

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> PHA Name: <u>Housing Authority of St. Louis County</u> PHA Code: <u>MO004</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/01/2019</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>510</u> Number of Housing Choice Vouchers (HCVs) <u>6754</u> Total Combined <u>7264</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> Housing Authority of Saint Louis County will post the 5 Year and annual Plan at Its two asset management offices (133 Grape Maryland Heights MO 63043, 2876 West Pasture Saint Louis MO 63114) the Housing Authority Main office (8865 Natural Bridge Saint Louis MO 63121) Wellston Housing Authority 6203 Cote Brilliant Ave , Wellston, Mo 63133 and on the official Housing Authority website </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV																		
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B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

- Y N
- Statement of Housing Needs and Strategy for Addressing Housing Needs.
 - Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
 - Financial Resources.
 - Rent Determination.
 - Homeownership Programs.
 - Safety and Crime Prevention.
 - Pet Policy.
 - Substantial Deviation.
 - Significant Amendment/Modification

(b) The PHA must submit its Deconcentration Policy for Field Office Review.

DECONCENTRATION POLICY

The Housing Authority of St. Louis County (HASLC) will use greater flexibility in attracting households with broader ranges of incomes. We will continue to reassess our ceiling rental amounts in the Public Housing developments to enable us to attract higher income families, as well as offer this incentive to residents presently residing in the developments. Disregards of earned income will also be continued for those residents who meet the necessary requirements. Other avenues to attract higher income families being considered are changes in waiting list admission preferences, more aggressive marketing of developments, and ongoing evaluation of Public Housing inventory for capital improvements.

HASLC presently maintains four (3) site-based Public Housing waiting lists in addition to the HASLC Public Housing waiting list. The site-based waiting lists are comprised of housing authorities owned by three (3) municipalities, Hillsdale, Pagedale, and Olivette. These municipalities have contracted with HASLC to manage their housing authorities.

The Public Housing waiting list is maintained on a daily basis. New registrations are added in a timely manner. All approved changes to the initial application are entered into a computerized waiting list upon receipt from the applicant. Applicants are assigned an appropriate place on the waiting list according to date and time application received during the open waiting list period. The only exceptions to this rule are applicants who indicate the appropriate waiting list preferences. The task of removing applicants from the waiting list is performed on a daily basis. These removals include but are not limited to the applicant's request, not meeting eligibility selection criteria, applicant's failure to respond in a reasonable time period, and correspondence cannot be delivered by the U.S. Postal Service or contact made with applicant. Removal from the waiting list also takes place when the family is leased in the Public Housing Program. Applicants removed from the waiting list are notified by mail & Email at the last known address.

The Housing Authority of St. Louis County will only admit applicants that meet certain qualifications as designated by the Department of Housing and Urban Development (HUD) regulations and the Public Housing Admissions and Continued Occupancy Policies (ACOP). Established eligibility guidelines include but are not limited to Family Composition, Income, Social Security Numbers, and Waiting List Preferences.

Once an applicant has been processed and approved, the applicant is notified by Email of the approval. Applicants are matched to a unit when such unit becomes available. The applicant is notified by Email, mail and telephone contact according to date of the actual approval, site designation and bedroom size. The site management staff are the point of contact and are responsible for leasing the unit. The applicant may be considered for another unit if the unit or location is not acceptable. Rejection of a unit or location the second time will result in the removal of the application from the Public Housing waiting list

Mobility Overview

The Mobility Counseling Program is a pilot program established between the St. Louis Housing Authority and the Housing Authority of St. Louis County (PHAs) to provide Housing Choice Voucher (HCV) holders with additional support to make moves into high opportunity areas (HOAs). The program is administered by ASCEND STL, LLC in partnership with both housing authorities. The program provides two primary services: (1) Counseling services to families interested in moving to high opportunity neighborhoods, including one-on-one family move planning, and workshops to help families prepare for their move; and (2) Outreach and organizing of owners in high opportunity areas to break down stigmas against the program, offer additional support to owners, and assist in the development of relationships between owners in OAs and clients. Additionally, the program may provide a security deposit or relocation assistance for families who move into high opportunity areas if funding is available.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

The Housing Authority of St. Louis County has acquired the Wellston Housing Authority (MO138) which encompasses 201 units, 54 single family units & 147 Apt/Duplex & Row Houses.

ADMISSIONS AND CONTINUED OCCUPANCY POLICIES REVISION (LIPH)

The Public Housing Department will be revising its Admissions and Continued Occupancy Policies (ACOP) implementing newly published HUD administrative regulations for Public Housing. The adoption of these changes will include both mandatory and discretionary provisions

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

- Y N
- Hope VI or Choice Neighborhoods.
 - Mixed Finance Modernization or Development.
 - Demolition and/or Disposition.
 - Conversion of Public Housing to Tenant Based Assistance.
 - Conversion of Public Housing to Project-Based Assistance under RAD.
 - Project Based Vouchers.
 - Units with Approved Vacancies for Modernization.
 - Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Planned Activities

Demolition and/or Disposition.

The Housing Authority of St. Louis County will submit an Demolition and Disposition application for the Arbor Hill Apartments the area is comprise of 70 units 15- 1 Bedrooms, 35- 2 Bedrooms & 20 – 3Bedrooms & a Demolition and /or Disposition application for Wellston Housing Authority (MO138) comprised of 201 Units 20 Efficiency, 40 - One Bedrooms, 32 Two Bedrooms, 50 Three Bedrooms, 30 Four Bedrooms & 29 Five Bedrooms.

LOW- INCOME HOUSING TAX CREDIT

The Housing Authority will be applying for Low-Income Housing Tax Credit (LIHTC) as part of its activity for encouraging the investment of private equity in the development of affordable rental housing for low-income households.

RENTAL ASSISTANCE DEMONSTRATION (RAD)

In an effort to improve our aging existing public housing properties, the Housing Authority of St. Louis County will submit an application for the Rental Assistance Demonstration (RAD) Program. The developments we plan to include in this application are Fee Fee Manor 60 units, Arbor Hill Apartments 66 units and Villa Lago 60 units, Overall these areas comprise 186 units consisting of efficiency, one, two, three bedrooms.& four bedrooms.

B.3 Progress Report.

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

The Housing Authority of St. Louis County continues in its mission to:

- provide decent, safe and affordable housing,
- ensure equal housing opportunity,
- promote self-sufficiency, and
- improve the quality of life and economic vitality for low and moderate-income families. The Authority pursues these goals by using existing programs to the maximum feasible extent, by linking with other service providers, and by creating new opportunities of its own design

The Housing Authority of St. Louis County seeks to assist families in need of affordable housing by pursuing goals that include, but are not limited to the following;

- the pursuit of additional housing resources
- acquisition of new units when appropriate
- the leveraging of other sources of funds
- the renovation and modernization of existing inventory
- improvement of PHAS/SEMAP assessment scores
- enhance customer satisfaction
- the demolition and/or disposition of obsolete housing when appropriate
- increased landlord participation in the Housing Choice Voucher (HCV) program through active outreach
- counsel voucher clients to expand housing choice
- HCV Family Self Sufficiency Program provides employment & life skills training in an effort to expand the number of working families
- offer a wide range of social services
- promote affirmative fair housing and ensure equal access to housing resources
- broad cooperation and coordination of services with other agencies and not-for-profits

The Housing Authority of St. Louis County Expended 93% of the 2016 Capital Fund Grant & Obligated 50% of the 2017 Capital Fund Grant, Wellston Housing Authority Capital Fund Grant will be distributed through relocation of the Tenants