



Memorandum

To: Board of Commissioners, Housing Authority of St. Louis County

Through: Shannon Koenig, Executive Director and CEO

From: William Barry, Director of Maintenance and Facilities

Date: September 12, 2023

Subject: *Capital Fund Action Plan*

The U.S. Department of Housing and Urban Development (HUD) Capital Fund Program (CFP) provides funds annually to Public Housing Agencies (PHAs) for the development, financing, and modernization of public housing developments and management improvements. By providing financial support for capital improvements, the program helps PHAs address the backlog of repairs, create healthier living environments, and promote the overall well-being of residents in public housing communities.

I. Recommendation

Staff recommends the Board approve the Housing Authority of St. Louis County Capital Fund Action Plan for 2028 and 2027.

II. 2028 Work Items

A. All County Housing

- i. Operations
- ii. Administration
- iii. Planning

B. Both Villa Lago and Fee Fee

- i. Remove and replace aluminum wiring in 120 units and two community buildings

C. Arbor Hill

- i. Relocation fees for 68 families
- ii. Demolition and land grading of 11 buildings
- iii. Office relocation to Fee Fee community building

D. Highview (Scattered Sites South)

- i. Foundation repairs for two units

III. 2027 Work Items

A. All County Housing

- i. Replace bathroom exhaust fans
- ii. Replace carbon monoxide detectors
- iii. Remove or trim trees and trim vegetation
- iv. Operations
- v. Administration
- vi. Planning

B. Both Villa Lago and Fee Fee

- i. Remove and replace aluminum wiring in 120 units and two community buildings
- ii. Repave parking lots (41,000 sq. ft.)
- iii. Paint the interiors of 120 units
- iv. Install vertical blinds in 120 units

C. Villa Lago Specific

- i. Install security door locks with key card access in three laundry rooms

D. Fee Fee Specific

- i. Install and fortify storm drainage at 166 Fee Fee

E. Arbor Hill

- i. Relocation fees for 68 residents
- ii. Demolition and land grading of 11 buildings

F. Highview

- i. Replace windows in 15 units

G. Highview (Scattered Sites South)

- i. Replace siding, soffits, and gutters at nine units

IV. Attachment

Capital Fund Program Annual Funding



Memorandum

To: Resident Advisory Board, Housing Authority of St. Louis County

Through: Shannon Koenig, Executive Director and CEO

From: William Barry, Director of Maintenance and Facilities

Date: July 19, 2023

Subject: *Capital Fund Action Plan*

The U.S. Department of Housing and Urban Development (HUD) Capital Fund Program (CFP) provides funds annually to Public Housing Agencies (PHAs) for the development, financing, and modernization of public housing developments and management improvements. By providing financial support for capital improvements, the program helps PHAs address the backlog of repairs, create healthier living environments, and promote the overall well-being of residents in public housing communities.

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Staff recommends the Resident Advisory Board approve the Housing Authority of St. Louis County Capital Fund Action Plan for 2028 and 2027.

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- i. Remove and replace aluminum wiring in 120 units and two community buildings
- ii. Repave parking lots (41,000 sq. ft.)
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- i. Install security door locks with key card access in three laundry rooms

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- i. Install and fortify storm drainage at 166 Fee Fee

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IV. Attachment

Capital Fund Program Annual Funding



Housing Authority of St. Louis County
 Capital Fund Program
 \$1,735,791 Annual Funding

New 2028 Work Items

All County Housing

Operations	300,000
Administration	173,000
Planning	10,000
Total	<u>483,000</u>

Both Villa Lago and Fee Fee

Remove and replace aluminum wiring in 120 units and two community buildings	368,000
Total	<u>368,000</u>

Arbor Hill

Relocation fees for 68 families	170,000
Demolition and land grading of 11 buildings	654,791
Office relocation to Fee Fee community building	20,000
Total	<u>844,791</u>

Highview (Scattered Sites South)

Foundation repairs for two units	40,000
Total	<u>40,000</u>

2028 Total 1,735,791

New 2027 Work Items

All County Housing

Replace bathroom exhaust fans	60,000
Replace carbon monoxide detectors	40,000
Remove or trim trees and trim vegetation	80,000
Operations	300,000
Administration	173,000
Planning	9,791
Total	<u>662,791</u>

Both Villa Lago and Fee Fee

Remove and replace of aluminum wiring in 120 units and two community buildings	368,000
Repave parking lots (41,000 sq. ft.)	90,000
Paint the interiors of 120 units	180,000
Install vertical blinds in 120 units	35,000

Villa Lago Specific

Install security door locks with key card access in three laundry rooms	8,000
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Fee Fee Specific

Install and fortify storm drainage at 166 Fee Fee

50,000
Total Villa Lago and Fee Fee 731,000

Arbor Hill

Relocation fees for 68 families

170,000

Demolition and land grading of 11 buildings

30,000

Total 200,000

Highview

Replace windows in 15 units

62,000

Highview (Scattered Sites South)

Replace siding, soffits, and gutters at nine units

80,000

Total Highview and Scattered Sites South 142,000

2027 Total 1,735,791

Existing 2026 - 2024 Work Items

2026	
All County Housing	
Replace mailboxes and property addresses	14,000
Replace property signage	6,000
Total	<u>20,000</u>
Villa Lago and Fee Fee	
Renovate bathrooms in 20 units	95,000
Install security systems at community centers and laundry rooms	50,000
Tree removal, landscaping, and installation of wrought iron fencing	188,791
Renovate kitchens in seven units	46,000
Repair or replace siding	30,000
Replace retention pond pump and electronics	100,000
Install patio storm doors in 60 units	48,000
Replace roofs, gutters, and downspouts for eight buildings	110,000
Total	<u>667,791</u>
Arbor Hill	
Demolition and land grading of 11 buildings	136,000
Total	<u>136,000</u>
Highview	
Install security system at office and maintenance building	20,000
Power wash siding and replace windows at 56 units	10,000
Replace windows	110,000
Total	<u>140,000</u>
Highview (Scattered Sites North)	
Replace windows at seven units	40,000
Replace electrical service panels in seven units	21,000
Total	<u>61,000</u>
Highview (Scattered Sites South)	
Replace windows at nine units	56,000
Replace electrical service panels in nine units,	27,000
Total	<u>83,000</u>
Highview (Scattered Sites North and South)	
Replace floor tile in 16 units	60,000
Total	<u>60,000</u>
Meacham Homes	
Replace electrical service panels in 28 units	85,000
Total	<u>85,000</u>
2026 Total	1,252,791

2025	
Fee Fee	
Replace porch concrete slabs in 60 units and 10 building entrances	269,010
Total	269,010
Villa Lago	
Paint fencing	5,000
Total	5,000
Arbor Hill	
Demolition and land grading of 11 buildings	296,781
Total	296,781
Elmwood Homes	
Replace entry doors in 20 units	37,000
Total	37,000
Meacham Homes	
Replace siding, entry doors, and windows at 14 units	523,000
Total	523,000
Highview (Scattered Sites South)	
Replace entry and storm doors	47,000
Total	47,000
Highview (Scattered Sites North)	
Replace siding	80,000
Total	80,000
2025 Total	1,257,791

2024	
All County Housing	
Lead-based paint testing and mitigation	175,148
Total	175,148
Fee Fee and Villa Lago	
Install community center security cameras	40,000
Replace floor tile in 120 units	330,000
Install a water run-off drainage system	75,000
Total	445,000
Villa Lago Specific	
Replace the retention pond pump	80,000
Total	80,000
Arbor Hill	
Relocation fees for 68 families	140,000
Total	140,000

Meacham Homes	
Replace garage doors	75,000
Install sump pumps in two units	24,000
Replace water heaters	40,000
Total	<u>139,000</u>
Highview (Scattered Sites North)	
Replace siding	101,643
Total	<u>101,643</u>
Highview (Scattered Sites South)	
Renovate bathrooms and install sump pumps in nine units	172,000
Total	<u>172,000</u>
2024 Total	1,252,791

Existing 2026 - 2024 Administrative Funds
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All County Housing	
Operations	900,000
Administration	519,000
Planning	25,000
2024-2026 Total	1,444,000