



Board of Commissioners Meeting
Tuesday, August 12, 2025, 12 pm
Pagedale City Hall
1420 Ferguson Avenue
Pagedale, Missouri 63133

AGENDA

Item	Individual	Action
1. Call to Order	Chair	Informational
2. Roll Call	Terri Acoff-States	Informational
3. Reading of the Mission Statement	Chair	Informational
Our mission is to provide decent, safe, and affordable housing; ensure equal housing opportunity; promote self-sufficiency; and improve the quality of life and economic vitality of low- and moderate-income families.		
4. Approval of Minutes Regular Meeting June 10, 2025	Chair	Motion, 2 nd , Vote
5. Public Comments	Chair	Informational
6. Reports of Commissioners	Chair	Informational
7. Executive Director’s Report	Terri Acoff-States	Informational
8. Reports of Officers and Employees		
A. Financial Reports Month ending June 30, 2025	Benjamin Washington	Motion, 2 nd , Vote
B. Public Housing Performance Report	Kawanna Tate	Informational
C. Annual PHA Plan (2026)	Kawanna Tate	Motion, 2 nd , Vote
D. Capital Fund Action Plan (2030)	William Barry	Motion, 2 nd , Vote
9. Unfinished Business	Chair	Informational
10. New Business	Chair	Informational
11. Executive Session	Chair	Motion, 2 nd , Vote
Subject to an affirmative vote of the Board of Commissioners, an Executive Session may be held to discuss personnel issues, real estate, or litigation matters pursuant to RSMo Sections 610.021 to 610.022.		
12. Announcements Next Meeting October 14, 2025	Chair	Informational
13. Adjournment	Chair	Motion, 2 nd , Vote

**PAGEDALE HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
TUESDAY, JUNE 10, 2025
MEETING MINUTES**

ATTENDANCE:

COMMISSIONERS:

Dr. Keith Mosby, Sr., Chair
Erica Edwards, Vice Chair
Robert Smith, Jr., Commissioner
Lorraine Mosby, Commissioner

STAFF:

Shannon Koenig, Executive Director and CEO
Terri Acoff-States, Executive Assistant
Benjamin Washington, Chief Financial Officer
William Barry, Director of Inspections, Quality Control, and
Capital Programs
Joyce Agboola, Property Manager

PUBLIC:

Gloria Williams, Alderwoman, Ward 3
Lieutenant Gold, Pagedale Police Department
Sharronda Cashimere, Resident

Reading of the Mission Statement:

Chair Mosby recited the mission statement for the board.

Approval of Minutes of Regular Board Meeting Tuesday, April 8, 2025:

Chair Keith Mosby asked for a motion to approve the minutes of the regular board meeting held Tuesday, April 8, 2025. Commissioner Lorraine Mosby motioned for approval; Commissioner Robert Smith seconded the motion. Upon roll call, “Ayes” and “Nays” were as follows:

AYES

K. Mosby
E. Edwards
L. Mosby
R. Smith

NAYS

None

The Chair declared the motion passed.

Presentation of the City of Pagedale Housing Authority Audit Report for year ending December 31, 2024.

Rich Larsen, partner CPA with Novogradac & Co., LLP gave a presentation of the City of Pagedale Housing Authority Audit Report for year ending December 31, 2024.

After discussion, Chairman Keith Mosby asked for a motion to approve the City of Pagedale Housing Authority Audit Report for year ending December 31, 2024. Commissioner Robert Smith motioned for approval, Commissioner Lorraine Mosby seconded the motion. Upon roll call, “Ayes” and “Nays” were as follows:

AYES

K. Mosby
E. Edwards
L. Mosby
R. Smith

NAYS

None

The Chairman declared the motion passed.

**PAGEDALE HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
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PUBLIC COMMENTS:

Alderwoman Williams introduced and requested that Lieutenant Gold, of the Pagedale Police Department, speak to the Board and County Housing staff.

Lieutenant Gold stated some public housing residents are not holding up to their responsibility of cutting their lawns. He said some of the lawns are overgrown and are in violation of the city codes. Lieutenant Gold also stated vehicles are unlicensed and appear to be inoperable.

Ms. Williams reported she did not receive an inspection notice prior to inspections coming to her home and Ms. Sharronda Casimere discussed maintenance issues.

REPORTS OF COMMISSIONERS:

There were no reports from the commissioners.

EXECUTIVE DIRECTOR’S REPORT:

Ms. Koenig greeted everyone and thanked them for attending the meeting.

Ms. Koenig presented the board with an overview of changes to the federal government that directly impact Pagedale Housing.

Ms. Koenig presented the board with the first quarter Agency Performance Report Results for 2025. She stated the report had been updated to reflect first quarter progress on updated key results. Ms. Koenig said staff are making progress meeting objectives, including implementing quarterly feedback loops for residents.

Ms. Koenig also presented the board with the customer satisfaction survey results for the first quarter of 2025.

REPORTS OF OFFICERS AND EMPLOYEES:

A. Financial Reports:

Mr. Washington reviewed the Financial Reports for the period ending March 31, 2025. Chair Keith Mosby asked for a motion to approve the March 31, 2025 Financial Reports as read and discussed. Commissioner Lorraine Mosby motioned for approval, which motion was seconded by Commissioner Robert Smith. Upon roll call, “Ayes” and “Nays” were as follows:

AYES

K. Mosby
E. Edwards
L. Mosby
R. Smith

NAYS

None

The Chair declared the motion passed.

B. Public Housing Performance Report:

Ms. Koenig and Ms. Agboola reviewed public housing activities within the framework of the Public Housing Assessment System. They presented an overview of the physical, management, and financial assessment subsystems along with the progress of the capital fund program.

UNFINISHED BUSINESS:

No unfinished business was discussed.

**PAGEDALE HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
TUESDAY, JUNE 10, 2025
MEETING MINUTES**

NEW BUSINESS:

Strategic Planning:

Vice Chair Edwards presented the Board with a handout on strategic planning and expressed her desire for the Board to hold a strategic planning session. She outlined the reasons she felt such a session would benefit the Board.

Following discussion, Chair Keith Mosby motioned for approval to hold a dedicated session on the topic later, pending additional details. Commissioner Lorraine Mosby motioned for approval, which motion was seconded by Vice Chair Erica Edwards. Upon roll call the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>
K. Mosby E. Edwards L. Mosby	R. Smith

The Chair declared the motion passed.

EXECUTIVE SESSION:

An Executive Session was not held.

ANNOUNCEMENTS:

The next meeting is scheduled for Tuesday, August 12, 2025.

ADJOURNMENT OF MEETING:

There being no further business to come before the board, Chair Keith Mosby asked for a motion to adjourn. Commissioner Lorrain Mosby moved for adjournment, which motion was seconded by Commissioner Robert Smith. Upon roll call, “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>
K. Mosby E. Edwards L. Mosby R. Smith	None

The Vice Chair declared the motion passed.

Chair

Secretary

Date



MEMORANDUM

To: Pagedale Housing Authority Board of Commissioners

From: Shannon Koenig, Executive Director and CEO

Date: August 12, 2025

Subject: *Executive Director's Report*

This report provides an update on various Pagedale Housing activities.

I. FY2026 Budget Update

Last month, both the House and Senate met to outline FY26 federal appropriations for housing related activities, including funds for public housing authority programs and staff. While neither chamber proposed reductions that matched the levels in the president's budget, some lesser reductions have been proposed. Congress is in recess until September 2.

In FY26, the Public Housing Operating Fund could see a reduction up to about 10%, while the Public Housing Capital Fund could see a reduction up to about 29%. The County Housing team is continuing to monitor federal budget progress and will take these revenues into account while drafting the 2026 housing authority budget. Staff will present the FY26 Pagedale Housing Authority budget for approval at the next regular meeting.

II. Second Quarter Agency Performance Report Results

The Agency Performance Report for 2025 has been updated to reflect second quarter progress on updated key results. Staff continue to make progress meeting the core objectives.

III. Attachments

Q2 Agency Performance Report

Agency Performance Report

Second Quarter, 2025

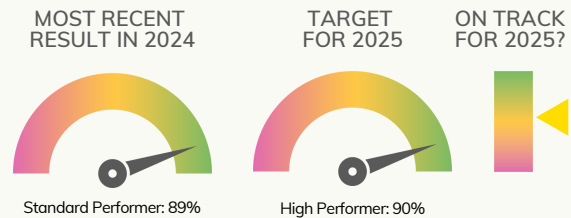
What HUD measures

PHAS SCORES

HUD assesses the health of a PHA's Public Housing program through an indicator called the Public Housing Assessment System, or PHAS.

Why it matters

The Housing Authority's PHAS score communicates how well the agency is performing, impacts the amount of HUD funding it receives for the fiscal year, and determines the frequency of HUD public housing inspections.



What County Housing measures

Objective 1: Deliver services safely, effectively, and efficiently.

Results	Q1	Q2	Q3	Q4
Attain zero findings in finance/single audits	●	●	●	●

Objective 2: Foster a customer-centered culture.

Results	Q1	Q2	Q3	Q4
Increase customer satisfaction	●	●	●	●
Dedicate staff to customer outreach and resident engagement	●	●	●	●
Implement quarterly feedback loops for residents	●	●	●	●

Objective 3: Help our residents and families gain self-sufficiency through partnerships with other organizations in the community.

Results	Q1	Q2	Q3	Q4
Communicate programming opportunities	●	●	●	●
Enhance partnerships with local organizations	●	●	●	●
Engage in community initiatives that promote housing stability and affordability	●	●	●	●



MEMORANDUM

To: Pagedale Housing Authority Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Benjamin C. Washington, Chief Financial Officer

Date: August 12, 2025

Subject: *Financial Summary*

This memo provides a narrative explanation for the period ending June 30, 2025 financial reports.

I. Recommendation

Staff recommend the Board approve the financial statements and accompanying narrative, as prepared.

II. Highlights

A. Revenue

The total YTD actual operating revenue of \$561,843 outperformed the total YTD budget revenue of \$456,153, resulting in a favorable variance of \$105,690 or 23%.

- Variances in the Total Operating Subsidy and Capital Funds Grants were attributable to timing differences in the drawdowns.
- Tenant Charges had an unfavorable budget variance of \$17,977 due to vacancies in eleven (11) of the eighty-one (81) total units and twenty-seven (27) units had tenant rents of \$0 for the month.

B. Expenses

Total YTD actual operating expense of \$433,307 exceeded the total YTD budget expense of \$399,616, resulting in an unfavorable variance of \$33,691 or 8%.

- Total YTD Occupancy expense resulted in an unfavorable budget variance of \$31,017 primarily due to timing differences in contracted costs unit repairs.
- Total YTD Other general expenses resulted in a favorable budget variance of \$17,412 primarily due to timing differences in professional fees.

C. Net Income

The total operating net income is \$128,536 before depreciation of \$41,393, resulting in a bottom-line income of \$87,143.

D. Cash

As of June 30, 2025, the adjusted cash balance in the operating bank account was \$652,425, of which \$27,046 is restricted. There was \$22,752 of operating subsidy received. Tenant rental income for the month was \$30,826, and operating expenses payments made were \$32,226.

III. Attachments

- A. Budgeted Income Statement
- B. Cash Report
- C. Tenant Rent

Pagedale Housing Authority
Budgeted Income Statement
As of June 30, 2025

					Pagedale HA			
	YTD Actual	YTD Budget	Variance	% Variance	Monthly Actual	Monthly Budget	Variance	% Variance
OPERATING ITEMS								
Total Operating Subsidy	134,797	159,319	(24,523)		22,752	26,553	(3,801)	
Capital Fund Grants	263,784	115,584	148,200		231,168	19,264	211,904	
Total Tenant Charges	163,073	181,050	(17,977)		31,080	30,175	905	
Total Investment Income	189	200	(11)		-	33	(33)	
Total Income	561,843	456,153	105,690	23%	285,000	76,026	208,975	275%
Total Rents and Utility Reimbursements	6,156	11,500	(5,344)		1,086	1,917	(831)	
Total Salaries	79,676	77,500	2,176		9,773	12,917	(3,144)	
Total Benefits and Taxes	27,309	17,413	9,896		3,873	2,902	971	
Total Training, Seminars, Conferences	18,684	5,325	13,359		3,730	887	2,843	
Total Admin	131,825	111,738	20,087	18%	18,463	18,623	(160)	-1%
Total Utilities	35,274	29,350	5,924		5,264	4,892	372	
Total Materials	29,920	24,100	5,820		7,710	4,017	3,693	
Total Contract Costs	117,557	97,375	20,182		11,720	16,229	(4,509)	
Total Tenant Services Expense	2,798	1,565	1,233		-	261	(261)	
Total Other Maintenance Expenses	2,872	2,000	872		888	333	555	
Total Other Occupancy Expenses	14,855	17,870	(3,015)		2,473	2,978	(505)	
Total Occupancy Expense	203,277	172,260	31,017	18%	28,055	28,710	(655)	-2%
Total Insurance	45,396	44,800	596		7,566	7,467	99	
Total Outside Services	7,196	18,000	(10,804)		-	3,000	(3,000)	
Total Professional Fees	4,856	13,250	(8,394)		1,345	2,208	(864)	
Total Other Fees	25,618	23,233	2,386		4,297	3,872	425	
Total Telephone and Technology	4,887	6,500	(1,613)		363	1,083	(721)	
Total Other Administrative Expenses	2,129	2,575	(446)		271	429	(158)	
Total Internal Charges	8,123	7,260	863		1,345	1,210	135	
Total Other General	98,205	115,618	(17,412)	-15%	15,187	19,270	(4,083)	-21%
Total Expenses	433,307	399,616	33,691	8%	61,704	66,603	(4,898)	-7%
Total Net Operating Income	128,536	56,537	71,999		223,296	9,423	213,873	
NON-OPERATING ITEMS								
Total Depreciation Expense	(41,393)	(37,305)	(4,088)		(6,899)	(6,218)	(681)	
Total Non- Operating Items	(41,393)	(37,305)	(4,088)		(6,899)	(6,218)	(681)	
Net Income (Loss)	87,143	19,232	67,911		216,397	3,205	213,192	

Pagedale Housing Authority
Cash Report
June 2025

BEGINNING BOOK CASH BALANCE 6/1/2025	\$	405,179.99
ADD:		
Tenant Rent		30,825.65
Security Deposits		-
FSS Deposits		-
Capital Fund		231,168.00
Operating Subsidy		22,752.17
Interest		46.03
Transfer		-
Other Revenue		-
TOTAL DEPOSITS		284,791.85
LESS:		
Other Transfers		(1,678.39)
Manual Checks		-
Checks		(7,102.68)
NSF		-
Withdraws/Other Deductions		(24,445.20)
Operating Subsidy Out		-
TOTAL PAYMENTS		(33,226.27)
ENDING BOOK CASH BALANCE 6/30/2025	\$	656,745.57
		-
Ending Bank Balance 6/30/2025	\$	656,745.57
Outstanding Checks		(5,198.56)
ACH in Transit		578.00
Other Items		299.63
Adjusted Bank Balance 6/30/2025	\$	652,424.64
Unrestricted Cash	\$	625,378.64
Security Deposit Cash		27,046.00
	\$	652,424.64

Public Housing Rent Roll

Property: Pagedale Housing Authority

As of Date: 06/30/25

Unit Code	Tenant Code	Tenant Rent
KI1350	t0011460	424
SF6707	b0022408	587
JU6523	t0000336	757
EC1473	t0000334	772
SC7209	t0008244	204
EH7076	t0035496	176
SC7225	t0009706	348
SC7213	t0011184	0
AR6923	t0018997	0
HH6537	t0000518	157
EH7060	t0015506	979
RT6737	t0034421	255
SC7234	t0000462	113
EH7056	t0011506	0
HH6547	t0034583	431
AR6907	t0000527	0
SC7201	t0028760	0
WH6514	t0015477	0
KI1205	t0000410	159
EC1461	t0035185	0
SU1255	t0034258	178
MI1345	t0000398	0
PC1268	t0000394	502
SC7230	t0035536	147
AR6903	t0024603	255
EH1547	t0034140	179
SC7204	t0000392	487
RN7001	t0035334	0
AR6912	b0019097	106
EC1469	t0000399	0
AR6904	t0038592	0
RT6716	t0034260	0
SC7200	t0034756	0
KI1260	t0000434	461
AR6921	t0035506	656
MI1331	t0000355	0
SF6740	t0035397	0
AR6905	t0000435	505

AR6911	t0000412	113
PD1625	t0034307	0
RT6720	t0034189	0
GD7350	t0000422	92
FE1522	t0033933	1,065
RA6737	t0012771	0
EC7072	t0000078	0
SC7231	t0021073	0
AR6915	t0023157	135
AR6918	t0034470	374
H65171	t0035140	167
WO1319	t0000377	113
HH6529	t0012290	0
AR6901	t0033887	105
KI1347	t0000388	85
AR6909	t0000387	0
PC1273	t0000386	336
SC7239	t0000385	0
PC1282	t0019204	386
SF6703	t0034514	337
H65172		0
GP1228		0
SC7226		0
AR6919		0
BU1215		0
SC7208		0
EH7072		0
SC7238		0
SD1418		0
SD1524		0
WH6509		0
SC7212	t0000456	0
AR6913	t0000382	1,055
MI1325	t0000383	0
SD1530	t0021647	748
FE1524	t0000240	317
AR6917	t0010574	0
HH6525	t0000238	65
WY6739	t0037201	0
SC7205	t0000378	707
EH7067	t0034658	88
SC7235	t0000536	182
NX1519	t0012812	492
AR6900	t0000537	40



MEMORANDUM

To: Pagedale Housing Authority Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Kawanna Tate, Director, Housing Administration

Date: August 12, 2025

Subject: *Public Housing Performance*

This memo describes recent public housing activities within the framework of the Public Housing Assessment System.

I. PASS - projected 31/40 points

The purpose of PASS is to determine whether public housing units are decent, safe, sanitary and in good repair, and to determine the level to which the PHA is maintaining its public housing in accordance with housing condition standards.

A. Inspections Activity

The Pagedale NSPIRE inspections conducted by County Housing inspectors are now complete.

B. Maintenance Activity

From June through July 2025, the maintenance team completed 45 work orders and three-unit rehabs. Four additional rehabs are in progress.

II. MASS - projected 20/25 points

The purpose of the management operations indicator is to assess the AMP's and PHA's management operations capabilities.

Sub-Indicator	Performance	Points
Occupancy	99.19%	16/16
Accounts Payable Ratio	0.12	4/4
Tenant Accounts Receivable	.642	0/5
Projected Points		20

III. FASS - projected 25/25 points

The purpose of the financial condition indicator is to measure the financial condition of each public housing project. The reporting period is through June 30, 2025.

Housing Authority	QR	MENAR	DSCR	Projected Points
Pagedale	12/12	11/11	2/2	25

IV. CFP - 10/10 projected points

The purpose of the Capital Fund program assessment is to identify how long it takes a PHA to obligate the funds provided to it from the Capital Fund program.

A. Capital Grant Fund Progress

Grant Year	Amount	Obligated	Expended	Deadline to expend
2020	\$172,502	100%	100%	3/25/2026
2021	\$180,371	100%	100%	2/22/2025
2022	\$221,831	100%	20%	5/11/2026
2023	\$223,209	100%	15%	2/16/2027
2024	\$231,168	100%	15%	5/05/2028

B. CFP Projects

In 2025, planned projects include floor tile replacements, bathroom renovations, and appliance replacements.

C. 2020-2024 CFP Work Items Progress

- Tree trimming/removal ongoing
- Floor tile replacement and bathroom renovations 20% completed
- Appliance, interior doors, and sump pump replacements 0% completed

V. Projected Overall PHAS Score through March 2025

PASS - 31/40 points

MASS - 20/25 points

FASS - 25/25 points

CFP - 10/10 points

Total 86

Projected Standard Performer

VI. Housing Updates

A. Occupancy Alignment

In July, two families will move to units that appropriately match their household size, each moving from a three-bedroom unit to a two-bedroom unit. In August, one family will transfer from a three-bedroom to a one-bedroom unit, while another tenant has chosen to exit the program.

VII. Attachment

Work Order Detail June 1 - July 31, 2025



Work Order Detail

Pagedale Housing Authority (1218bpag)

Work Orders active between 06/01/2025 and 07/31/2025

Unit	WO	WO Priority	WO Category	WO Brief Description	Call Date	Date Completed	Days to Complete	Days open in Period Reported
PC1268	39588	Routine	Flooring-Steps	Bathroom floor sinking i	03/05/2025	06/03/2025	90	2
KI1350	40352	Routine	Electrical	socket	05/27/2025	06/02/2025	6	1
NX1519	40374	Routine	Appliance	jasmine	05/28/2025	06/17/2025	20	16
AR6903	40375	Routine	General	bathroom	05/28/2025		61	57
AR6907	40399	Routine	Electrical	Ceiling Fan	05/30/2025	06/23/2025	24	22
AR6907	40400	Routine	General	Cabinet	05/30/2025	06/11/2025	12	10
AR6907	40401	Routine	Appliance	Stove	05/30/2025	06/11/2025	12	10
AR6907	40403	Routine	Appliance	fans	06/02/2025	07/09/2025	37	37
KI1350	40411	Routine		door	06/04/2025	06/10/2025	6	6
PC1268	40413	Routine	Windows	Window	06/05/2025	06/10/2025	5	5
AR6900	40414	Routine	General	Grab Bar	06/05/2025	06/25/2025	20	20
AR6900	40415	Routine	Doors	Screen Door	06/05/2025	06/25/2025	20	20
KI1347	40464	Routine	Plumbing	toilet	06/10/2025	07/15/2025	35	35
AR6917	40511	Routine	General	bathroom	06/12/2025	07/11/2025	29	29
EH7056	40512	Routine	General	stove	06/12/2025	06/25/2025	13	13
HH6525	40550	Routine	General	window	06/12/2025	07/11/2025	29	29
WO1319	40554	Routine	HVAC	Filter	06/12/2025	06/25/2025	13	13
KI1347	40561	Routine	Plumbing	Flooding	06/13/2025	07/15/2025	32	32
AR6907	40562	Routine	Appliance	Stove	06/13/2025	06/25/2025	12	12
NX1519	40606	Routine	Building Exterior	Shed	06/16/2025	07/11/2025	25	25
PC1282	40677	Routine	Plumbing	bathroom	06/20/2025	07/03/2025	13	13
WO1319	40679	Routine	General	Air conditoner	06/20/2025	06/25/2025	5	5
SF6703	40697	Routine	Walls-Ceilings	Hole	06/23/2025	07/15/2025	22	22
PC1282	40698	Routine	Appliance	stove	06/23/2025	07/11/2025	18	18
AR6923	40702	Routine	Building Exterior	Shed	06/24/2025	06/25/2025	1	1
AR6923	40703	Routine	Appliance	Stove	06/24/2025	06/25/2025	1	1
AR6923	40704	Routine	Doors	Doors	06/24/2025	06/30/2025	6	6
AR6923	40705	Routine	Doors	Doors	06/24/2025	06/30/2025	6	6
SC7209	40758	Routine	Appliance	stove	06/25/2025	07/09/2025	14	14
SF6740	40768		Doors	doors	06/26/2025		32	32
AR6918	40871	Routine	Appliance	stove	07/02/2025		26	26
PC1282	40880	Routine	Appliance	Oven	07/03/2025		25	25
HH6537	40881	Routine	Electrical	Light	07/07/2025		21	21
HH6537	40882	Routine	General	Smoke Detector	07/07/2025		21	21
HH6537	40883	Routine	Doors	Closet	07/07/2025		21	21
SC7201	40910	Routine	General	tub paint	07/10/2025		18	18
EH7067	40914	Routine	Doors	Back Door	07/10/2025		18	18
EH7067	40915	Routine	Plumbing	Hardware	07/10/2025		18	18
EH7067	40916	Routine	Building Exterior	Hole & missing shingles	07/10/2025		18	18
EH7067	40917	Routine	Doors	Garage	07/10/2025		18	18
KI1260	40949	Routine	Doors	Door	07/14/2025		14	14
SC7204	40974	Routine	General	bathroom	07/15/2025		13	13
AR6907	40977	Routine	General	plugs	07/15/2025		13	13
KI1350	41030			screen door	07/23/2025		5	5
EH1547	41033	Routine	General	mold	07/23/2025		5	5
								45

Total number of work orders:	45
Average completion days:	17.88
Average completion days for reporting period 2 years prior:	5.00
Reduction in average completion days over the past three yea	-12.88



MEMORANDUM

To: Pagedale Housing Authority Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Kawanna Tate, Director, Housing Administration

Date: August 12, 2025

Subject: *Annual PHA Plan (2026)*

This memo provides an overview of the Pagedale Housing Authority annual plan requirements.

I. Recommendation

Staff recommend that the Board review County Housing's Annual PHA Plan (2026) and authorize the Board Chairman to sign the Certification of Compliance with the PHA Plans and Related Regulations.

II. Overview

The Annual PHA Plan is a HUD-required document that details a housing authority's policies, programs, and strategies for meeting local housing needs and goals. County Housing's Annual PHA Plan (2026) describes the updates made to the organization's policies and planned activities for the upcoming fiscal year.

HUD requires most public housing authorities (PHAs) to submit a comprehensive Annual PHA Plan each year. Exemptions to this requirement are made for qualified PHAs, which do not have a combined public housing unit total of 550 or more and are not designated troubled by HUD. Pagedale Housing Authority is considered a qualified PHA.

As a qualified PHA, Pagedale Housing Authority is not required to submit its own Annual PHA Plan but must still submit a Certification of Compliance with PHA Plans and Related Regulations and hold an annual public hearing to address changes to its goals, objectives, and policies. County Housing's Annual PHA Plan is used as the template for describing these changes to the public. The certification attests that the Pagedale Housing Authority is abiding by the rules, regulations, and statutes in County Housing's Annual PHA Plan.

III. Attachments

- A. County Housing's 2026 Annual PHA Plan
- B. Certification of Compliance with the PHA Plans and Related Regulations

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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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, including changes to these policies, 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. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only 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 the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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	PHA Name: <u>Housing Authority of St. Louis County / "County Housing"</u> PHA Code: <u>MO-004</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</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>6,875</u> Total Combined Units/Vouchers <u>7,748</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
	Availability of Information. 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. 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.				
	The Draft 2026 PHA Annual Plan is available for viewing at the following locations:				
	<div> <div> PHA Main Administrative Office 8865 Natural Bridge Road St. Louis, MO 63121 </div> <div> PHA Site Management Office Arbor Hill 133 Grape Avenue Maryland Heights, MO 63043 </div> <div> PHA Site Management Office Highview 2876 West Pasture St. Louis, MO 63114 </div> </div> <div> Housing Authority of St. Louis County Website at www.countyhousing.org </div>				
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)				
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program PH HCV
	Lead PHA:				

B.	Plan Elements																
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>STRATEGY FOR ADDRESSING HOUSING NEEDS</p> <p>County Housing has developed internal and external strategies and is taking a data-driven approach to addressing clients' housing needs. County Housing did not adopt an objective to position the organization as a partner and advocate in the region.</p> <p>FINANCIAL RESOURCES</p> <table border="1"> <thead> <tr> <th colspan="2">Estimated Annual Contribution by Program - 2026</th> </tr> </thead> <tbody> <tr> <td>Housing Choice Voucher</td> <td>62,000,000</td> </tr> <tr> <td>Mainstream Voucher</td> <td>2,000,000</td> </tr> <tr> <td>Emergency Housing Voucher</td> <td>160,000</td> </tr> <tr> <td>Family Self-Sufficiency</td> <td>220,000</td> </tr> <tr> <td>Operating Subsidy</td> <td>900,000</td> </tr> <tr> <td>Capital Funds</td> <td>1,700,000</td> </tr> <tr> <td></td> <td>66,980,000</td> </tr> </tbody> </table> <p>SAFETY AND CRIME PREVENTION</p> <p>County Housing developed Workplace Safety and Firearms and Weapons policies that aim to create a safer environment for County Housing staff, HCV program participants, and public housing program participants. The Firearms and Weapons policy is part of the Admissions and Continued Occupancy Policy as well as the Administrative Plan. A copy of the policy is included as an attachment to this Plan.</p> <p>(c) The PHA must submit its De-concentration Policy for Field Office review.</p> <p>DE-CONCENTRATION POLICY</p> <p>County Housing will use greater flexibility to attract households with broader ranges of income. For higher-income families, County Housing will continue to reassess flat rental amounts annually in public housing developments and will continue to offer the choice of flat rent or income-based rent to residents. Other avenues to attract higher-income families being considered by County Housing are changes in waitlist admission preferences, more aggressive marketing of developments, ongoing evaluation of public housing inventory for capital improvements, and support from Landlord Liaisons.</p> <p>The Landlord Liaisons' goal is to connect with current and prospective property owners and landlords for the Housing Choice Voucher (HCV) program. They will attempt to make these connections and refer HCV participants to property owners in high-opportunity areas. They also continue to facilitate educational landlord meetings to attract and inform prospective landlords about the HCV program and its benefits.</p> <p>County Housing continues to enforce the Community Service and Self-Sufficiency Requirements (CSSR) and Family Self-Sufficiency (FSS) program. The CSSR offers guidance and structure for public housing residents who are required to complete community service or self-sufficiency hours. Continued administration of the FSS program will allow County Housing to offer more direct support to program participants. Both the CSSR and FSS program encourage and support participants in building wealth and gain a better understanding of how to maintain self-sufficiency.</p> <p>County Housing has also successfully begun establishing partnerships with other service agencies to offer more supportive services and resources to all its service population. These updates, new partnerships, and continued administration of the Family Self-Sufficiency will benefit participants and help deconcentrate poverty.</p>	Estimated Annual Contribution by Program - 2026		Housing Choice Voucher	62,000,000	Mainstream Voucher	2,000,000	Emergency Housing Voucher	160,000	Family Self-Sufficiency	220,000	Operating Subsidy	900,000	Capital Funds	1,700,000		66,980,000
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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.
☐ ☒ Designated Housing for Elderly and/or Disabled Families.
☐ ☒ Conversion of Public Housing to Tenant-Based Assistance.
☒ ☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
☐ ☒ Occupancy by Over-Income Families.
☐ ☒ Occupancy by Police Officers.
☐ ☒ Non-Smoking Policies.
☒ ☐ 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.

MIXED FINANCE MODERNIZATION OR DEVELOPMENT

County Housing has received low-income housing tax credits (LIHTC) for Arbor Hill Apartments as part of its activity for encouraging private equity investment in the development of affordable rental housing for low-income households. County Housing will build 68 new income-restricted housing units.

County Housing is also partnering with Peace United Church of Christ to develop affordable senior housing units in Webster Groves. This project will be funded in part with equity from LIHTC, and County Housing is examining the possibility of providing project-based vouchers. This development will further the availability of affordable housing in opportunity areas.

County Housing is working with the Olivette Housing Authority to redevelop that authority's existing 14 single family homes. This would be a mixed-finance development utilizing LIHTC.

DEMOLITION AND/OR DISPOSITION

County Housing will submit a demolition/disposition application for the Arbor Hill Apartments. Arbor Hill is comprised of 70 units: 15 one-bedroom units, 35 two-bedroom units, and 20 three-bedroom units.

County Housing will submit a demolition/disposition application for the Olivette Housing Authority if the LIHTC application is approved. This housing authority is comprised of 14 single homes. There are four two-bedroom homes and 10 three-bedroom homes. These homes would be replaced by 46 new apartments and townhomes that are a mix of one to five bedroom units.

CONVERSION OF PUBLIC HOUSING TO PROJECT-BASED RENTAL ASSISTANCE OR PROJECT-BASED VOUCHERS UNDER RAD

County Housing is in the process of converting the Arbor Hill Apartments to private ownership under HUD's RAD program, using low-income housing tax credits.

County Housing is also working with the Olivette Housing Authority to facilitate the conversion of public housing to project-based rental assistance. County Housing will apply for this redevelopment under HUD's RAD program.

PROJECT-BASED VOUCHERS

County Housing has allocated 186 project-based vouchers to the new Wellington Family Homes development. County Housing will continue to maintain and manage the waiting list for project-based vouchers at Wellington Family Homes.

County Housing is also examining the possibility of providing project-based vouchers for the Webster Groves project with Peace United Church of Christ. The project will develop 52 affordable senior housing units in Webster Groves, approximately 48 of which may have project-based assistance.

County Housing plans to regularly issue a project-based voucher Request for Proposal (RFP) to begin allocating more project-based vouchers to incentivize an increase in affordable housing in our community. PBVs will be awarded in accordance with the guidelines of the RFPs.

UNITS WITH APPROVED VACANCIES FOR MODERNIZATION

County Housing may take units offline when they need capital fund improvements or general modernization.

B.3	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p><u>Mission</u> The Housing Authority of St. Louis County provides decent, safe, and affordable housing, ensures equal housing opportunity, promotes self-sufficiency, and improves the quality of life and economic vitality for low—and moderate-income families. County Housing pursues these goals by using existing federal programs to the maximum feasible extent, linking with other service providers, and creating new opportunities of its own design.</p> <p><u>Objectives and Key Results</u> In executing its mission, County Housing adopted four guiding objectives. The key results communicate to our employees, board members, and external stakeholders how well the agency is performing. A copy of County Housing's second quarter performance report is attached to this plan.</p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>See 2024-2028 Capital Fund 5-Year Action Plan in EPIC approved by HUD on 12/10/2024.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>County Housing received findings related to the Housing Choice Voucher (HCV) programs eligibility, and waitlist. Findings were also related to Housing Quality Standards (HQS) inspections. County Housing continues to make adjustments to address the issues. Staff are working diligently to mitigate previous errors and to create quality control structures that will prevent future findings.</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) 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.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>																
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>																
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="168 919 1458 1455"> <tr> <td data-bbox="168 919 180 961"></td><td data-bbox="180 919 1458 961"> <p>Fair Housing Goal:</p> </td></tr> <tr> <td data-bbox="168 961 180 1087"></td><td data-bbox="180 961 1458 1087"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> </td></tr> <tr> <td data-bbox="168 1087 180 1108"></td><td data-bbox="180 1087 1458 1108"></td></tr> <tr> <td data-bbox="168 1108 180 1150"></td><td data-bbox="180 1108 1458 1150"> <p>Fair Housing Goal:</p> </td></tr> <tr> <td data-bbox="168 1150 180 1276"></td><td data-bbox="180 1150 1458 1276"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> </td></tr> <tr> <td data-bbox="168 1276 180 1297"></td><td data-bbox="180 1276 1458 1297"></td></tr> <tr> <td data-bbox="168 1297 180 1339"></td><td data-bbox="180 1297 1458 1339"> <p>Fair Housing Goal:</p> </td></tr> <tr> <td data-bbox="168 1339 180 1455"></td><td data-bbox="180 1339 1458 1455"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> </td></tr> </table>		<p>Fair Housing Goal:</p>		<p><u>Describe fair housing strategies and actions to achieve the goal</u></p>				<p>Fair Housing Goal:</p>		<p><u>Describe fair housing strategies and actions to achieve the goal</u></p>				<p>Fair Housing Goal:</p>		<p><u>Describe fair housing strategies and actions to achieve the goal</u></p>
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FIREARMS AND WEAPONS POLICY

Effective January 1, 2025

OVERVIEW

County Housing has established a Firearms and Weapons policy to promote the overall safety and well-being of everyone in the County Housing community. This policy clearly defines firearms and weapons and sets forth definitive guidelines for handling weapons and firearms in the County Housing community consistent with applicable laws.

Residents have the right to keep and bear arms, but also the responsibility to protect the health and safety of themselves, other residents, guests, and County Housing employees. To that end, residents, household members, guests, and visitors shall:

- Comply with all federal, state, and local requirements regarding the lawful ownership, possession, transportation, and use of firearms and weapons.
- Exercise reasonable care in the storage and security of firearms and weapons, including ammunition.
- Exercise reasonable care when handling firearms and weapons, ensuring the safety of household members and others.
- Store or otherwise secure all firearms and weapons during unit inspections, maintenance visits, housekeeping visits, or any occasion where County Housing personnel or authorized third parties enter resident units.
- Not discharge or use any firearm or weapon on County Housing property or within the unit in violation of any applicable federal, state, or local law.
- Not threaten or otherwise take any action with firearms or weapons on County Housing property that endangers the health or safety of others.

DEFINITIONS

The term “firearm” shall include but is not limited to the following:

- Pistols, revolvers, semiautomatic handguns, other handguns, rifles, shotguns, and any other instrument capable of being held and fired by a single person, that propels a projectile by means of explosive charge of firearm powder or other explosive propellant, mechanical (spring) action, gas or compressed air, capable of killing or injuring another person or an animal.
- Firearm parts kits that are designed to or may readily be completed, assembled, restored, or otherwise converted to expel a projectile by the action of an explosive (e.g., pistol, revolver, rifle, or shotgun).

No person may lawfully possess on County Housing property or within a unit any fully automatic firearm, machine firearm, sawed-off shotgun, assault weapon (as defined by specific state or federal statute), large capacity magazines unless allowed under state law, large capacity ammunition feeding devices, grenade launcher, rocket-propelled grenade (RPG) launcher, or other firearm or ammunition prohibited by applicable state or federal law.

The term “weapon” shall include but is not limited to the following:

- An instrument that is specifically designed, made, and/or adapted for the purpose of inflicting physical damage, serious bodily injury, or death by striking a person with the instrument, e.g. knife, dagger, club, nightstick, mace, slingshot, metal knuckles, crossbow.

VIOLATIONS OF FIREARMS AND WEAPONS POLICY

Material violations of the Firearms and Weapons Policy, as determined by County Housing, shall be deemed a serious violation of the lease at County Housing's sole discretion. County Housing will terminate the family's tenancy in accordance with the policies in Chapter 13 of this ACOP.

Residents are responsible for the action and conduct of their guests and others under their control with regard to such person's possession of firearms and weapons.

The following are grounds for enforcement action against residents, including lease termination and eviction:

- Unlawful ownership, possession, transportation, or use of a firearm or weapon.
- Unlawful shooting, firing, exploding, throwing, discharging, or use of a firearm or weapon.
- Infliction of any injury upon another person through the intentional, reckless, careless, or negligent use of a firearm or weapon.
- Damaging any property through the reckless, careless, or negligent use of a firearm or weapon.
- Brandishing, displaying, or otherwise taking any action with a firearm or weapon in connection with a verbal or non-verbal threat of bodily harm or endangerment of health and safety.



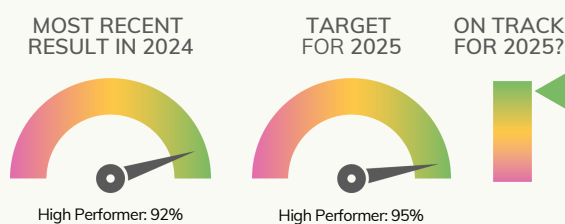
Agency Performance Report

Second Quarter, 2025

What HUD measures

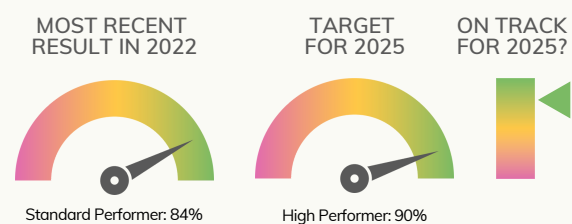
SEMAP

SEMAP scores indicate the performance of a PHA's Housing Choice Voucher program and influence the agency's HUD funding for the fiscal year.



PHAS

PHAS scores communicate a PHA's Public Housing program performance, affecting HUD funding and the frequency of public housing inspections.



What County Housing measures

Objective 1: Deliver services safely, effectively, and efficiently.

Results	Q1	Q2	Q3	Q4
Attain zero findings in finance/single audits	●	●	●	●
Ensure no findings from MHDC audits	●	●	●	●

Objective 3: Help our residents and families gain self-sufficiency through partnerships with other organizations in the community.

Results	Q1	Q2	Q3	Q4
Communicate programming opportunities	●	●	●	●
Enhance partnerships with local organizations	●	●	●	●
Engage in community initiatives that promote housing stability and affordability	●	●	●	●

Objective 2: Foster a customer-centered culture.

Results	Q1	Q2	Q3	Q4
Increase customer satisfaction	●	●	●	●
Dedicate staff to customer outreach and resident engagement	●	●	●	●
Implement quarterly feedback loops for residents	●	●	●	●

Objective 4: Expand access to desirable and affordable housing.

Results	Q1	Q2	Q3	Q4
Successfully close the Arbor Hill redevelopment project	●	●	●	●
Develop and execute a comprehensive landlord engagement strategy	●	●	●	●
Increase participation in housing stability programs	●	●	●	●

**Certifications of Compliance with
PHA Plan and Related Regulations
(Small PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires: 09/30/2027

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning _____, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last

Annual PHA Plan (check all policies, programs, and components that have been changed):

- ☐ 903.7a Housing Needs
- ☐ 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
- ☐ 903.7c Financial Resources
- ☐ 903.7d Rent Determination Policies
- ☐ 903.7h Demolition and Disposition
- ☐ 903.7k Homeownership Programs
- ☐ 903.7r Additional Information
- ☐ A. Progress in meeting 5-year mission and goals
- ☐ B. Criteria for substantial deviation and significant amendments
- ☐ C. Other information requested by HUD
- ☐ (1) Resident Advisory Board consultation process
- ☐ (2) Membership of Resident Advisory Board
- ☐ (3) Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHA's should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).

6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.
8. For a PHA Plan that includes a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on actual or perceived sexual orientation or marital status and will not otherwise discriminate because of sex (including sexual orientation).
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA and, where possible, should be made available for public inspection in an electronic format.
22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

PHA Name

PHA Number/HA Code

____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

Annual PHA Plan for Fiscal Year 20____

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, 3802)

Name of Executive Director:

Name of Board Chairman:

Signature:

Date:

Signature:

Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Civil Rights Certification (Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires: 09/30/2027

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning _____, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), the Violence Against Women Act (34 U.S.C. § 12291 *et seq.*), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. The PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR § 5.150 *et seq.*, 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies are designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

PHA Name

PHA Number/HA Code

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, 3802)

Name of Executive Director:

Name of Board Chairperson:

Signature:

Date:

Signature:

Date:

The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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MEMORANDUM

To: Pagedale Housing Authority Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: William Barry, Director of Inspections, Quality Control, and Capital Programs

Date: August 12, 2025

Subject: *Capital Fund Action Plan (2030)*

The U.S. Department of Housing and Urban Development (HUD) Capital Fund Program (CFP) provides funds annually to Public Housing Agencies (PHA) 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 recommend that the Board approve the Pagedale Housing Authority Capital Fund Action Plan for 2026-2030.

II. 2030 Work Items

- Renovate kitchens in 10 units
- Renovate bathrooms in 12 units
- Remove and trim trees and vegetation site-wide
- Repair foundations in three units
- Administration
- Operations

III. Attachment

Capital Fund Program Annual Funding



Pagedale Housing Authority
Capital Fund Program
\$231,491 Annual Funding

New 2030 Work Items and Administrative Funds

Renovate kitchens in 10 units	\$84,000
Bathroom renovations in 12 units	\$78,000
Remove and trim trees and vegetation site-wide	\$20,000
Repair foundations in three units	\$24,000
Administration	\$23,140
Operations	\$2,351
2030 Total	\$231,491

Existing 2029 - 2026 Work Items and Administrative Funds

2029	
Garage door replacement in 25 units	\$25,000
Kitchen renovations in eight units	\$70,000
Lateral line replacement three units	\$16,351
Bathroom renovations in 13 units	\$80,000
Remove and trim trees	\$15,000
Administration	\$23,140
Operations	\$2,000
2029 Total	\$231,491

2028	
Renovate kitchens in 16 units	\$147,000
Renovate bathrooms in eight units	\$48,000
Remove and trim trees	\$10,811
Operations	\$2,540
Administration	\$23,140
2028 Total	\$231,491

2027	
Renovate kitchens in 14 units	\$125,000
Replace 81 bathroom exhaust fans	\$20,811
Remove and trim trees	\$30,000
Repair basement foundations in two units	\$30,000
Operations	\$2,540
Administration	\$23,140
2027 Total	\$231,491

2026	
Replace windows in 20 units	\$147,000
Renovate bathrooms in three units	\$28,341
Repair/replace fencing at five units	\$20,659
Provide energy assessments for 81 units	\$10,000
Administration	\$23,140
Operations	\$2,351
2026 Total	\$231,491