

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



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.



**ST. LOUIS
HOUSING
AUTHORITY**

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		

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

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

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

PHA Name St. Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: MO36P00150124 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval: 2024
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Type of Grant

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

☐ Performance and Evaluation Report for Period Ending:

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) ³	\$2,306,975.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)	\$922,790.00			
5	1480 General Capital Activity	\$4,950,330.00			
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
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.

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

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

Part I: Summary					
PHA Name: St. Louis Housing Authority	Grant Type and Number Capital Fund Program Grant No: MO36P00150124 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval: 2024			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	\$9,227,900.00			
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 of Executive Director *		Date	Signature of Public Housing Director		Date

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

¹ To be completed for the Performance and Evaluation Report.

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

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

Part II: Supporting Pages								
PHA Name: St. Louis Housing Authority		Grant Type and Number Capital Fund Program Grant MO36P00150124 No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2024			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MO001000002 Clinton Peabody	Redevelopment Planning and Execution			\$300,000.00				
MO001000010 James House	Building Automation System/HVAC Control Systems 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 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 20'			\$80,017.00				
MO001000041 Page Manor	Replace Roofing			\$24,000.00				
MO001000041 Samuel Shepard	Replace Wood Decking			\$12,765.00				
(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.

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

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

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² To be completed for the Performance and Evaluation Report.

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

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

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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.

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

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
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	
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:

\$0

X

X

Expires 4/30/2011

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

Page 2 of 2

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