069			
MO001000038 Lafayette Apartments		, , , , , , , , , , , , , , , , , , , 	\$1.0,00 1	\$72,086	\$18,478		
MO001000038 Lafayette Townhomes	See Annual			\$34,500	\$218,500		
MO001000038 Marie Fanger	Statement	\$134,605		\$58,783	Ψ2 10,500		
MO001000038 Nouth Broadway		\$81,672		\$71,071			
,			\$5,686	\$591,097	¢106.150		
MO001000038 Tiffany Turnkey		\$123,190			\$126,150		
MO001000038 Walnut Park		\$34,040	\$89,712	\$76,245			
MO001000041 Cupples							
MO001000041 Hodiamont							
MO001000041 Lookaway							
MO001000041 McMillan Manor		\$39,634	\$51,290	\$44,281			
MO001000041 McMillan Manor II		\$80,017		\$24,840			
MO001000041 Page Manor		\$6,210	\$14,950		\$176,768		
MO001000041 Samuel Shepard		\$12,765	\$58,650	\$55,821	\$175,260		
MO001000052 King Louis III				\$474,720			
PHA Wide Unit Repairs		\$2,184,572	\$1,225,217	\$2,567,662	\$2,794,367		
B. Physical Improvements Subtotal		\$3,404,279	\$3,739,140	\$4,654,139	\$4,554,139		
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	\$831,20		
F. Other		\$810,722	\$481,316	\$608,667	\$708,667		
G. Operations		\$2,078,002	\$2,078,002	\$2,078,002	\$2,078,002		
H. Demolition		\$0	\$2,076,002	\$2,070,002	\$2,070,002		
I. Development		\$80,000	\$80,000	\$80,000	\$80,000		
J. Capital Fund Financing - Debt Service		\$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		\$0,312,009	\$0	\$0	ψ0,012,003		
M. Grand Total		\$8,312,009	\$8,312,009	\$8,312,009	\$8,312,009		

Page 1 of 1 Form **HUD-50075.2** (4/2008)

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

Work Statement	Work Statement for Year FFY: 2024	2		Work Statement for Year FFY: 2025	r 3	
for Year 1	Development Number/Name/General Description of	Quantity	Estimated Cost	Development Number/Name/General Description of	Quantity	Estimated Cost
2023	Major Work Categories			Major Work Categories		
	MO001000002 Clinton Peabody			MO001000013 Euclid Plaza Elderly		
	Redevelopment Planning and Execution		\$300,000.00	Plumbing System Supply & Sanitary Replacements		\$1,991,064.00
	MO001000010 James House			MO001000017 West Pine		
	Building Automation System/HVAC Control Systems Upgrade		\$299,934.00	Plumbing System Supply & Sanitary Replacements		\$4,600.00
	MO001000038 California Gardens Furnace Replacments		\$86.940.00	MO001000028 Badenhaus Elderly Water Heater Replacements		\$31,395.00
	MO001000038 Folsom			MO001000028 Badenfest Elderly		
	HVAC Split System Replacements		\$20,700.00	Water Heater Replacements		\$150,995.00
	MO001000038 Marie Fanger			MO001000038 Folsom		
	Electrical Panel Upgrades, HVAC Split System			Exterior Door Replacements, Interior Painting, Electrical		
	Replacements, Bathroom Exhaust Fan Replacements		\$134,605.00	Panel Replacements		\$115,581.00
	MO001000038 South Broadway			MO001000038 Tiffany Turnkey		
	Exterior Door Replacements & HVAC Split System			Water Heater Replacements		
	Replacements		\$81,672.00			\$5,686.00
	MO001000038 Tiffany Turnkey			MO001000038 Walnut Park		
	Lighting Replacements		\$123,190.00	Flooring Replacement		\$89,712.00
	MO001000038 Walnut Park			MO001000041 Page Manor		
	HVAC Split System Replacements		\$34,040.00	Water Heater Replacements		\$51,290.00
	MO001000041 McMillan Manor		***	MO001000041 Samuel Shepard		044.050.00
	Interior & Exterior Painting		\$39,634.00	Interior & Exterior Painting		\$14,950.00
	MO001000041 McMillan Manor II		¢00.047.00	MO001000041 McMillan Manor II		фE0.0E0.00
	Replace Roofing & Exterior Lighting above 20'		\$80,017.00	Exterior Lighting Fixture Replacements		\$58,650.00
	MO001000041 Page Manor		¢6 210 00	PHA Wide Unit Repairs		\$1,225,217.00
	Replace Roofing MO001000041 Samuel Shepard		φ0,210.00	PHA Wide Offic Repairs		φ1,223,217.00
See Annual	Replace Wood Decking		\$12,765.00			
Atatment						
	PHA Wide Unit Repairs		\$2,184,572.00			
	Subtotal of	Estimated Cost	\$3,404,279.00 Page 1		Estimated Cost	\$3,739,140.00 HUD-50075.2 (4/2008

Five Year Action Plan Part II: Supporting Pages

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

2023 Major MO00100017 West Pi Diesel Generator Repla Switch Replacement, & Replacements MO001000019 Parkvie Exterior Lighting Replace MO001000037 Cochrai Roofing Replacement MO001000038 Armand Window Replacements MO00100038 Folsom Exterior Painting, Winde Replacement, Interior R Renlacements, MO001000038 Lafayett Security Upgrades and MO001000038 Lafayett Exterior Painting MO001000038 Marie Fi	n Plaza d & Ohio ow Replacements, Roofing Renovations, & Exterior Lighting the Lighting for the Lighting the Lighting the Apartments Replacements	Quantity	\$221,679.00	Development Number/Name/General Description of Major Work Categories MO0100017 West Pine Cooling Tower Replacement, Fire Alarm Panel Replacement MO001000028 Badenfest Elderly Replace Common Area & Elevator Cab Flooring/Finishes, PTAC Replacements, Replace Unit Kitchen Countertops & Rance Hoods MO001000028 Badenhaus Elderly PTAC Replacements, Replace Unit Kitchen Countertops & Rance Hoods MO001000037 Cochran Plaza Exhaust Fan Replacement MO001000038 Lafayette Apartments Appliance Replacements	Quantity	\$70,955.00 \$199,588.00 \$430,675.00 \$50,934.00
Diesel Generator Repla Switch Replacement, & Replacements MO001000019 Parkvie Exterior Lighting Replace MO001000037 Cochrai Roofing Replacement MO001000038 Armand Window Replacements MO001000038 Folsom Exterior Painting, Windo Replacement, Interior R Replacement, Interior R Replacements MO001000038 Lafayeti Security Upgrades and MO001000038 Marie F Window Replacements, Reseal & Exterior Lighti MO001000038 South E	n Plaza d & Ohio ow Replacements, Roofing Renovations, & Exterior Lighting the Lighting for the Lighting the Lighting the Apartments Replacements		\$52,440.00 \$221,679.00 \$31,395.00	Cooling Tower Replacement, Fire Alarm Panel Replacement MO001000028 Badenfest Elderly Replace Common Area & Elevator Cab Flooring/Finishes, PTAC Replacements, Replace Unit Kitchen Countertops & Rance Hoods MO001000028 Badenhaus Elderly PTAC Replacements, Replace Unit Kitchen Countertops & Rance Hoods MO001000037 Cochran Plaza Exhaust Fan Replacement MO001000038 Lafayette Apartments		\$199,588.00 \$430,675.00
MO001000019 Parkvie Exterior Lighting Replace MO00100037 Cochra Roofing Replacement MO001000038 Armand Window Replacements MO001000038 Folsom Exterior Painting, Windc Replacement, Interior R Replacements, MO001000038 Lafayet Security Upgrades and MO001000038 Lafayet Exterior Painting MO001000038 Marie F Window Replacements, Reseal & Exterior Lighti MO001000038 South E	n Plaza 1 & Ohio ow Replacements, Roofing Renovations, & Exterior Lighting tte Apartments Replacements		\$221,679.00 \$31,395.00	Common Area & Elevator Cab Flooring/Finishes, PTAC Replacements, Replace Unit Kitchen Countertops & Rance Hoods MO001000028 Badenhaus Elderly PTAC Replacements, Replace Unit Kitchen Countertops & Rance Hoods MO001000037 Cochran Plaza Exhaust Fan Replacement MO001000038 Lafayette Apartments		\$430,675.00
Roofing Replacement M0001000038 Armand Window Replacements M0001000038 Folsom Exterior Painting, Windo Replacement, Interior R Replacements M0001000038 Lafayett Security Upgrades and M0001000038 Lafayett Exterior Painting M0001000038 Marie Folyindow Replacements, Reseal & Exterior Lighti M0001000038 South E	d & Ohio Now Replacements, Roofing Renovations, & Exterior Lighting tte Apartments Replacements		\$221,679.00 \$31,395.00	MO00100028 Badenhaus Elderly PTAC Replacements, Replace Unit Kitchen Countertops & Rance Hoods MO001000037 Cochran Plaza Exhaust Fan Replacement MO001000038 Lafayette Apartments		\$430,675.00
Window Replacements MO00100038 Folsom Exterior Painting, Windo Replacement, Interior R Renlacements MO00100038 Lafayett Security Upgrades and MO00100038 Lafayett Exterior Painting MO00100038 Marie F. Window Replacements, Reseal & Exterior Lighti	ow Replacements, Roofing Renovations, & Exterior Lighting tte Apartments Replacements		\$31,395.00	MO001000037 Cochran Plaza Exhaust Fan Replacement MO001000038 Lafayette Apartments		
MO00100038 Folsom Exterior Painting, Winde Replacement, Interior R Replacements MO00100038 Lafayett Security Upgrades and MO00100038 Lafayett Exterior Painting MO00100038 Marie Folyindow Replacements, Reseal & Exterior Lighti MO001000038 South E	ow Replacements, Roofing Renovations, & Exterior Lighting te Apartments Replacements			MO001000038 Lafayette Apartments		
Renlacements MO00100038 Lafayett Security Upgrades and MO00100038 Lafayett Exterior Painting MO00100038 Marie F. Window Replacements, Reseal & Exterior Lighti MO001000038 South E	te Apartments Replacements		\$136,069.00			
Security Upgrades and MO00100038 Lafayett Exterior Painting MO00100038 Marie Fi Window Replacements, Reseal & Exterior Lighti MO001000038 South E	Replacements			MO001000038 Lafayette Townhomes		\$18,478.00
Exterior Painting MO00100038 Marie Fi Window Replacements, Reseal & Exterior Lighti MO001000038 South E	te Townhomes		\$72,086.00	Heat pump & Exhaust Fan Replacements, Appliance Replacement, Kitchen Countertop Replacement		\$218,500.00
Window Replacements, Reseal & Exterior Lighti MO001000038 South E			\$34,500.00	MO01000038 Tiffany Turnkey Furnace Replacement, Exterior Painting		\$126,150.00
	, Roofing Repairs, Parking Lot		\$58,783.00	MO001000041 Page Manor Replace Interior & Exterior Doors, Interior Painting (Ceilings), Condensing Unit Replacements, Replace Cabinets Countertops & GFCI Devices		\$176,768.00
				MO001000041 Samuel Shepard Replace Exterior Stairs, Window Replacements, Condensing Unit/Heat Pump Replacements		\$175,260.00
See Annual Statement MO001000038 Tiffany Electrical Panel & Switch				MO001000019 Parkview Elderly First floor concrete canopy repairs/replacement		\$250,000.00
Statement MO001000038 Walnut Interior Painting	Park		\$76,245.00			
MO001000041 McMilla Interior Painting & Fire A	Alarm System Upgrades		\$44,281.00			
MO001000041 McMilla Exterior Painting & Case	ework Replacements		\$24,840.00			
MO001000041 Samuel Interior Painting, Exhaus Upgrades	Shepard st Fans, & Lighting Fixture		\$55,821.00			
	ng Replacment, Gutter & nt, Solar Panel Replacement,		¢474 720 00			
PHA Wide Unit Repairs			\$474,720.00 \$2,567,662.00	PHA Wide Unit Repairs		\$2,794,367.00

Five Year Action Plan Part III: Supporting Pages

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

Management Needs Work Statement(s)

Capital Fund Program (CFP)

Work Statement	Work Statement for Year 2 FFY: 2024			Work Statement for Year 3 FFY: 2025			
for Year 1 2023	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
	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	\$400,000.00 \$340,722.00 \$0.00 \$70,000.00 \$1,047,805.00 \$1,858,527.00	Dwelling Equipment Non-Dwelling Equipment Relocation Debt Service	1 Year	\$400,000.00 \$11,316.00 \$0.00 \$70,000.00 \$1,042,350.00 \$1,523,666.00	
	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 Es	timated Cost	\$3,996,529.25	Subtotal of Es	timated Cost	\$3,661,668.25	
			Page 1	l	form U	LID-50075 2 (4/2008)	

Five Year Action Plan Part III: Supporting Pages

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

Management Needs Work Statement(s)

Capital Fund Program (CFP)

Work Statement	Work Statement for Year 4 FFY: 2026			Work Statement for Year 5 FFY: 2027			
for Year 1 2023	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
	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	\$400,000.00 \$138,667.00 \$0.00 \$70,000.00	Dwelling Equipment Non-Dwelling Equipment Relocation Debt Service	1 Year	\$500,000.00 \$138,667.00 \$70,000.00	
	Operations Adequacy and Efficacy Operations and Development security TOTAL	1 Year		Operations Adequacy and Efficacy Operations and Development security	1 Year	\$2,078,002.25 \$2,078,002.25	
See Annual Statement							
	Subtotal of Estimated Cost		\$2,746,669.25	Subtotal of Estimated Cost		\$2,846,669.25	