



**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

**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 St. Louis Housing Authority Development Corporation 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.

(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:

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 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

<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 type="checkbox"/> <input checked="" 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:  <b>LOW- INCOME HOUSING TAX CREDIT</b>  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><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>: Independent auditors as a non-attest service.  2. <u>Cause</u>: Financial statement reconciliation. <u>Corrective Action</u>: Yardi software upgrade and quarterly reviews.  3. <u>Cause</u>: Account balances formal processes. <u>Corrective Action</u>: Ensure grants and loans are recorded timely to general ledger.  4. <u>Cause</u>: Untimely tenant file review and submission. <u>Corrective Action</u>: Perform systematic internal audits monthly.  5. <u>Cause</u>: Depository agreements with their financial institutions. <u>Corrective Action</u>: Changed HCV to interest Bearing account in 2016.</p>

Other Document and/or Certification Requirements.	
C.1	<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, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p><b>Civil Rights Certification.</b></p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<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>
C.4	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
D	<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>
D.1	<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>Grant Type and Number</b>	
PHA Name: Housing Authority of St. Louis County		Capital Fund Program Grant No: MO36P00450118	
		Replacement Housing Factor Grant No:	
		Date of CFFP:	

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Original	Total Estimated Cost		Obligated	Total Actual Cost <sup>1</sup>	
				Revised <sup>2</sup>	Final Performance and Evaluation Report <input type="checkbox"/>		Expended	
1	Total non-CFF Funds							
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		\$106,729					
3	1408 Management Improvements		\$10,000					
4	1410 Administration (may not exceed 10% of line 21)		\$53,364					
5	1411 Aids							
6	1415 Liquidated Damages							
7	1430 Fees and Costs		\$10,000					
8	1440 Site Acquisition							
9	1450 Site Improvement		\$163,000					
10	1460 Dwelling Structures		\$190,553					
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 CFF 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

Part I: Summary		Fiscal Year of Grant: 2018	
PHA Name: _____ Housing Authority of St. Louis County: _____		Grant Type and Number: _____ Capital Fund Program Grant No: MO36P00450118 Replacement Housing Factor Grant No: _____ Date of CFPP: _____	
Type of Grant: <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"/> 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 <sup>1</sup>
		Original	Revised <sup>2</sup>
		Obligated	Expended
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		
Signature of Executive Director		Date	Signature of Public Housing Director
			Date

<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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2018				
PHA Name: Housing Authority of St. Louis County		Capital Fund Program Grant No: MO36P00450118						
		CRFP (Yes/No): No						
		Replacement Housing Factor Grant No:						
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>	
PHA-Wide	Operations	1406	N/A	\$106,729				
PHA-Wide	Management Improvements	1408	N/A	\$10,000				
PHA-Wide	Administration	1410	N/A	\$53,364				
PHA-Wide	Planning, A&E and inspections	1430	N/A	\$10,000				
AMP IM0004000001	Replace Interior Doors	1460	408 doors	\$51,000				
Villa Lago	Replace Concrete	1450	2,400 sq. ft.	\$24,000				
AMP 2M0004000002	Basement Waterproofing	1460	3 units	\$26,500				
Meacham Homes	Replace Kitchen Cabinets	1460	28 units	\$86,553				
Elmwood Rehab	Basement Waterproofing	1460	3 units	\$26,500				
Highview Homes	Landscaping	1450	56 units	\$139,000				
Scattered Sites	No Item	N/A	N/A	\$0				

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







Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 08/30/2011

**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 2018	Work Statement for Year 2 FFY 2019	Work Statement for Year 3 FFY 2020	Work Statement for Year 4 FFY 2021	Work Statement for Year 5 FFY 2022
B.	Physical Improvements Subtotal		\$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					
E.	Administration		\$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

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 08/30/2011

**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 2018	Work Statement for Year 2 FFY 2019	Work Statement for Year 3 FFY 2020	Work Statement for Year 4 FFY 2021	Work Statement for Year 5 FFY 2022
	Annual Statement				
AMP 1MO004000001		\$108,400	\$79,500	\$249,500	\$132,000
AMP 2MO004000002		\$125,500	\$191,553	\$64,053	\$82,000
AMP 4 MO004000004		\$119,653	\$82,500	\$40,000	\$139,553

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 08/30/20011

Part II: Supporting Pages – Physical Needs Work Statement(s)		Work Statement for Year 2019		Work Statement for Year 2020		
Work Statement for Year 1 FFY 2018	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	PHA-Wide	N/A	\$106,729	PHA-Wide	N/A	\$106,729
	Operations	N/A		Operations	N/A	
	Management	N/A		Management	N/A	
	Improvements	N/A	\$10,000	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
	AMP IMO004000001			AMP IMO004000001		
	Fee Fee			Fee Fee		
	Replace Patio Doors	62 doors	\$58,900	Landscaping	5 bldgs.	\$20,000
	Renovate Bathrooms	7 Units	\$31,500	Replace Exterior Handrails	5 bldgs.	\$5,000
				Install LED Security Lights	6 lights	\$4,000
	Villa Lago			Villa Lago		
	Renovate Bathrooms	4 Units	\$18,000	Landscaping	13 bldgs.	\$30,000
				Replace Exterior Handrails	6 bldgs.	\$8,500
	AMP 2MO004000002			Replace Stair Stringers	12 stringers	\$12,000
	Elmwood Homes	2 units	\$7,000	AMP 2MO004000002		
	Interior Painting			Elmwood Homes		
	Meacham Homes	3 units	\$10,500	Replace Exterior Doors	11 doors	\$8,493
	Interior Painting			Meacham Homes		
	Elmwood Rehab	12 units	\$36,000	Replace Porch Railings	28 units	\$38,000
	Replace Windows	3 units	\$10,500	Elmwood Rehab	24 Doors	\$18,000
	Interior Painting			Replace Exterior Doors		
	Highview Homes	9 Units	\$40,500	Highview Homes	35 units	\$109,460
	Renovate Bathrooms			Replace Cabinets		



Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 08/30/2011

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

Work Statement for Year 1 FFY ____2018	Work Statement for Year ____2021			Work Statement for Year ____2022		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	PHA-Wide			PHA-Wide		
	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
	AMP IMO004000001			AMP IMO004000001		
	Fee Fee			Fee Fee		
	Replace Kitchen Countertops	60 Units	\$36,000	Install Laundry Equipment	8 Washer & Dryer Sets	\$30,000
	Bathroom Renovations	10 Units	\$50,000	Landscaping & Drainage	2 Buildings	\$6,000
	HVAC Replacement	15 Units	\$52,500	Bathroom Renovations	3 Units	\$15,000
	Range Hood Replacement	60 Units	\$15,000	Laundry Room Renovation	8 Laundry Rooms	\$5,000
	Appliance Replacement	8 Units	\$8,000			
	Fire Blocking	8 Building roofs	\$12,500			
	Villa Lago			Villa Lago		
	HVAC Replacement	15 Units	\$52,500	Repair/Replace Siding	12 Buildings	\$15,000
	Range Hood Replacement	60 Units	\$15,000	Landscaping & Drainage	2 Buildings	\$6,000
	Appliance Replacement	8 Units	\$8,000	Bathroom Renovations	3 Units	\$15,000
				Replace Sewer Lateral	1 Building	\$40,000







