

PUBLIC NOTICE

May 3, 2024

**NOTICE OF PUBLIC HEARING
ST. LOUIS HOUSING AUTHORITY FY 2024 AGENCY PLAN
ADMISSIONS AND CONTINUED OCCUPANCY POLICY
UTILITY ALLOWANCE SCHEDULE
FLAT RENT SCHEDULE
5-YEAR CAPITAL FUND PLAN**

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 Housing Choice Voucher (Section 8) 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, 2024.

This Agency Plan is subject to public review and comment. **SLHA is providing a 45-day comment period beginning May 3, 2024 and ending with the Public Hearing on June 17, 2024.** The Plan will be available for viewing at SLHA's Central Office, 3520 Page Blvd. St. Louis, MO 63106 and on its website at <https://www.slha.org/document-center/>. Written comments will be accepted until June 17, 2024 and will become a part of the public record. Contact Deborah Fowler, Administrative Assistant, at (314) 286-4356 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday or defowler@slha.org to schedule an appointment to view the Agency Plan, Admissions and Continued Occupancy Policy and/or the Utility Allowance and Flat Rent Schedules.

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.

SLHA's Utility Allowance and the Flat Rent Schedules will be revised and are subject to public review and comment. The proposed Schedules 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 2024 –FY 2028)** is simultaneously being made available concurrently with the draft of the Agency Plan.

SLHA will hold the Public Hearing on Monday, June 17, 2024, at 3:00 p.m. at its Central Office to discuss and accept comments on the Agency Plan, ACOP, Utility Allowance and Flat Rent Schedules and the Capital Fund Program. All parties that wish to speak at the Public Hearing must abide by SLHA's Speaker's Policy. A copy of the policy is available at SLHA's Central Office.

The public is invited to attend this meeting to provide comments on the proposed Agency Plan. Upon reasonable notice, SLHA will make efforts to accommodate the needs of individuals with disabilities through sign language interpreters or other auxiliary aids. For additional information or assistance, please contact Deborah Fowler by email at defowler@slha.org or by telephone at (314) 286-4356 or TDD (314) 286-4223.

The St. Louis Housing Authority

By: Latasha Barnes, Acting Executive Director



**ST. LOUIS
HOUSING
AUTHORITY**

PUBLIC NOTICE

May 3, 2024

**NOTICE OF VIRTUAL TOWN HALL MEETING
ST. LOUIS HOUSING AUTHORITY FY 2024 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 22, 2024 @ 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 FY 2024. 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 SLHA's 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 17, 2024 at the Public Hearing.

Instruction to Attend Town Hall Meeting

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

If you have any questions or require more information, please contact Deborah Fowler by email at defowler@slha.org or leave a message at (314) 286-4356 at least two (2) days prior to the meeting.



Clinton Peabody	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances						
Total Gas	\$79	\$94	\$110	\$135	\$151	\$170
Total Electric	\$54	\$66	\$79	\$98	\$110	\$126
Total	\$133	\$160	\$189	\$233	\$261	\$296
Cochran Plaza	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances						
Total Gas		\$94	\$110	\$135	\$151	\$170
Total Electric		\$66	\$79	\$98	\$110	\$126
Total		\$160	\$189	\$233	\$261	\$296
Towne XV	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances						
Total Gas			\$106			
Total Electric			\$77			
Total			\$183			
McMillan Manor	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances						
Total Gas			\$110	\$135		
Total Electric			\$79	\$98		
Total			\$189	\$233		
Mc Millan Manor II	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances						
Total Gas			\$100	\$122		
Total Electric			\$94	\$117		
Total			\$194	\$239		
Page Manor	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances						
Total Gas			\$110	\$135		
Total Electric			\$79	\$98		
Total			\$189	\$233		
LaSalle Park	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances						
Total Gas		\$94	\$110	\$135		
Total Electric		\$66	\$79	\$98		
Total		\$160	\$189	\$233		
Armand & Ohio	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances						
Total Gas			\$100		\$136	
Total Electric			\$94		\$132	
Total			\$194		\$268	
Folsom	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances						
Total Gas		\$76	\$88	\$106		
Total Electric		\$57	\$67	\$83		
Total		\$133	\$155	\$189		
Samuel Shepard	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances						
Total Gas		\$76	\$88	\$106		
Total Electric		\$57	\$67	\$83		
Total		\$133	\$155	\$189		
Marie Fanger	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances						
Total Gas		\$76	\$88	\$106		
Total Electric		\$57	\$67	\$83		
Total		\$133	\$155	\$189		

Cupples		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$88	\$106		
Total Electric				\$67	\$83		
Total				\$155	\$189		
Hodiamont		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$76	\$88	\$106		
Total Electric			\$57	\$67	\$83		
Total			\$133	\$155	\$189		
Badenfest		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas							
Total Electric		\$124	\$151				
Total		\$124	\$151				
South Boardway		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$88			
Total Electric				\$67			
Total				\$155			
Walnut Park		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$110		\$151	
Total Electric				\$79		\$110	
Total				\$189		\$261	
Lookaway		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$110	\$135		
Total Electric				\$79	\$98		
Total				\$189	\$233		
Lafayette Town		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas		\$65	\$76	\$88			
Total Electric		\$46	\$57	\$67			
Total		\$111	\$133	\$155			
Tiffany Turnkey		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas		\$65	\$76				
Total Electric		\$46	\$57				
Total		\$111	\$133				
King Louis Square III		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas							
Total Electric		\$103		\$181	\$227		
Total		\$103		\$181	\$227		

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			\$76	\$88			
Total Electric			\$57	\$67			
	Total		\$133	\$155			
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			\$94	\$110	\$135	\$151	\$170
Total Electric			\$66	\$79	\$98	\$110	\$126
	Total		\$160	\$189	\$233	\$261	\$296
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		\$65	\$94	\$110	\$135		
Total Electric		\$46	\$66	\$79	\$98		
	Total	\$111	\$160	\$189	\$233		
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		\$103	\$126	\$181			
	Total	\$103	\$126	\$181			
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		\$65	\$76	\$94	\$110	\$135	\$151
Total Electric		\$46	\$57	\$66	\$79	\$98	\$110
	Total	\$111	\$133	\$160	\$189	\$233	\$261
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		\$103	\$126	\$151	\$181	\$227	\$259
	Total	\$103	\$126	\$151	\$181	\$227	\$259
Arlington Grove	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances			Towhhouse	Townhouse			
Total Gas			\$86	\$100			
Total Electric			\$78	\$94			
	Total		\$164	\$194			
North Sarah	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Garden	Towhhouse	Townhouse			
Total Gas		\$58	\$86	\$100			
Total Electric		\$56	\$78	\$94			
	Total	\$114	\$164	\$194			
Preservation Square	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances			Towhhouse	Garden	Garden		
Total Gas			\$0	\$0	\$0		
Total Electric			\$151	\$126	\$150		
	Total		\$151	\$126	\$150		

Special Notice:

The Capital Fund Program grant award notification letter from HUD had not been received prior to the completion of the Draft Agency Plan; therefore, the Annual Statements information is unavailable for review. Once SLHA is notified of the grant award from HUD, the Annual Statements information will be incorporated into the Agency Plan.

ANNUAL STATEMENTS FOR FY 2024

**AGENCY PLAN FY 2024
CAPITAL FUND BUDGETS**

Capital Fund Program
Form HUD-50075.2

**Five Year Action Plan
FY 2024 - FY 2028**

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 2024	Work Statement for Year 2 FFY: 2025	Work Statement for Year 3 FFY: 2026	Work Statement for Year 4 FFY: 2027	Work Statement for Year 5 FFY: 2028		
MO001000002 Clinton-Peabody	See Annual Statement						
MO001000010 James House							
MO001000013 Euclid Plaza						\$1,991,064	
MO001000017 West Pine			\$2,000,000	\$1,141,450	\$70,955	\$250,000	
MO001000019 Parkview				\$52,440	\$250,000		
MO001000028 Badenfest						\$199,588	
MO001000028 Badenhaus						\$400,000	
MO001000034 LaSalle Park							
MO001000037 Cochran Plaza					\$50,934	\$225,000	
MO001000038 Armand & Ohio				\$31,395			
MO001000038 California Gardens						\$500,000	
MO001000038 Folsom			\$115,581	\$136,069			
MO001000038 Lafayette Apartments				\$72,086	\$18,478		
MO001000038 Lafayette Townhomes			\$34,500		\$218,500		
MO001000038 Marie Fanger			\$58,783				
MO001000038 South Broadway			\$71,071				
MO001000038 Tiffany Turnkey			\$5,686		\$717,247		
MO001000038 Walnut Park			\$89,712		\$76,245		
MO001000041 Cupples							
MO001000041 Hodiamont							
MO001000041 Lookaway						\$150,000	
MO001000041 McMillan Manor					\$44,281		
MO001000041 McMillan Manor II			\$58,650		\$24,840		
MO001000041 Page Manor			\$51,290		\$176,768		
MO001000041 Samuel Shepard				\$640,491	\$175,260		
MO001000052 King Louis III			\$474,720				
PHA Wide Unit Repairs		\$1,213,867	\$2,154,155	\$2,790,631	\$937,154		
B. Physical Improvements Subtotal		\$3,699,140	\$4,702,806	\$4,614,139	\$4,652,806		
C. Management Improvements							
D. HA-Wide Nondwelling Structures and Equipment		\$0	\$0	\$0	\$0		
E. Administration		\$831,201	\$831,201	\$831,201	\$831,201		
F. Other		\$581,316	\$620,000	\$708,667	\$670,000		
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		\$1,042,350	\$0	\$0	\$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

\$0

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

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

Work Statement for Year 1 2024	Work Statement for Year 2 FFY: 2025			Work Statement for Year 3 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 Atatement	MO001000017 West Pine Plumbing System Supply & Sanitary Replacements		\$2,000,000.00	MO001000017 West Pine Diesel Generator Replacement, Automatic Transfer Switch Replacement, & Exterior Lighting Fixture Replacements		\$141,450.00	
	MO001000038 Folsom Exterior Door Replacements, Interior Painting, Electrical Panel Replacements		\$115,581.00	MO001000017 West Pine Capital Elevator Replacement		\$1,000,000.00	
	MO001000038 Lafayette Townhomes Exterior Painting		\$34,500.00	MO001000019 Parkview Elderly Exterior Lighting Replacements		\$52,440.00	
	MO001000038 Marie Fanger Window Replacements, Roofing Repairs, Parking Lot Reseal & Exterior Lighting Replacements		\$58,783.00	MO001000038 Armand & Ohio Window Replacements		\$31,395.00	
	MO001000038 South Broadway Window Replacements & Exterior Painting		\$71,071.00	MO001000038 Folsom Exterior Painting, Window Replacements, Roofing Replacement, Interior Renovations, & Exterior Lighting Replacements		\$136,069.00	
	MO001000038 Tiffany Turnkey Water Heater Replacements		\$5,686.00	MO001000038 Lafayette Apartments Security Upgrades and Replacements		\$72,086.00	
	MO001000038 Walnut Park Flooring Replacement		\$89,712.00	MO001000041 Samuel Shepard Interior & Exterior Painting		\$14,950.00	
	MO001000041 McMillan Manor II Exterior Lighting Fixture Replacements		\$58,650.00	MO001000041 Samuel Shepard Interior Painting, Exhaust Fans, & Lighting Fixture Upgrades		\$55,821.00	
	MO001000041 Page Manor Water Heater Replacements		\$51,290.00	MO001000041 Samuel Shepard Window Replacements		\$95,000.00	
	PHA Wide Unit Repairs		\$1,213,867.00	MO001000041 Samuel Shepard Condensing Unit/Heat Pump Replacements		\$474,720.00	
				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		\$2,154,155.00	
	Subtotal of Estimated Cost			\$3,699,140.00	Subtotal of Estimated Cost \$4,702,806.00		

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

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

Work Statement for Year 1 2024	Work Statement for Year 2 FFY: 2025			Work Statement for Year 3 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	\$0.00	Management Improvement	1 Year	\$0.00	
	TOTAL		\$0.00	TOTAL		\$0.00	
	Other:	1 Year		Other:	1 Year		
	Fees & Cost		\$500,000.00	Fees & Cost		\$500,000.00	
	Dwelling Equipment		\$11,316.00	Dwelling Equipment		\$50,000.00	
	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		\$1,623,666.00	TOTAL		\$620,000.00	
	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			\$3,701,668.25	Subtotal of Estimated Cost			\$2,698,002.25

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 2024	Work Statement for Year 4 FFY: 2027			Work Statement for Year 5 FFY: 2028			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	Management Improvement	1 Year	\$0.00	Management Improvement	1 Year	\$0.00	
	TOTAL		\$0.00	TOTAL		\$0.00	
	Other:			Other:			
	Fees & Cost	1 Year	\$500,000.00	Fees & Cost	1 Year	\$500,000.00	
	Dwelling Equipment		\$138,667.00	Dwelling Equipment		\$100,000.00	
	Non-Dwelling Equipment		\$0.00	Non-Dwelling Equipment		\$0.00	
	Relocation		\$70,000.00	Relocation		\$70,000.00	
	Debt Service		\$0.00	Debt Service		\$0.00	
	TOTAL		\$708,667.00	TOTAL		\$670,000.00	
	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			\$2,786,669.25	Subtotal of Estimated Cost			\$2,748,002.25