

PUBLIC NOTICE

May 1, 2026

**NOTICE OF PUBLIC HEARING
ST. LOUIS HOUSING AUTHORITY FY 2026 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, 2026.

This Agency Plan is subject to public review and comment. **SLHA is providing a 45-day comment period beginning May 1, 2026 and ending with the Public Hearing on June 15, 2026.** 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 15, 2026 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 2026 – FY 2030)** is simultaneously being made available concurrently with the draft of the Agency Plan.

SLHA will hold the Public Hearing on Monday, June 15, 2026, 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, Executive Director



PUBLIC NOTICE

May 1, 2026

**NOTICE OF VIRTUAL TOWN HALL MEETING
ST. LOUIS HOUSING AUTHORITY FY 2026 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 27, 2026 @ 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 2026. 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 15, 2026 at the Public Hearing.

Instruction to Attend Town Hall Meeting

Instructions to join the virtual public hearing 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		\$68	\$80	\$93	\$112	\$125	\$140
Total Electric		\$58	\$72	\$86	\$107	\$121	\$139
Total		\$126	\$152	\$179	\$219	\$246	\$279
Cochran Plaza		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$80	\$93	\$112	\$125	\$140
Total Electric			\$72	\$86	\$107	\$121	\$139
Total			\$152	\$179	\$219	\$246	\$279
Towne XV		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$90			
Total Electric				\$84			
Total				\$174			
McMillan Manor		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$93	\$112		
Total Electric				\$86	\$107		
Total				\$179	\$219		
Mc Millan Manor II		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$85	\$102		
Total Electric				\$103	\$129		
Total				\$188	\$231		
Page Manor		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$93	\$112		
Total Electric				\$86	\$107		
Total				\$179	\$219		
LaSalle Park		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$80	\$93	\$112		
Total Electric			\$72	\$86	\$107		
Total			\$152	\$179	\$219		
Armand & Ohio		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$85		\$113	
Total Electric				\$103		\$146	
Total				\$188		\$259	
Folsom		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$66	\$76	\$90		
Total Electric			\$61	\$73	\$90		
Total			\$127	\$149	\$180		
Samuel Shepard		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$66	\$76	\$90		
Total Electric			\$61	\$73	\$90		
Total			\$127	\$149	\$180		
Marie Fanger		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$66	\$76	\$90		
Total Electric			\$61	\$73	\$90		
Total			\$127	\$149	\$180		

Cupples		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$76	\$90		
Total Electric				\$73	\$90		
Total				\$149	\$180		
Hodiamont		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$66	\$76	\$90		
Total Electric			\$61	\$73	\$90		
Total			\$127	\$149	\$180		
Badenfest		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas							
Total Electric		\$114	\$138				
Total		\$114	\$138				
South Broadway		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$76			
Total Electric				\$73			
Total				\$149			
Walnut Park		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$93		\$125	
Total Electric				\$86		\$121	
Total				\$179		\$246	
Lookaway		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$93	\$112		
Total Electric				\$86	\$107		
Total				\$179	\$219		
Lafayette Town		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas		\$56	\$66	\$76			
Total Electric		\$50	\$61	\$73			
Total		\$106	\$127	\$149			
Tiffany Turnkey		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas		\$56	\$66				
Total Electric		\$50	\$61				
Total		\$106	\$127				
King Louis Square III		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas							
Total Electric		\$114		\$199	\$251		
Total		\$114		\$199	\$251		

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			\$57	\$70			
Total			\$123	\$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	\$112	\$125	\$140
Total Electric			\$72	\$86	\$107	\$121	\$139
Total			\$152	\$179	\$219	\$246	\$279
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	\$112		
Total Electric		\$50	\$72	\$86	\$107		
Total		\$106	\$152	\$179	\$219		
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		\$116	\$138	\$190			
Total		\$116	\$138	\$190			
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	\$112	\$125
Total Electric		\$50	\$61	\$72	\$86	\$107	\$121
Total		\$106	\$127	\$152	\$179	\$219	\$246
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		\$114	\$138	\$167	\$199	\$251	\$285
Total		\$114	\$138	\$167	\$199	\$251	\$285
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			\$86	\$103			
Total			\$159	\$188			
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		\$61	\$86	\$103			
Total		\$112	\$159	\$188			
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			\$167	\$138	\$165		
Total			\$167	\$138	\$165		

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 1/31/2027

“Public reporting burden for this collection of information is estimated to average 2.2 hours including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.. 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. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

PHA Name	Grant Type and Number) Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval:
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Type of Grant

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

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				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)				
5	1480 General Capital Activity				
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				
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 1/31/2027

Part I: Summary					
PHA Name:	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval:			
Type of Grant ☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:) ☐ Performance and Evaluation Report for Period Ending: ☐ 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)				
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/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties (18 U.S.C. § 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 5802)

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 1/31/2027

[illegible]

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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 1/31/2027

[illegible]

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 1/31/2027

[illegible]

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.

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 1/31/2027

[illegible]

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AGENCY PLAN FY 2026
CAPITAL FUND BUDGETS

Capital Fund Program
Form HUD-50075.2

Five Year Action Plan
FY 2026 - FY 2030

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: 0		
St. Louis Housing Authority		St. Louis, MO				
A. Development Number/Name	Work Stmt. for Year 1 2026	Work Statement for Year 2 FFY: 2027	Work Statement for Year 3 FFY: 2028	Work Statement for Year 4 FFY: 2029	Work Statement for Year 5 FFY: 2030	
MO001000002 Clinton-Peabody	See Annual Statement					
MO001000010 James House				\$120,483	\$90,000	
MO001000013 Euclid Plaza			\$1,400,000	\$360,395	\$135,000	
MO001000017 West Pine		\$70,955	\$200,000	\$300,000	\$165,000	
MO001000019 Parkview		\$250,000			\$20,000	
MO001000028 Badenfest			\$150,000	\$10,000	\$580,000	
MO001000028 Badenhaus			\$200,000	\$30,000		
MO001000034 LaSalle Park					\$70,000	
MO001000037 Cochran Plaza		\$350,934				
MO001000038 Armand & Ohio				\$12,000		
MO001000038 California Gardens			\$300,000	\$56,000	\$850,000	
MO001000038 Folsom				\$70,000	\$54,000	
MO001000038 Lafayette Apartments		\$18,478		\$260,000		
MO001000038 Lafayette Townhomes		\$220,000		\$170,000		
MO001000038 Marie Fanger				\$60,000		
MO001000038 South Broadway				\$97,000	\$35,000	
MO001000038 Tiffany Turnkey		\$717,247		\$106,784		
MO001000038 Walnut Park		\$76,245		\$250,000		
MO001000041 Cupples						
MO001000061 Kingsbury Terrace					\$100,000	
MO001000041 Lookaway				\$55,000		
MO001000041 McMillan Manor		\$44,281			\$70,000	
MO001000041 McMillan Manor II		\$24,840		\$300,000	\$80,000	
MO001000041 Page Manor		\$136,000		\$32,338		
MO001000041 Samuel Shepard		\$145,260				
MO001000052 King Louis III						
PHA Wide Unit Repairs		\$1,195,760	\$1,000,000	\$1,000,000	\$130,000	
PHA RAD Conversion		\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	
B. Physical Improvements Subtotal			\$4,250,000	\$4,250,000	\$4,290,000	\$3,379,000
C. Management Improvements						
D. HA-Wide Nondwelling Structures and Equipment		\$0	\$0	\$0	\$141,000	
E. Administration		\$800,000	\$800,000	\$800,000	\$800,000	
F. Other		\$870,000	\$870,000	\$830,000	\$850,000	
G. Operations		\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	
H. Demolition		\$0	\$0	\$0	\$0	
I. Development		\$80,000	\$80,000	\$80,000	\$80,000	
J. Capital Fund Financing - Debt Service		\$0	\$0	\$0	\$0	
K. Total CGP Funds		\$8,000,000	\$8,000,000	\$8,000,000	\$7,250,000	
L. Total Non-CGP Funds		\$0	\$0	\$0		
M. Grand Total		\$8,000,000	\$8,000,000	\$8,000,000	\$7,250,000	

Signature of Executive Director and Date:

X

Signature of Public Housing Director/Office of Native American Programs Administrator and Date:

X

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 2026	Work Statement for Year 3 FFY: 2027			Work Statement for Year 4 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 Atatment	MO001000017 West Pine Cooling Tower Replacement, Fire Alarm Panel Replacement		\$70,955.00	MO001000013 Euclid Plaza Elderly Plumbing System Supply & Sanitary Replacements for 108 units and common areas		\$1,400,000.00
	MO001000019 Parkview Elderly First floor concrete canopy repairs/replacement		\$250,000.00	MO001000028 Badenfest Elderly Replace Common Area & Elevator Cab Flooring/Finishes, PTAC Replacements, Replace Unit Kitchen Countertops & Range Hoods		\$150,000.00
	MO001000037 Cochran Plaza Exhaust Fan Replacement, Asphalt roof replacement		\$350,934.00	MO001000028 Badenhause Elderly PTAC Replacements for 100 units		\$200,000.00
	MO001000038 Lafayette Apartments Appliance Replacements		\$18,478.00	MO001000017 West Pine Electrical and Mechanical		\$200,000.00
	MO001000038 Lafayette Townhomes Heat pump/condensing unit replacement for 34 units		\$150,000.00	MO001000038 California Gardens Capital Elevator Replacement		\$300,000.00
	MO001000038 Lafayette Townhomes Kitchen Exhaust Fan, Countertops, and Refrigerator Replacements for 34 units		\$70,000.00	PHA Wide Unit Repairs		\$1,000,000.00
	MO001000038 Tiffany Turnkey Furnace Replacement, Exterior Painting		\$126,150.00	PHA RAD Conversion		\$1,000,000.00
	MO001000038 Tiffany Turnkey Electrical Panel & Switchboard Replacements		\$591,097.00			
	MO001000038 Walnut Park Interior Painting		\$76,245.00			
	MO001000041 McMillan Manor Interior Painting & Fire Alarm System Upgrades		\$44,281.00			
	MO001000041 McMillan Manor II Exterior Painting & Casework Replacements		\$24,840.00			
	MO001000041 Page Manor Replace Interior & Exterior Doors, Interior Painting (Ceilings), Replace Cabinets, Countertops & GFCI Devices		\$136,000.00			
	MO001000041 Samuel Shepard Replace Exterior Stairs, Window Replacements		\$145,260.00			
	PHA Wide Unit Repairs		\$1,195,760.00			
	PHA RAD Conversion		\$1,000,000.00			
	Subtotal of Estimated Cost	\$4,250,000.00	Subtotal of Estimated Cost			\$4,250,000.00

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 2026	Work Statement for Year 4 FFY: 2029			Work Statement for Year 5 FFY: 2030		
	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	MO001000038 Armand & Ohio Deck, Exterior Painting, Replace Exhaust fans		\$12,000.00	MO001000028 Badenfest Elderly Replace Membrane Roofing		\$490,000.00
	MO001000038 California Gardens PTAC Replacements		\$56,000.00	MO001000028 Badenfest Elderly Replace RTUs & Air Handler	3	\$90,000.00
	MO001000013 Euclid Plaza Elderly Ranges, Hoods, Kitchen Cabinets, Fire Alarm Panel, Painting, Split System Replacement, Variable Frequency Drive		\$360,395.00	MO001000038 California Gardens Unit Repairs, concrete deck replacements, comprehensive modernization		\$850,000.00
	MO001000028 Badenfest Elderly Replace Bathroom Exhaust Fans, Fire Alarm Panel		\$10,000.00	MO001000013 Euclid Plaza Replace Fire Alarm System		\$100,000.00
	MO001000028 Badenhause Elderly Replace Bathroom Exhaust Fans		\$30,000.00	MO001000013 Euclid Plaza Replace Exterior Lighting & Signange	1	\$20,000.00
	MO001000038 Folsom Replace exterior siding		\$70,000.00	MO001000013 Euclid Plaza Replace Condensing unit for common areas		\$15,000.00
	MO001000010 James House Interior painting		\$120,483.00	MO001000038 Folsom Replace (6) Load Centers	6	\$54,000.00
	MO001000038 Marie Fanger Replace exterior siding		\$60,000.00	MO001000010 James House Replace (2) VF drives	2	\$10,000.00
	MO001000041 McMillan Manor II Bathroom casework & plumbing; Replace ranges, refrigerators, and Furnaces		\$300,000.00	MO001000010 James House Replace trash compactor		\$20,000.00
	MO001000041 Page Manor Replace Asphalt Shingles		\$32,338.00	MO001000010 James House Replace fire pump controller		\$20,000.00
	MO001000038 South Broadway Interior renovation, water heaters, appliances & casework		\$97,000.00	MO001000010 James House Replace exterior lighting		\$40,000.00
	MO001000038 Tiffany Turnkey Flooring, exhaust fans, appliances		\$106,784.00	MO001000061 Kingbury Terrace Replace boiler		\$100,000.00
	MO001000041 Lookaway Replace Bathroom Exhaust Fans, and Electrical Load Centers		\$55,000.00	MO001000034 LaSalle Park Replace Asphalt roof, gutters, sheathing to Leasing Office Roof		\$70,000.00
	MO001000041 Walnut Park Kitchen appliance and casework replacement		\$250,000.00	MO001000041 McMillan Manor I Replace Parking lot, sidewalks, and fences		\$80,000.00
	MO001000017 West Pine Common area flooring & paint		\$300,000.00	MO001000041 McMillan Manor II Replace exterior unit doors	36	\$35,000.00
	MO001000038 Lafayette Apartments HVAC Replacement		\$260,000.00	MO001000038 South Broadway Replace Siding on 2 Buildings		\$45,000.00
	MO001000038 LafayetteTownhomes Furnace Replacement for 34 units		\$170,000.00	MO001000017 West Pine Replace Storefront glazing system at first floor		\$40,000.00
	PHA Wide Unit Repairs		\$1,000,000.00	MO001000017 West Pine Replace Automatic Transfer Switches	2	\$40,000.00
	PHA RAD Conversion		\$1,000,000.00	MO001000017 West Pine Replace Pump stations	2	\$40,000.00
				MO001000017 West Pine Condensing unit for first floor common areas	1	\$20,000.00
				MO001000019 Parkview Condensing unit for first floor common areas	1	\$20,000.00
				PHA Wide Phone System Replacement (at development management offices)		\$130,000.00
				PHA Wide Unit Repairs		\$930,000.00
				PHA RAD Conversion		\$1,000,000.00
	Subtotal of Estimated Cost		\$4,290,000.00	Subtotal of Estimated Cost		\$4,259,000.00

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 2026	Work Statement for Year 2 FFY: 2027			Work Statement for Year 3 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:	1 Year		Other:	1 Year		
	Fees & Cost		\$750,000.00	Fees & Cost		\$750,000.00	
	Dwelling Equipment		\$50,000.00	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		\$0.00	Debt Service		\$0.00	
	TOTAL		\$870,000.00	TOTAL		\$870,000.00	
	Operations	1 Year		Operations	1 Year		
	Adequacy and Efficacy Operations and Development security		\$2,000,000.00	Adequacy and Efficacy Operations and Development security		\$2,000,000.00	
	TOTAL		\$2,000,000.00	TOTAL		\$2,000,000.00	
Subtotal of Estimated Cost			\$2,870,000.00	Subtotal of Estimated Cost			\$2,870,000.00

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

Work Statement for Year 1 2026	Work Statement for Year 4 FFY: 2029			Work Statement for Year 5 FFY: 2030		
	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	\$750,000.00	Fees & Cost	1 Year	\$750,000.00
	Dwelling Equipment		\$30,000.00	Dwelling Equipment		\$30,000.00
	Non-Dwelling Equipment		\$0.00	Non-Dwelling Equipment		\$0.00
	Relocation		\$50,000.00	Relocation		\$70,000.00
	Debt Service		\$0.00	Debt Service		\$0.00
	TOTAL		\$830,000.00	TOTAL		\$850,000.00
	Operations	1 Year		Operations	1 Year	
	Adequacy and Efficacy Operations and Development security		\$2,000,000.00	Adequacy and Efficacy Operations and Development security		\$2,000,000.00
	TOTAL		\$2,000,000.00	TOTAL		\$2,000,000.00
	Subtotal of Estimated Cost		\$2,830,000.00	Subtotal of Estimated Cost		\$2,850,000.00