

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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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.

<b>A.</b>	<b>PHA Information.</b>																										
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>01/01/2017</u>          PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)          Number of Public Housing (PH) Units <u>309</u> Number of Housing Choice Vouchers (HCVs) <u>6721</u>          Total Combined <u>7030</u>          PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> 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><b>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) and on the official Housing Authority website</b></p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p>																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>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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		PH	HCV																								

**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                                   |  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Statement of Housing Needs and Strategy for Addressing Housing Needs.                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Financial Resources.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Rent Determination.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Homeownership Programs.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Safety and Crime Prevention.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Pet Policy.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Substantial Deviation.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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 (4) 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 fourth site-based waiting is the Valley Park Section 8 Substantial Rehabilitation Development. HASLC reports to the Missouri Housing Development Commission (MHDC) with regard to the Valley Park site.

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 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 mail of the approval. Applicants are matched to a unit when such unit becomes available. The applicant is notified by 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.

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

PROPOSED DESIGNATED HOUSING PLAN

The Housing Authority is submitting a plan to HUD requesting Fee Fee Manor and Villa Lago developments be designated near- elderly units. These developments are comprised of 120 efficiency and one bedroom units. A community room is available for activities, and laundry facilities are available in all buildings. Presently, no tenants will have to be relocated to achieve this population. Units are also handicapped accessible with emergency pull chains. The designation of these projects will enable the Housing Authority of St. Louis County to better achieve its housing goals and the housing needs of its low-income near- elderly population.

NO SMOKING POLICY – PUBLIC HOUSING UNITS

The Public Housing Department will enact a smoke-free policy in its Public Housing units. This policy will prohibit anyone from smoking in the individual units, indoor common areas and outdoor areas owned by the Housing Authority.. This policy will take effect January 1, 2018.

ADMISSIONS AND CONTINUED OCCUPANY 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

<p><b>B.2</b></p>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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.</p> <p>Planned Activities:  <u>LOW- INCOME HOUSING TAX CREDIT</u>  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.</p> <p><u>RENTAL ASSISTANCE DEMONSTRATION (RAD)</u>  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, Arbor Hill Apartments, and Villa Lago. Overall, these areas comprise 190 units consisting of efficiency, one, two and three bedrooms.</p>
<p><b>B.3</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>The Housing Authority of St. Louis County continues in its mission to:</p> <ul style="list-style-type: none"> <li>-- provide decent, safe and affordable housing,</li> <li>-- ensure equal housing opportunity,</li> <li>-- promote self-sufficiency, and</li> <li>-- 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</li> </ul> <p>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:</p> <ul style="list-style-type: none"> <li>-the pursuit of additional housing resources</li> <li>-acquisition of new units when appropriate</li> <li>-the leveraging of other sources of funds</li> <li>-the renovation and modernization of existing inventory</li> <li>-improvement of PHAS/SEMAP assessment scores</li> <li>-enhance customer satisfaction</li> <li>-the demolition and/or disposition of obsolete housing when appropriate</li> <li>-increased landlord participation in the Housing Choice Voucher (HCV) program through active outreach</li> <li>-counsel voucher clients to expand housing choice</li> <li>-HCV Family Self Sufficiency Program provides employment &amp; life skills training in an effort to expand the number of working families</li> <li>-offer a wide range of social services</li> <li>-promote affirmative fair housing and ensure equal access to housing resources</li> <li>-broad cooperation and coordination of services with other agencies and not-for-profits</li> </ul>
<p><b>B.4.</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: 1. <u>Cause:</u> Internal controls. <u>Corrective Action:</u> Board approval for additional personnel.  2. <u>Cause:</u> Financial statement reconciliation. <u>Corrective Action:</u> Month end closing procedures implemented.  3. <u>Cause:</u> Incomplete tenant files. <u>Corrective Action:</u> Perform systematic internal audits monthly.</p>
<p><b>Other Document and/or Certification Requirements.</b></p>	

<b>C.1</b>	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.2</b>	<p><b>Civil Rights Certification.</b></p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.4</b>	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>D</b>	<p><b>Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<b>D.1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. See HUD Form 50075.2 approved by HUD on 11/06/2015.</p>

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. 2577-0226  
**Expires 06/30/2017**

<b>Part I: Summary</b>					
<b>PHA Name: Housing Authority of St. Louis County</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: MO36P00450117 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2017</b> <b>FFY of Grant Approval: 2017</b>	
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Final Performance and Evaluation Report <input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$106,729			
3	1408 Management Improvements	\$5,000			
4	1410 Administration (may not exceed 10% of line 21)	\$53,364			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$10,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$50,553			
10	1460 Dwelling Structures	\$308,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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. 2577-0226  
**Expires 06/30/2017**

<b>Part I: Summary</b>					
<b>PHA Name:</b> <b>Housing Authority</b> <b>of St. Louis</b> <b>County</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: MO36P00450117 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:2017</b> <b>FFY of Grant Approval: 2017</b>			
<b>Type of Grant</b> <input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:                      )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>	
		<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated</b>	<b>Expended</b>
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$533,646			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	\$135,000			
<b>Signature of Executive Director</b>			<b>Signature of Public Housing Director</b>		<b>Date</b>
<b>Date</b>					

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
<b>PHA Name: Housing Authority of St. Louis County</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: MO36P00450117 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2017</b>			
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>PHA-Wide</b>	Operations	1406	N/A	\$106,729				
<b>PHA-Wide</b>	Management Improvements	1408	N/A	\$5,000				
<b>PHA-Wide</b>	Administration	1410	N/A	\$53,364				
<b>PHA-Wide</b>	Planning, A&E and inspections	1430	N/A	\$10,000				
<b>AMP 1MO004000001</b>								
<b>Fee Fee</b>	Resurface Parking Lot	1450	1 lot	\$6,000				
	Clean Ductwork	1460	60 units	\$15,000				
<b>Villa Lago</b>	Resurface Parking Lot	1450	1 lot	\$9,000				
	Clean Ductwork	1460	60 units	\$15,000				
<b>AMP 2MO004000002</b>								
<b>Elmwood Homes</b>	Replace Windows	1460	6 units	\$15,000				
<b>Meacham Homes</b>	Renovate Bathrooms	1460	12 units	\$83,000				
	Replace Windows	1460	28 units	\$80,000				
<b>Elmwood Rehabs</b>	Replace/Replace Concrete	1450	1450 sqft	\$10,000				
<b>Highview Homes</b>	Replace Cabinets	1460	10 units	\$40,000				
<b>Scattered Sites</b>	Replace Entry Doors	1460	12 doors	\$6,000				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of St. Louis County			Grant Type and Number Capital Fund Program Grant No: MO36P00450117 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2017		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>HASLC Homes</b>	Replace Roofs	1460	6 units	\$30,000				
<b>AMP 4 MO004000004</b>								
<b>Arbor Hill</b>	Resurface Parking Lot	1450	1 lot	\$10,553				
	Replace Concrete	1450	2,150 sqft	\$15,000				
	Replace Interior Doors	1460	20 units	\$24,000				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Housing Authority of St. Louis County				Federal FFY of Grant: 2017	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1 MO004000001					
Fee Fee	04/12/19		04/12/21		
Villa Lago	04/12/19		04/12/21		
AMP 2 MO004000002					
Elmwood Homes	04/12/19		04/12/21		
Meacham Homes	04/12/19		04/12/21		
Elmwood Rehabs	04/12/19		04/12/21		
Highview Homes	04/12/19		04/12/21		
Scattered Sites	04/12/19		04/12/21		
HASLC Homes	04/12/19		04/12/21		
AMP 4 MO004000004					
Arbor Hill	04/12/19		04/12/21		

<sup>1</sup> 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 I: SUMMARY**

PHA Name/Number Housing Authority of St. Louis County MO004		Locality (City/County & State) St. Louis, St. Louis County, Missouri		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
A.	Development Number and Name MO004 Housing Authority of St. Louis County	Work Statement for Year 1 FFY 2017___	Work Statement for Year 2 FFY 2018_____	Work Statement for Year 3 FFY 2019_____	Work Statement for Year 4 FFY_2020_____	Work Statement for Year 5 FFY 2021_____
<b>B</b>	Physical Improvements Subtotal	Annual Statement	\$353,553	\$353,553	\$353,553	\$353,553
C.	Management Improvements		\$10,000	\$10,000	\$10,000	\$10,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
<b>E</b>	<b>ADMINISTRATION</b>		\$53,364	\$53,364	\$53,364	\$53,364
F.	Other-A&E etc. 1430		\$10,000	\$10,000	\$10,000	\$10,000
G.	Operations		\$106,729	\$106,729	\$106,729	\$106,729
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$533,646	\$533,646	\$533,646	\$533,646
L.	Total Non-CFP Funds					
M.	Grand Total		\$533,646	\$533,646	\$533,646	\$533,646

**PART I: SUMMARY (CONTINUATION)**

PHA Name/Number Housing Authority of St. Louis County MO004		Locality (City/county & State) St. Louis, St. Louis County, Missouri		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
A.	Development Number and Name	Work Statement for Year 1 FFY 2017____	Work Statement for Year 2 FFY 2018_____	Work Statement for Year 3 FFY 2019_____	Work Statement for Year 4 FFY 2020_____	Work Statement for Year 5 FFY2021_____
		Annual Statement				
	AMP 1MO004000001		\$75,000	\$108,400	\$79,500	\$237,000
	AMP 2MO004000002		\$278,553	\$125,500	\$191,553	\$64,053
	AMP 4 MO004000004		\$0	\$119,653	\$82,500	\$52,500

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 2017__	Work Statement for Year __2018__ FFY __2018__			Work Statement for Year: __2019__ FFY __2019__		
	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	<b>PHA-Wide</b>			<b>PHA-Wide</b>		
Annual Statement	Operations	N/A	\$106,729	Operations	N/A	\$106,729
	Management Improvements	N/A	\$10,000	Management Improvements	N/A	\$10,000
	Administration	N/A	\$53,364	Administration	N/A	\$53,364
	Planning, A&E and Inspections	N/A	\$10,000	Planning, A&E and Inspections	N/A	\$10,000
	<b>AMP 1MO004000001</b>					
	Replace Interior Doors	408 doors	\$51,000	<b>AMP 1MO004000001</b>		
	<b>Fee Fee</b>			<b>Fee Fee</b>		
				Replace Patio Doors	62 doors	\$58,900
				Renovate Bathrooms	7 Units	\$31,500
	<b>Villa Lago</b>					
	Replace Concrete	2,400 sq. ft.	\$24,000	<b>Villa Lago</b>		
				Renovate Bathrooms	4 Units	\$18,000
	<b>AMP 2MO004000002</b>					
	<b>Elmwood Homes</b>			<b>AMP 2MO004000002</b>		
	Basement Waterproofing	3 units	\$26,500	<b>Elmwood Homes</b>		
	<b>Meacham Homes</b>			Interior Painting	2 units	\$7,000
	Replace Kitchen Cabinets	28 units	\$86,553	<b>Meacham Homes</b>		
	<b>Elmwood Rehabs</b>			Interior Painting	3 units	\$10,500
	Basement Waterproofing	3 units	\$26,500	<b>Elmwood Rehabs</b>		
	<b>Highview Homes</b>			Replace Windows	12 units	\$36,000
	Landscaping	56 units	\$139,000	Interior Painting	3 units	\$10,500
	<b>Scattered Sites</b>					
	No Item	N/A	\$0	<b>Highview Homes</b>		
				Renovate Bathrooms	9 Units	\$40,500
	<b>HASLC Homes</b>			No Item	N/A	\$0
	No Item	N/A	\$0			
				<b>Scattered Sites</b>		



**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY __2017	Work Statement for Year __2020____ FFY __2020____			Work Statement for Year: __2021____ FFY __2021____		
	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	<b>PHA-Wide</b>			<b>PHA-Wide</b>		
Annual Statement	Operations	N/A	\$106,729	Operations	N/A	\$106,729
	Management Improvements	N/A	\$10,000	Management Improvements	N/A	\$10,000
	Administration	N/A	\$53,364	Administration	N/A	\$53,364
	Planning, A&E and Inspections	N/A	\$10,000	Planning, A&E and Inspections	N/A	\$10,000
	<b>AMP 1MO004000001</b>			<b>AMP 1MO004000001</b>		
	<b>Fee Fee</b>			<b>Fee Fee</b>		
	Landscaping	5 bldgs.	\$20,000	Replace Kitchen Countertops	60 Units	\$36,000
	Replace Exterior Handrails	5 bldgs.	\$5,000	Bathroom Renovations	10 Units	\$50,000
	Install LED Security Lights	6 lights	\$4,000	HVAC Replacement	15 Units	\$52,500
				Range Hood Replacement	60 Units	\$15,000
				Appliance Replacement	8 Units	\$8,000
	<b>Villa Lago</b>			<b>Villa Lago</b>		
	Landscaping	13 bldgs.	\$30,000	HVAC Replacement	15 Units	\$52,500
	Replace Exterior Handrails	6 bldgs.	\$8,500	Range Hood Replacement	60 Units	\$15,000
	Replace Stair Stringers	12 stringers	\$12,000	Appliance Replacement	8 Units	\$8,000
	<b>AMP 2MO004000002</b>			<b>AMP 2MO004000002</b>		
				<b>AMP-Wide</b>		
				<b>Install Electrical Outlets Behind Stoves</b>	60 Units	\$30,000
	<b>Elmwood Homes</b>			<b>Elmwood Homes</b>	N/A	\$0
	Replace Exterior Doors	11 doors	\$8,493			
	<b>Meacham Homes</b>			<b>Meacham Homes</b>	N/A	\$0
	Replace Porch Railings	28 units	\$38,000			



**Part III: Supporting Pages – Management Needs Work Statement(s)**

Work Statement for Year 1 FFY _2017_  See Annual Statement	Work Statement for Year __2018__ FFY __2018__		Work Statement for Year: __2019__ FFY __2019__	
	<b>Development Number/Name</b> General Description of Major Work Categories	Estimated Cost	<b>Development Number/Name</b> General Description of Major Work Categories	Estimated Cost
	MO004 PHA Wide		MO004 PHA Wide	
	PERSONNEL TRAINING	\$10,000	PERSONNEL TRAINING	\$10,,000
	Subtotal of Estimated Cost	\$10,000	Subtotal of Estimated Cost	\$10,000



**Part III: Supporting Pages – Management Needs Work Statement(s)**

Work Statement for Year 1 FFY <u>2017</u>	Work Statement for Year <u>2020</u> FFY <u>2020</u>		Work Statement for Year: <u>2021</u> FFY <u>2021</u>	
	<b>Development Number/Name</b> General Description of Major Work Categories	Estimated Cost	<b>Development Number/Name</b> General Description of Major Work Categories	Estimated Cost
See	MO004 PHA Wide		MO004 PHA Wide	
Annual Statement	PERSONNEL TRAINING	\$10,000	PERSONNEL TRAINING	\$10,000
	Subtotal of Estimated Cost	\$10,000	Subtotal of Estimated Cost	\$10,000