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 <u>https://www.slha.org/document-center/</u>. 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 <u>defowler@slha.org</u> 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 <u>defowler@slha.org</u> or by telephone at (314) 286-4356 or TDD (314) 286-4223.

The St. Louis Housing Authority

By: Latasha Barnes, Acting Executive Director





3520 Page Blvd. St. Louis, MO 63106 p 314.531.4770 f 314.531.0184 d 314.286.4223 slha.org

at the corner of family and future

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, <u>https://www.slha.org/document-center/</u>. 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.



ST. LOUIS HOUSING

at the corner of family and future

Proposed Utility Allowances

Clinton Peabody		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas	•	\$79	\$94	\$110	\$135	\$151	\$17
Total Electric		\$54	\$66	\$79	\$98	\$110	\$12
	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	Į		\$94	\$110	\$135	\$151	\$17
Total Electric			\$66			\$110	
	Total		\$160			\$261	\$290
Towne XV		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Boarcom	Bodi Collin 2	Boaroonno	Bearbenn	Bearbenne	Boaroonno
Total Gas				\$106			
Total Electric				\$77			
	Total			\$183			
McMillan Manor	Total	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
		Bedroom I	Beuroom 2	Dedroom 5	Deuroom 4	Bedroom 5	Bedroom 0
Utility Allowances Total Gas	<u> </u>				<u>ф</u> 405		
-				\$110 \$79			
Total Electric	Tetal						
	Total			\$189	+		
Mc Millan Manor II		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$100			
Total Electric				\$94			
	Total			\$194			
Page Manor		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$110			
Total Electric				\$79			
	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		Boardonni	Boarconn E				Bearbein
Total Gas	I		\$76	\$88	\$106		
Total Electric			\$57	\$67			
	Total		\$133				
Samuel Shepard	Total	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Dedroom 1	Bearborn 2	Bearborn S	Bearbonn 4	Bearbonn 5	Bearbonn o
Total Gas			¢70	¢00	¢100		
			\$76 \$57				
Total Electric	T - 1 . I			\$67 \$155	\$83 \$190		
	Total		\$133				
Marie Fanger		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$76				
Total Electric			\$57	\$67			
	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					
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	Total	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Bedroom	Bodroom 2	Boaroonno	Boaroonn 1	Boaroonno	Boaroonn o
Total Gas				\$110		\$151	
Total Electric				\$79		\$131	
	Total			\$189		\$261	
Lookaway	Total	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Bedroom	Bodroom 2	Boaroonnio	Boaroonn 1	Boaroonno	Boaroonno
Total Gas				\$110	\$135		
Total Electric				\$79	\$98		
	Total			\$189			
Lafayette Town	Total	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Bedroom		Bedroom o	Bedroom 4	Dedroom o	Bedroom o
Total Gas		\$65	\$76	\$88			
Total Electric		\$46		\$67			
	Total	\$111					
Tiffany Turnkey		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
			Bearbonn 2	Bedroom 5	Bedroom 4	Bearbonn 5	Bearoonno
Utility Allowances Total Gas							
		\$65 \$46					
Total Electric	Total		\$57				
King Louis Square III	iotai	\$111 Bedroom 1		Bedroom 3	Podroom 1	Podroom 5	Bedroom 6
e 1		Bedroom	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bearoom 6
Utility Allowances							
Total Gas				.	* *** -		
Total Electric		\$103		\$181	\$227		
	Total	\$103		\$181	\$227		

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			\$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, II	I 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	1		\$0	\$0	\$0		
Total Electric			\$151	\$126	\$150		
	Total		\$151	\$126	\$150		

"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				FFY of Grant:
PHA Name		Capital Fund Program Grant No:	MO36P00150124	ł		FFY of Grant Approval:
St. Lou	is Housing Authority	Replacement Housing Factor Grant No Date of CFFP:	5:			2024
		eserve for Disasters/Emergencies eriod Ending:		Revised Annual Statement (revision no Final Performance and Evaluation Rep		
Line	Summary by Development Accou	unt		Estimated Cost	Total Ac	ctual Cost 1
			Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not excee	d 20% of line 15) ³	\$2,306,975.00			
3	1408 Management Improvements	5				
4	1410 Administration (may not ex	xceed 10% of line 15)	\$922,790.00			
5	1480 General Capital Activity		\$4,950,330.00			
6	1492 Moving to Work Demonstra	ation				
7	1501 Collaterization Expense / D	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	Via System of Direct Payment	\$1,047,805.00			
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.

Part I: Su	nmary							
PHA Name	Grant Type and Number MO36P00150122	1			FFY of Grant: FFY of Grant A	Approval:		
St. Louis						11		
Authority	Replacement Housing Factor Grant No:				2024			
T CC	Date of CFFP:							
Type of Gra	int							
Origin	al Annual Statement Reserve for Disasters/Emergencies			Revised	d Annual Statem	ent (revision no:		
Perfor	mance and Evaluation Report for Period Ending:			🗌 Final Pe	erformance and I	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)	\$9,227,900.00						
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	e of Executive Director * Date		Signature	e of Public Hou	sing 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										
St. Louis Housing Authority		Capital Fu No: CFFF Replacem	P (Yes/ No): ent Housing	MO36P00 ⁷	150124	Federal F 2024	Federal FFY of Grant: 2024			
Development Number Name/PHA-Wide Activities	Name/PHA-Wide Categories		Factor Grant No: Work Development Account No.		Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised 1	Funds Obligated ²	Funds Expended ²		
MO001000002 Clinton Peabody	Redevelopment Planning and Execution				\$300,000.00		Ŭ	1		
MO001000010 James House	Building Automation System/HVAC Control Syst	tems Upgrade			\$299,934.00					
MO001000038 California Gardens	Furnace Replacements				\$86,940.00					
MO001000038 Folsom	HVAC Split System Replacements				\$20,700.00					
MO001000038 Marie Fanger	Electrical Panel Upgrades, HVAC Split System F	Replacements								
	Bathroom Exhaust Fan Replacements				\$134,605.00					
MO001000038 South Broadway	Exterior Door Replacements & HVAC Split System	Replacements			\$81,672.00					
MO001000038 Tiffany Turnkey	Lighting Replacements				\$123,190.00					
MO001000038 Walnut Park	HVAC Split System Replacements				\$34,040.00					
MO001000041 McMillan Manor	Interior & Exterior Painting				\$39,634.00					
MO001000041 McMillan Manor II	Replace Roofing & Exterior Lighting above	e 20'			\$80,017.00					
MO001000041 Page Manor	Replace Roofing				\$24,000.00					
MO001000041 Samuel Shepard	Replace Wood Decking				\$12,765.00					
								1		
(Continued Next Page)										

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: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant MO36P00150124 No: CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal F 2024	Federal FFY of Grant: 2024			
Development Number Name/PHA-Wide Activities	General Description of Major Categories	Work	Development Account No.	Quantity	Total Estim	ated Cost	d Cost Total Actual Cost		Status of Work	
					Original	Revised 1	Funds Obligated ²	Funds Expended ²		
PHA Wide Unit Repairs	Interior & Exterior Repairs				\$2,692,133.00					
PHA Wide A&E Services	Architecture & Engineering Services				\$500,000.00					
PHA Wide Dwelling Equipment	Appliances for Various Developments				\$340,700.00					
PHA Wide Relocation	Resident Relocation Services				\$130,000.00					
PHA-Wide Casualty Loss	Insurance Premiums				\$50,000.00					

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	ule for Capital Fund Fin	ancing Program			
PHA Name: St. Lou	is Housing	g Authority			Federal FFY of Grant: 2024
Development Number Name/PHA-Wide Activities	All Fun	d Obligated Ending Date)	All Fund	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	
N/A	N/A	N/A	N/A	N/A	N/A

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: St. Loui	s Housing	g Authority			Federal FFY of Grant: 2024
Development Number Name/PHA-Wide Activities	All Fund	d Obligated Ending Date)	All Func	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	
N/A	N/A	N/A	N/A	N/A	N/A

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 2024 CAPITAL FUND BUDGETS

Capital Fund Program Form HUD-50075.2

Five Year Action Plan FY 2024 - FY 2028

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							
MO001000010 James House							
MO001000013 Euclid Plaza					\$1,991,06		
MO001000017 West Pine		\$2,000,000	\$1,141,450	\$70,955	\$250,00		
MO001000019 Parkview			\$52,440	\$250,000			
MO001000028 Badenfest					\$199,58		
MO001000028 Badenhaus					\$400,00		
MO001000034 LaSalle Park							
MO001000037 Cochran Plaza				\$50,934	\$225,00		
MO001000038 Armand & Ohio			\$31,395				
MO001000038 California Gardens					\$500,00		
MO001000038 Folsom		\$115,581	\$136,069				
MO001000038 Lafayette Apartments			\$72,086	\$18,478			
/O001000038 Lafayette Townhomes	See Annual	\$34,500	÷ =, = = =	\$218,500			
/O001000038 Marie Fanger	Statement	\$58,783					
/O001000038 South Broadway		\$71,071					
10001000038 Tiffany Turnkey		\$5,686		\$717,247			
/0001000038 Walnut Park		\$89,712		\$76,245			
MO001000041 Cupples		Ç00,112		Q: 0,2 10			
MO001000041 Hodiamont							
MO001000041 Lookaway					\$150,0		
/O001000041 McMillan Manor				\$44,281	φ100,0		
MO001000041 McMillan Manor II		\$58.650		\$24,840			
/O001000041 Page Manor		\$51,290		\$176,768			
NO001000041 Samuel Shepard		\$\$1,200	\$640,491	\$175,260			
AO001000052 King Louis III			\$474,720	\$173,200			
PHA Wide Unit Repairs		\$1,213,867	\$2,154,155	\$2,790,631	\$937,1		
		ψ1,213,007	φ2,104,100	φ2,790,031	φ907,10		
3. Physical Improvements Subtotal		\$3,699,140	\$4,702,806	\$4,614,139	\$4,652,80		
C. Management Improvements							
 HA-Wide Nondwelling Structures and Equipment 		\$0	\$0	\$0	:		
E. Administration		\$831,201	\$831,201	\$831,201	\$831,20		
- Other		\$581,316	\$620,000	\$708,667	\$670,0		
6. Operations		\$2,078,002	\$2,078,002	\$2,078,002	\$2,078,0		
I. Demolition		\$0	\$0	\$0	+=,=:=,=		
. Development		\$80,000	\$80,000	\$80,000	\$80,0		
. Capital Fund Financing - Debt Service		\$1,042,350	\$0	\$0			
K. Total CGP Funds		\$8,312,009	\$8,312,009	\$8,312,009	\$8,312,0		
Total Non-CGP Funds		\$0	\$0	\$0			
M. Grand Total Signature of Executive Director and Date:		\$8,312,009	\$8,312,009 nature of Public Housing Director/Office	\$8,312,009	\$8,312,00		

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

2024 Major Work Categories Model MO001000017 West Pine Plumbing System Supply & Sanitary Replacements MO001000017 West Pine Disel Generator Replacement, Automatic Transfer Switch Replacement, & Exterior Lighting Fixture \$1 MO001000038 Foisom Exterior Door Replacements, Interior Painting, Electrical Panel Replacements, Interior Painting, Electrical Panel Replacements, State Townhomes \$10,0 MO001000038 Lafayette Townhomes \$34,500.00 Kotorio Lighting Replacements \$10,0 MO001000038 Lafayette Townhomes \$34,500.00 Kotorio Lighting Replacements \$10,0 MO001000038 Lafayette Townhomes \$34,500.00 Kotorio Lighting Replacements \$10,0 MO001000038 Maria A Onio Window Replacements, Roofing Repairs, Parking Lot Reseal & Exterior Painting \$58,783.00 MO001000038 Jariang 4 Cheiror Lighting \$11 MO001000038 South Broadway Window Replacements \$58,783.00 MO001000038 Lafayette Apartments \$10 MO001000038 Wintury Park \$10,0 \$10,0 Window Replacements, Roofing Replacements \$10 MO001000038 Wintury Park \$10,0 \$10,0 \$10,0 \$10,0 \$10,0 MO001000038 South Proadway MO001000038 South Proadway \$10,0 \$10,00 \$10,000	Work Statement	Work Statement for Year FFY: 2025	2		Work Statement for Year 3 FFY: 2026				
Nooo10000107 West Pine Nooo1000017 West Pine Nooi1000017 West Pine Plumbing System Supply & Sanitary Replacements \$2,000.000.00 Statistic Replacement, & Exterior Lighting Fixture \$1 MO001000038 Folsom \$2,000.000.00 Statistic Replacements, Interior Painting, Electrical \$10001000017 West Pine \$1 Exterior Door Replacements, Interior Painting, Electrical \$115,581.00 MO001000038 Polsement \$10 Wold0100038 Lafayette Townhomes \$34,500.00 \$24,000.00 \$24,000.00 \$10,000000038 Polsement \$10 Window Replacements, Roofing Repairs, Parking Lot \$34,500.00 \$24,000.00 \$10,000000038 Folsom \$10 Window Replacements, Roofing Repairs, Parking Lot \$58,783.00 Window Replacements, Roofing Replacements, Roofing Replacements \$10 Wold01000038 South Broadway \$10,000000038 Liftary Vindow Replacements, Roofing Replacements \$11 Woldow Replacements \$2,000.00 \$271,071.00 Replacements, Reoring Replacements, Roofing Replacements \$11 Woldow Replacements \$2,000.00 \$271,071.00 Replacements, Reoring Replacements, Roofing Replacements \$11 Woldow Replacements \$2,000.00000000000000000000000000000			Quantity	Estimated Cost		Quantity	Estimated Cost		
M0001000038 Folsom M0001000017 West Pine M0001000017 West Pine Panel Replacements, Interior Painting, Electrical \$115,581.00 Capital Elevator Replacement \$10 M0001000038 Lafayette Townhomes \$34,500.00 Exterior Linthing Replacements \$10 M0001000038 Marie Fanger M0001000038 Armand & Ohio Window Replacements \$10 Window Replacements, Roofing Repairs, Parking Lot \$58,783.00 M0001000038 Folsom \$10 M0001000038 Tiffany Turnkey M0001000038 Folsom \$10 \$10 Window Replacements \$56,860.00 Exterior Painting, Window Replacements, Roofing \$11 M0001000038 Tiffany Turnkey M0001000038 Folsom \$11 \$10 Water Heater Replacements \$56,860.00 Exterior Painting \$11 M0001000038 Wainut Park \$10 \$10 \$10 \$10 M0001000041 McMillan Manor II \$10 \$10 \$10 \$10 Exterior Lighting Fixture Replacements \$110 \$10 \$10 \$10 M0001000041 McMillan Manor II \$10 \$10 \$10 \$10 \$10 \$10<		MO001000017 West Pine		\$2 000 000 00	MO001000017 West Pine Diesel Generator Replacement, Automatic Transfer Switch Replacement & Exterior Lighting Fixture		\$141.450.00		
MO001000038 Lafayette Townhomes S34,500.00 Exterior Painting S MO001000038 Marie Fanger Window Replacements, Roofing Repairs, Parking Lot S MO001000038 Armand & Ohio Window Replacements S MO001000038 South Broadway Window Replacements, Roofing Repairs, Parking Lot S58,783.00 MO001000038 Armand & Ohio Window Replacements, Roofing Repairs, Parking Lot S MO001000038 South Broadway Window Replacements, Roofing Repairs, Parking Lot S S S Window Replacements & Exterior Painting \$ MO001000038 Lafayette Apartments, Roofing Replacements, Roofing Replacements, Roofing Replacements, Interior Renovations, & Exterior Lighting Replacements \$ MO001000038 Wainut Park \$ MO001000038 Lafayette Apartments \$ Water Heater Replacements \$ \$ MO001000038 Lafayette Apartments \$ Water Heater Replacements \$ \$ MO001000041 Samuel Shepard \$ \$ Interior Replacements \$ \$ MO001000041 Samuel Shepard \$ \$ Water Heater Replacements \$ \$ \$ \$ \$ \$ \$		Exterior Door Replacements, Interior Painting, Electrical			MO001000017 West Pine Capital Elevator Replacement		\$1,000,000.0		
Window Replacements, Roofing Repairs, Parking Lot Reseal & Exterior Lighting Replacements \$58,783.00 Window Replacements \$3 MO001000033 South Broadway Window Replacements & Exterior Painting \$58,783.00 MO001000038 Folsom Exterior Painting, Window Replacements, Roofing Replacement, Interior Renovations, & Exterior Lighting \$1 MO001000038 Tiffany Turnkey Water Heater Replacements \$5,686.00 Security Ubgrades and Replacements \$1 MO001000038 Walnut Park Flooring Replacements \$89,712.00 Interior & Exterior Painting \$1 MO001000041 Samuel Shepard Heater Replacements \$89,712.00 Interior Replacements \$3 MO001000041 Page Manor \$1 MO001000041 Samuel Shepard Interior Painting, Exhaust Fans, & Lighting Fixture \$3 Water Heater Replacements \$51,290.00 Woldow Replacements \$3 MO001000041 Page Manor \$31,213,867.00 Window Replacements \$3 MO001000052 King Louis III \$31,213,867.00 Condensing Unit/Heat Pump Replacements \$4 MO001000052 King Louis III Exterior Lighting, Roofing Replacements \$4 MO001000041 Kerplacements \$4 MO001000052 King Louis III \$4		MO001000038 Lafayette Townhomes Exterior Painting			MO001000019 Parkview Elderly Exterior Lighting Replacements		\$52,440.0		
Window Replacements & Exterior Painting Exterior Painting, Window Replacements, Roofing Replacement, Interior Renovations, & Exterior Lighting \$1 MO001000038 Tiffany Turnkey Water Heater Replacements \$1 MO001000038 Lafayette Apartments \$1 MO001000038 Walnut Park Flooring Replacement \$5,686.00 Security Uborades and Replacements \$5 MO001000041 McMillan Manor II \$89,712.00 Interior Painting, Exterior Painting \$1 MO001000041 Samuel Shepard Interior Painting, Exhaust Fans, & Lighting Fixture \$1 MO001000041 Page Manor \$58,650.00 Unorades \$1 Water Heater Replacements \$51,290.00 Window Replacements \$1 MO001000041 Page Manor \$10,0001000041 Samuel Shepard \$1 \$1 Water Heater Replacements \$51,290.00 Window Replacements \$3 MO001000041 Page Manor \$1,213,867.00 Condensing Unit/Heat Pump Replacements \$3 PHA Wide Unit Repairs \$1,213,867.00 Condensing Unit/Heat Pump Replacements \$4 MO0010000541 Kang Louis III Exterior Painting, Roofing Replacement, Pump Replacement, Pump Replacement, Pump Replacement, Plawround & Exterior Painting, Roofing Replacement, Plawround & Exterior Lighting Re		Window Replacements, Roofing Repairs, Parking Lot		\$58,783.00	Window Replacements		\$31,395.0		
MO001000038 Tiffany Turnkey MO001000038 Lafayette Apartments \$ Water Heater Replacements \$5,686.00 Security Upgrades and Replacements \$ MO001000038 Walnut Park \$ MO001000041 Samuel Shepard \$ Flooring Replacement \$89,712.00 Interior & Exterior Painting \$ MO001000041 McMillan Manor II \$ MO001000041 Samuel Shepard \$ Exterior Lighting Fixture Replacements \$ \$ \$ \$ MO001000041 Page Manor \$ \$ \$ \$ \$ Water Heater Replacements \$ \$ \$ \$ \$ MO001000041 Page Manor \$ \$ \$ \$ \$ Water Heater Replacements \$ \$ \$ \$ \$ Water Heater Replacements \$ \$ \$ \$ \$ PHA Wide Unit Repairs \$ \$ \$ \$ \$ \$ MO001000052 King Louis III Exterior Painting, Roofing Replacement, Solar Panel Replacement, Plavaround & Exterior Lighting Replacement, Plavaround & Exterior Lighting Repl		MO001000038 South Broadway		\$71.071.00	Exterior Painting, Window Replacements, Roofing		\$136,069.00		
Flooring Replacement \$89,712.00 Interior & Exterior Painting \$ MO001000041 McMillan Manor II MO001000041 Samuel Shepard Interior Painting, Exhaust Fans, & Lighting Fixture \$ Exterior Lighting Fixture Replacements \$58,650.00 Unorades \$ MO001000041 Page Manor \$ MO001000041 Samuel Shepard \$ Water Heater Replacements \$51,290.00 Window Replacements \$ PHA Wide Unit Repairs \$1,213,867.00 Condensing Unit/Heat Pump Replacements \$ MO001000052 King Louis III Exterior Painting, Roofing Replacement, Pumo Replacement, Plavaround & Exterior Lighting Replacement, Star \$		Water Heater Replacements			MO001000038 Lafayette Apartments Security Upgrades and Replacements		\$72,086.00		
See Annual \$58,650.00 Upgrades \$ MO001000041 Page Manor \$51,290.00 Window Replacements \$ PHA Wide Unit Repairs \$1,213,867.00 Condensing Unit/Heat Pump Replacements \$ MO001000041 Samuel Shepard \$ \$ \$ PHA Wide Unit Repairs \$1,213,867.00 Condensing Unit/Heat Pump Replacements \$ MO001000041 Samuel Shepard \$ \$ \$ PHA Wide Unit Repairs \$ \$ \$ Phawide Unit Repairs \$ \$ \$ Phawide Unit Repairs \$ \$ \$ Phawide Unit Repairs \$ \$ \$ Atatment \$ \$ \$ \$ Phawide Unit Repairs \$ \$ \$ \$ Phawide Unit Repairs \$ \$ \$ \$ Statement \$ \$ \$ \$ Phawide Unit Repairs \$ \$ \$ \$ Woot10000041 Samuel Shepard \$ \$ \$ \$ Phawide Unit Repairs \$ \$ \$ <t< td=""><td></td><td>Flooring Replacement MO001000041 McMillan Manor II</td><td></td><td>\$89,712.00</td><td>Interior & Exterior Painting MO001000041 Samuel Shepard</td><td></td><td>\$14,950.00</td></t<>		Flooring Replacement MO001000041 McMillan Manor II		\$89,712.00	Interior & Exterior Painting MO001000041 Samuel Shepard		\$14,950.00		
See Annual Atatment PHA Wide Unit Repairs \$1,213,867.00 Condensing Unit/Heat Pump Replacements \$4 MO001000052 King Louis III Exterior Painting, Roofing Replacement, Gutter & Downspout Replacement, Solar Panel Replacement, Plavaround & Exterior Lighting Replacements \$4		MO001000041 Page Manor			Ubgrades MO001000041 Samuel Shepard		\$55,821.00 \$95,000.00		
Atatment Exterior Painting, Roofing Replacement, Gutter & Downspout Replacement, Solar Panel Rep	See Annual				MO001000041 Samuel Shepard Condensing Unit/Heat Pump Replacements		\$474,720.00		
PHA Wide Unit Repairs \$2,1					Exterior Painting, Roofing Replacment, Gutter & Downspout Replacement, Solar Panel Replacement,		\$474,720.00		
					PHA Wide Unit Repairs		\$2,154,155.0		
Subtotal of Estimated Cost \$3,699,140.00 Subtotal of Estimated Cost \$4,70			Editoria de la				\$4,702,806.0		

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

Work Statement	Work Statement for Year FFY: 2027	4		Work Statement for Yea FFY: 2028	r 5	
for Year 1 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
	MO001000017 West Pine			MO001000013 Euclid Plaza Elderly		
	Cooling Tower Replacement, Fire Alarm Panel		\$70.955.00	Plumbing System Supply & Sanitary Replacements		\$1,991,064.00
	MO001000019 Parkview Elderly		φr0,555.00	MO001000028 Badenfest Elderly Replace		ψ1,001,004.00
	First floor concrete canopy repairs/replacement			Common Area & Elevator Cab Flooring/Finishes, PTAC		
			#050 000 00	Replacements, Replace Unit Kitchen Countertops &		¢400 500 00
	MO001000037 Cochran Plaza		\$250,000.00	Range Hoods MO001000028 Badenhaus Elderly		\$199,588.00
	Exhaust Fan Replacement		\$50,034,00	PTAC Replacements		\$400.000.00
	MO001000038 Lafayette Apartments		\$50,954.00	MO001000017 West Pine		\$400,000.00
			¢10 470 00			\$250,000.00
	Appliance Replacements MO001000038 Lafayette Townhomes		\$10,470.00	Electrical and Mechanical MO001000041 Lookaway		\$200,000.00
	Heat pump & Exhaust Fan Replacements, Appliance			Roof Replacement		
	Replacement, Kitchen Countertop Replacement		\$218,500.00	Rooi Replacement		\$150,000.00
	MO001000038 Tiffany Turnkey		φ210,000.00	MO001000037 Cochran Plaza		ψ130,000.00
			\$126,150.00			\$225,000.00
	Furnace Replacement, Exterior Painting MO001000038 Tiffany Turnkey		φ120,130.00	MO001000038 California Gardens		φ220,000.00
	Electrical Panel & Switchboard Replacements		\$591 097 00	Capital Elevator Replacement		\$500,000.00
	MO001000038 Walnut Park		φ001,001.00			ψ000,000.00
	Interior Painting		\$76 245 00	PHA Wide Unit Repairs		\$937,154.00
	MO001000041 McMillan Manor		φ10,240.00			φ001,101.00
	Interior Painting & Fire Alarm System Upgrades		\$44,281.00			
	MO001000041 McMillan Manor II		φ11,201.00			
	Exterior Painting & Casework Replacements		\$24,840.00			
	MO001000041 Page Manor		φ21,010.00			
	Replace Interior & Exterior Doors, Interior Painting					
	(Ceilings), Condensing Unit Replacements, Replace					
See Annual	Centrigs), Condensing Onit Replacements, Replace		\$176,768.00			
Statement	MO001000041 Samuel Shepard		φ170,700.00			
	Replace Exterior Stairs, Window Replacements,					
	Condensing Unit/Heat Pump Replacements		\$175,260.00			
	PHA Wide Unit Repairs		\$2,790,631.00			
	Subtotal of	Estimated Cost	\$4,614,139.00	Subtotal of	Estimated Cost	\$4,652,806.00
	Subtotal of		Page 2			HUD-50075 2 (4/2008)

Five Year Action Plan Part III: Supporting Pages

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

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	
	Management Improvement TOTAL	1 Year	\$0.00 \$0.00	Management Improvement TOTAL	1 Year	\$0.00 \$0.00	
	Other: Fees & Cost Dwelling Equipment Non-Dwelling Equipment Relocation Debt Service TOTAL	1 Year	\$500,000.00 \$11,316.00 \$0.00 \$70,000.00 \$1,042,350.00 \$1,623,666.00	Dwelling Equipment Non-Dwelling Equipment Relocation Debt Service	1 Year	\$500,000.00 \$50,000.00 \$70,000.00 \$0.00 \$620,000.00	
	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	\$3,701,668.25			\$2,698,002.25	

Five Year Action Plan Part III: Supporting Pages

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

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	
	Management Improvement TOTAL	1 Year	\$0.00 \$0 .00	Management Improvement TOTAL	1 Year	\$0.00 \$0.00	
	Other: Fees & Cost Dwelling Equipment Non-Dwelling Equipment Relocation Debt Service TOTAL	1 Year	\$0.00 \$70,000.00	Dwelling Equipment Non-Dwelling Equipment Relocation Debt Service	1 Year	\$500,000.00 \$100,000.00 \$0.00 \$70,000.00 \$0.00 \$670,000.00	
	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		\$2,786,669.25	Subtotal of Estimated Cost		\$2,748,002.25	
			Page 2 of 2			form HUD-50075.2 (4/2008)	