

ST. LOUIS
HOUSING
AUTHORITY

BOARD OF COMMISSIONERS
REGULAR MEETING
AUGUST 23, 2018

TO THE COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY
ST. LOUIS, MISSOURI



PUBLIC NOTICE OF MEETING

Lyda Krewson
Mayor

Thomas Jerry
Chairman

Shelby Watson
Vice-Chairman

James Murphy
Treasurer

Lawson Calhoun
Commissioner

Shonnah Paredes
Commissioner

Brenda Simpson
Commissioner

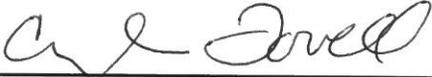
Regina Stewart
Commissioner

TAKE NOTICE THAT THE REGULAR MEETING OF THE

Commissioners of the St. Louis Housing Authority will be held at the St. Louis Housing Authority in Board Room A, 3520 Page Boulevard, in the City of St. Louis, Missouri, on Thursday, August 23, 2018, commencing at 4:30 p.m., to consider and act upon the items shown on the attached agenda. An Executive Session will be convened to discuss legal actions, causes of actions, communications with attorneys, personnel matters, leasing, purchase or sale of real estate and bid specifications.

DATED: August 17, 2018

ST. LOUIS HOUSING AUTHORITY



Secretary

Attachment

BOARD OF COMMISSIONERS, ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING, AUGUST 23, 2018, 4:30 P.M.
ST. LOUIS HOUSING AUTHORITY, 3520 PAGE BOULEVARD
ST. LOUIS, MISSOURI 63106
AGENDA

ROLL CALL

CONSENT AGENDA

1. Approval of Minutes, Regular Meeting, June 28, 2018

RESIDENTS' COMMENTS ON AGENDA ITEMS

ITEMS FOR INDIVIDUAL CONSIDERATION

CHAIRMAN'S REPORT

DIRECTOR'S REPORT

RESIDENTS' CONCERNS

COMMISSIONERS' CONCERNS

SPEAKERS TO ADDRESS THE BOARD

EXECUTIVE SESSION

The Executive Session will be convened pursuant to Section 610.021 of the Missouri Revised Statutes, to discuss legal actions, causes of actions or litigation, personnel matters relating to the hiring, firing, disciplining and promoting of employees, negotiations with our employees, leasing, purchase or sale of real estate and specifications for competitive bidding.

ADJOURNMENT

Please note that this is not a public hearing or forum. Anyone wishing to address the Board must follow the St. Louis Housing Authority's Speaker's Policy. (Contact the Executive Division at Central Office for a copy of the policy.)

**APPROVAL OF MINUTES
JUNE 28, 2018**

BOARD OF COMMISSIONERS
ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING
JUNE 28, 2018
4:30 p.m.

CALL TO ORDER

The Board of Commissioners of the St. Louis Housing Authority held a Regular Meeting on Thursday, June 28, 2018, at the St. Louis Housing Authority, 3520 Page Boulevard, St. Louis, Missouri 63106. Chairman Shelby Watson called the meeting to order at approximately 4:30 p.m.

Present: Lawson Calhoun
 James Murphy
 Constantino Ochoa, Jr.
 Regina Stewart
 Shelby Watson

Absent: Regina D. Fowler

Approval of Minutes

Commissioner Watson noted that there was a delay in the minutes being produced for the April 26, 2018 meeting, therefore, approval was needed for the minutes of April 26, 2018 and May 24, 2018. She asked if there were any comments or questions regarding the minutes.

There were none.

Commissioner Calhoun moved to approve the minutes of April 26, 2018 and May 24, 2018. Commissioner Stewart seconded the motion. Upon a rollcall vote, the motion passed with all commissioners voting aye.

CONSENT AGENDA

Resolution No. 2867

Authorizing and Approving the Flat Rent Schedule for the Public Housing Program.

Cheryl Lovell, Executive Director, stated that Section 210 and Section 243 of Title II of Public Law 113-76, the Consolidated Appropriations Act of 2014, require new parameters for housing authorities to establish flat rent amounts, specifically flat rents must be set at no less than 80 percent of the fair market rent. She said the St. Louis Housing Authority (Authority) revised its flat rent schedule to be consistent with the statutory requirements and submitted the proposed flat rent schedule for public review for 45 days, concurrent with the Agency Plan. She said Board approval is requested of the Flat Rent Schedule. Ms. Lovell stated, for clarification, that the Authority does rent comparisons on every development to determine whether the comparable rent is higher or lower than the current flat rent. She said the Authority has to compare the flat rent to the fair market rent to make sure that it exceeds 80 percent of the fair market rent minus the utility allowance. She said if the flat rent is not at the comparable rent the Authority increases it marginally, but never more than \$50 per month. She said if it is a mixed-finance development that involves low-income housing tax credits the flat rent is never higher than the tax credit rent, even if the tax credit rent is lower than 80 percent of the fair market rent minus the utility allowance. Ms. Lovell stated some of the flat rents went up, some stayed the same and a couple went down.

Commissioner Ochoa asked Ms. Lovell if the Authority is just getting up to compliance.

Ms. Lovell responded, "Yes."

Commissioner Ochoa asked Ms. Lovell if the Authority knows what the central revenue deficit is.

Ms. Lovell stated that the flat rent is only if 30 percent of a person's income is greater than the flat rent. She said very few people are on flat rent, therefore, it has almost no effect on revenue whatsoever.

Commissioner Watson asked Ms. Lovell how many people are on flat rent.

Ms. Lovell stated that there were less than 40 people on flat rent the last time the Authority checked.

Commissioner Watson asked if there were any other questions or concerns regarding Resolution No. 2867.

There were none.

Commissioner Calhoun moved to approve Resolution No. 2867. Commissioner Ochoa seconded the motion. Upon a rollcall vote, the motion passed with all commissioners voting aye.

Resolution No. 2868

Authorizing and Approving the Allowances for Tenant-Furnished Utilities for the Public Housing Program.

Ms. Lovell stated that in accordance with HUD regulations housing authorities are required to revise their schedule of allowances annually if there is a change in the utility rate of 10 percent or more from the rate on which the allowances are based. She said the proposed utility allowance schedule reflects an increase of more than 10 percent in the electric rate. She noted that the gas rate stayed the same. She said Board approval is requested for the proposed utility allowance schedule. Ms. Lovell stated that a comment was made at the public hearing about the draft utility allowances. She said the comment was that the draft utility allowances do not satisfy the requirements of 24 CFR §965.502 because SLHA did not use all of the factors in its methodology to determine the allowances. She said the Authority's response was as follows: *"SLHA established the current utility allowances in 2011 using an engineering-based methodology to calculate the utility allowances. The 95-page Utility Allowance Calculator report that details the methodology used to determine consumption levels for each development is based on unit types and sizes and considers all the enumerated relevant factors of 24 CFR §965.502 Parts 1 through 9. Part 24 CFR §965.507 requires SLHA to review the allowances annually and to adjust the allowances based on changes in consumption, based on implementation of modernization or other energy conservation measures, and changes in the utility rate. The draft utility allowances are the result of this review. SLHA is in compliance with the regulatory requirements for the annual review and will recommend adopting the draft utility allowances. The written Utility Allowance Calculator report that utilized each of the enumerated relevant factors to derive at the utility allowance is available for inspection upon request."*

Commissioner Watson asked if there were any comments or questions regarding Resolution No. 2868.

There were none.

Commissioner Stewart moved to approve Resolution No. 2868. Commissioner Calhoun seconded the motion. Upon a rollcall vote, the motion passed with all commissioners voting aye.

Resolution No. 2869

Approving and Authorizing the Submission of the Agency Plan Annual Submission for Fiscal Year 2018.

Ms. Lovell stated that Board approval is requested to authorize the Authority to submit the Agency Plan Annual Submission for fiscal year 2018. She said the Authority prepared the Agency Plan Annual Submission in accordance with the regulations and requirements of 24 CFR 903. She noted that resident planning meetings were conducted to encourage meaningful participation in the planning and development process of the annual submission. She said the proposed Agency Plan Annual Submission includes the following exhibits: the comments and response summary from the Public Hearing, the comments and responses for Agency Plan Section C.3, the flyer and minutes from the town hall meetings, the Certificate of Compliance and the Civil Rights Certification. She noted that there were a number of comments to the Agency Plan and she asked if there were any questions about the comments.

Commissioner Ochoa asked Ms. Lovell how many residents showed up at the public hearing to make comments.

Ms. Lovell responded, "None."

Commissioner Ochoa asked Ms. Lovell if the certifications had been reviewed by house counsel to make sure they were in compliance.

Ms. Lovell responded, "Yes."

Commissioner Watson asked if there were any other questions or concerns regarding Resolution No. 2869.

There were none.

Commissioner Calhoun moved to approve Resolution No. 2869. Commissioner Stewart seconded the motion. Upon a rollcall vote, the motion passed with all commissioners voting aye.

Resolution No. 2870

Authorizing and Approving the Sale of 10 Vacant Lots Composing the Near Southside HOPE VI Phase IVb Homeownership Site, aka La Saison Homeownership Site.

Ms. Lovell stated that Board approval is requested for the sale of 10 vacant lots composing the Near Southside HOPE VI Phase IVb Homeownership site for the development of 10 affordable homes. She said the request is to sell the lots to Habitat for Humanity, the selected developer for the 10 vacant lots. She noted that the resolution also requests that there be a reverter clause in the sale so that if the lots are not developed by December 31, 2019 the ownership of the lots reverts back to the Authority.

Commissioner Ochoa asked Ms. Lovell if the Authority has an appraisal for the sale of the properties.

Ms. Lovell stated that there is a sales price established, something like \$7,500 a lot, which is the original sales price. She noted that this project goes back to 2006 and that the previous developer was supposed to build homeownership units on the lots, but unfortunately they went bankrupt. She said the Authority has been trying to get somebody to develop these lots for many years, but with the real estate bubble no one was interested. She said the Authority has been working at getting this process done with Habitat for Humanity for about eight or nine months now. Ms. Lovell stated that the sales price gets rolled into the price of the house, which are all affordable and for low-income families.

Commissioner Ochoa asked Ms. Lovell if the Authority knew the extent of what the assessment difference would have been in the event it would have done an appraisal or with a drive-by broker.

Ms. Lovell stated that the Authority did not know.

Commissioner Watson asked Ms. Lovell what would be the impact of the agreement if Habitat for Humanity goes bankrupt before December 31, 2019, although she does not expect them to go bankrupt.

Ms. Lovell stated that since Habitat for Humanity is a not-for-profit she is sure that that is not a real concern, however, if they do not develop the lots by December 31, 2019 the Authority will get the property back.

Commissioner Ochoa stated that if it is too late for this situation then maybe the next time the Authority sells property it can get something on file of the assessment price, even if it is a drive-by type of assessment.

Ms. Lovell stated that when the Authority sells property, other than to a not-for-profit, it has to get approval from HUD that requires an appraisal.

Commissioner Watson asked if there were any additional questions or concerns regarding Resolution No. 2870.

There were none.

Commissioner Stewart moved to approve Resolution No. 2870. Commissioner Ochoa seconded the motion. Upon a rollcall vote, the motion passed with all commissioners voting aye.

Resolution No. 2872

Approving and Authorizing the St. Louis Housing Authority Capital Fund Five-Year Plan and the FFY 2018 Capital Fund Annual Statement.

Ms. Lovell stated that in 2013 HUD published the Capital Fund rule, which decoupled the Capital Fund submission from the Agency Plan (Plan) and required housing authorities to develop a separate Capital Fund submission. She said housing authorities are required to hold a public hearing, consult with the resident advisory board and submit any comments received from the hearing and the consultation for the Capital Fund submission. She noted that HUD guidance suggests that this process be held concurrent with the Agency Plan process. She said the Authority prepared a revised Capital Fund Five-Year Plan in conjunction with the 2018 Agency Plan, provided a 45-day comment period and conducted a public hearing on June 13, 2018, as well as the Plan was available to the residents and the St. Louis TAB, which is the city-wide Resident Advisory Board, prior to the hearing. She noted that the comments to the Plan and the responses are attached to the resolution. Ms. Lovell stated that in addition HUD revised the process for accepting annual Capital Fund grants. She said the Annual Contributions Contract (ACC) amendments are now deemed executed when the first funds are drawn down from the grant and Board approval of the individual ACC amendments is no longer required. She said HUD also no longer provides Replacement Housing Factor Capital Fund grants. Ms. Lovell stated that the Authority was notified on May 24, 2018 that its FFY 2018 Capital Fund allocation is \$9,913,158. She noted that the Authority completed the FFY 2018 Capital Fund Annual Statement in accordance with the latest approved Five-Year Plan. She said Board approval of the Capital Fund Five-Year Plan, the FFY 2018 Capital Fund Annual Statement and the definition of a significant amendment or modification to the Plan is requested. She noted that all supporting documents are attached to the resolution. She said the only comment to the Capital Fund Five-Year Plan was made by the Authority. Ms. Lovell stated that the amount of the grant was significantly more than the Authority expected, therefore, the Authority was able to move a project that was in 2019 back to 2018, leaving the vast majority of the available Capital funds in 2019 and beyond available for improvements in Clinton-Peabody. She said at first the project was scheduled to start in 2020, but because of the additional funds the Authority is now able to move the project back to 2019. She said this was the only real change and she noted that the Authority did not have the annual amount when the Agency Plan went out for comment.

Commissioner Watson asked if there were any questions or comments regarding Resolution No. 2872.

There were none.

Commissioner Calhoun moved to approve Resolution No. 2872. Commissioner Ochoa seconded the motion. Upon a rollcall vote, the motion passed with all commissioners voting aye.

Resolution No. 2873

Authorizing and Approving Revisions to the St. Louis Housing Authority's Admissions and Continued Occupancy Policy (ACOP).

Ms. Lovell stated that Board approval is requested for revisions to the Authority's Admissions and Continued Occupancy Policy (ACOP). She noted that the revisions to the ACOP include the following: clarifications to the requirements regarding admissions and denials of admissions based on criminal background reviews, clarifications of treatment of household debt for remaining family members, clarification of the requirements for reducing rent based on a reduction in income, clarification of the requirements for qualifying for special transfers based on being a victim of a crime, clarifications on the certification requirements when a family member is removed from occupancy as a condition for the rest of the family to remain in occupancy, clarifications in the lease defining three delinquent rent payments as a material lease violation, an add-on requirement to the lease that tenants are required to cooperate with management in the elimination of rodent and insect infestation, adding to the lease the fine for tampering with smoke detectors to be

consistent with the requirements of the ACOP and adding housekeeping standards from the HUD Model Public Housing lease to the lease. She said a matrix showing the revisions made to the ACOP is attached to the resolution. Ms. Lovell stated that the draft revisions to the ACOP were submitted for public review for 45 days, concurrent with the Agency Plan, and she noted that the comments and responses from the public review are also attached to the resolution. She said the comments resulted in the elimination or modification of a number of the proposed revisions. She said in accordance with 24 CFR Section 960 public housing authorities must adopt written policies concerning the admissions and continued occupancy of public housing. Ms. Lovell stated that there were extensive comments and she noted that most of them were accepted and several modifications were made, as well as several post-laws were eliminated.

Commissioner Watson asked Ms. Lovell if the criminal background checks are limited to a certain time frame.

Ms. Lovell stated that the criminal background checks are limited to 10 years for public housing. She noted that the change in the ACOP was based on a conviction. She said the Authority is required to look at convictions and not just arrests, therefore, the change was to clarify that the Authority will look at convictions.

Commissioner Watson asked if there were any comments or questions regarding Resolution No. 2873.

There were none.

Commissioner Calhoun moved to approve Resolution No. 2873. Commissioner Ochoa seconded the motion. Upon a rollcall vote, the motion passed with all commissioners voting aye.

CHAIRMAN'S REPORT

Commissioner Watson stated that the Board would be convening for an Executive Session following the public meeting and she asked everyone to quickly vacate the room once the meeting concluded. She reported that the Authority made some great progress in its supporting partnerships to support Clinton-Peabody and its other developments. She noted that the Authority had an event at Clinton-Peabody, Spring Fling Health Fair, that she was not able to attend, however, she heard that a good time was had by all. Commissioner Watson reported that the Authority has developed an action plan on its vacant building identification. She recalled that the reason for a lot of the problems in Clinton-Peabody was the demolition of a vacant building that was across the street from the development. She said the Authority has now implemented a plan to take evaluation of all the vacant buildings surrounding its properties so that it does not get caught unaware again. She said the first step is to meet with the City's Building Division to see what the Authority can get done. She noted that the rest of the plan will depend on how that meeting goes. Commissioner Watson stated that by January 2019 the Authority will either have its own plan in place to monitor all of the vacant buildings within an identified radius that will affect its properties or the Authority will be working with the City's Building Division to make sure that that happens.

DIRECTOR'S REPORT

Ms. Lovell reported that People's Community Action Corporation (PCAC) provided utility assistance to six residents in the month of May and made referrals to other agencies for utility assistance when funds were unavailable. She reported that PCAC is contacting seniors to apply for Keep It Cool energy assistance, which provides a \$25.00 reduction in their electric bill for the summer months. She reported that Resident Initiatives sponsored a nutrition program at James House that began on May 10, 2018 and she noted that eight residents enrolled in the class. She reported that a financial education program began on May 14, 2018 at Lafayette Apartments as well and she noted that residents from Lafayette Apartments, Kingsbury, Renaissance Place and Folsom attended the class. Ms. Lovell reported that seven residents were enrolled in the Family Self Sufficiency program in May. She reported that 20 residents received services from the Parkview clinic and the podiatrist. She reported that 42 residents participated in the Senior Olympics and she noted that the Authority's team was very successful again this year. She noted that the residents won 28 gold medals, 22 silver medals, 18 bronze medals, four first place ribbons and three fourth place ribbons. She said both Commissioner Murphy and Commissioner Stewart were on the team. Ms. Lovell reported that We Care Mobile Dental served 28 residents at Senior Living at Cambridge Heights in May.

She reported that CHIPS is providing an optometrist and chiropractor for four senior developments and she noted that the services are scheduled to begin in mid-July. She reported that AARP presented a brain health workshop at Parkview in June. She reported that Sal Martinez of the North Newstead Association has invited seniors to participate in a community garden on Dayton and she noted that a workshop is available for those who want to learn more about gardening. She reported that health fairs are scheduled at Cahill House and Cambridge Heights in July. Ms. Lovell reported that the Salute to Success luncheon was held on June 22, 2018 and she noted that the luncheon recognized residents and service providers' participation in self-sufficiency activities. She said the event was well attended. She reported that the Resident Initiatives staff submitted a grant application to the City of St. Louis Senior Fund for \$50,000 and she noted that the awards are anticipated on June 29, 2018. She reported that the ROSS Services Coordinator grant recruitment continues at various developments and she noted that the coordinators are also working with site managers for referrals. She reported that Habitat for Humanity held a series of design meetings with stakeholders for the homeownership development and she noted that they are planning a ground breaking for July 11, 2018 at 9:30 a.m. She said the Southside project will include Habitat for Humanity's 400th home. Ms. Lovell reported that as of April the Authority's overall revenues were approximately \$250,000 less than the budgeted amount, with contributions from the Jobs Plus grant and the Operating Subsidy lower than the budgeted amount. She reported that expenses were under budget by approximately \$260,000, primarily due to administrative costs, maintenance salaries and maintenance contracts. She noted that the administrative costs are lower because the Authority's allocated overhead is below the budgeted amount, the maintenance salaries were lower because the management companies are using temporary labor, which is charged to administration, and the maintenance contracts are lower because snow removal was less than expected, landscaping billing had just started and bed bug eradication is currently below the budgeted amount. She said currently the estimated withdrawal from the reserve for this fiscal year is slightly below the budgeted amount of \$750,000. Ms. Lovell reported that the Section 8 utilization rate is 101% of the budget authority. She reported that three potential landlords attended the monthly briefing session in May and she noted that the session is designed to educate landlords on the program guidelines and requirements. She reported that 37 vouchers were issued in May and one project-based referral was processed. She reported that the Section 8 team has developed a lease-up plan to maximize voucher usage. She said the goal is to issue approximately 150 vouchers a month for three months and she noted that implementation began last week. She reported that there are 214 active VASH participants and she noted that 20 VASH families are searching for housing and eight referrals were received. Ms. Lovell reported that all of the work on the LaSalle Park Village Phase I project is complete. She noted that the Authority is processing the final pay request from the contractor to complete contract close-out. She reported that on the LaSalle Park Phase II project demolition and abatement is complete in all of the buildings and mechanical, electrical and plumbing rough-ins are underway in four buildings, as well as framing repair is underway in three buildings. She noted that the current completion date of the contract is February 15, 2019. Ms. Lovell reported that the notice to proceed for the replacement of the chiller at James House was issued on April 18, 2018. She said the submittals for all of the equipment have been reviewed and approved and all of the equipment has been ordered. She noted that the equipment is expected to be delivered in July. She said a temporarily chiller has been installed and is expected to remain in place until the new chillers are installed. Ms. Lovell reported that on the King Louis Square Phase III Fire Damage project the demolition and structural repairs are complete, mechanical, electrical and plumbing rough-ins are complete and all mold abatement is complete. She noted that the project is slightly behind schedule. She reported that the consulting team performing the feasibility study at Clinton-Peabody, ND Consulting, is revising the physical needs assessment and compiling the data gathered from the residents. She reported that the Action Plan Status Report for the Strategic Plan is attached to her report. Ms. Lovell reported that 303 residents at Clinton-Peabody have registered for the Jobs Plus program and have completed the initial assessments, 160 people have been placed in jobs and 255 residents have received at least one post-assessment service. She reported that staff continues to assist Wellston in reducing vacancies and is also assisting with the resolution of various issues. She reported that the Mobility Connection program continues to progress and she noted that 30 families have moved to high opportunity areas. She said the team continues to encounter challenges with landlords in high opportunity areas accepting vouchers and families having funds for security deposits and application fees. She reported that the team met with MDRC, a nonprofit research organization, to discuss the possibility of becoming part of a demonstration program, which will provide some funding for the program. Ms. Lovell reported that the health fair held at Clinton-Peabody on June 1 2018 was a success. She noted that the fair was a collaboration between the Jobs Plus team and a number of service providers.

She said Home State Health assisted with the fair. She noted that Affinia brought a dental and health care van, McCormack Baron Management provided food and activities for the children and the Housing Police Department provided their ice cream truck. She said about 70 families attended the event. Ms. Lovell reported that the Authority submitted an application to HUD last week for 50 Mainstream vouchers. She said the vouchers are for disabled, homeless, those at-risk of becoming homeless and those transitioning from institutions. She noted that the award decisions are expected in August. She reported that the Authority received the Health Department's information on the re-inspection of units at Clinton-Peabody that was conducted on April 30, 2018. She said the inspection indicated that approximately 35 units still show evidence of mice, therefore, based on the results the extermination frequency was increased to weekly in the units still affected. Ms. Lovell stated, as the updated action plan shows, that the Authority has taken a number of actions to attempt to resolve the problem and she noted that the Authority has repaired dumpsters, cleaned storm drains, changed extermination companies, increased the frequency of extermination visits, plugged exterior entry points, sealed crawl spaces, plugged interior holes, replaced seals on 430 doors, removed foam plugs and sealed dryer vents. She said duct and radiator cleaning is in progress and she noted that radiators in 23 units and duct work in 111 units have been cleaned to date. She said work on removing furnace and water heaters so that inaccessible holes can be plugged is underway. She said the contractors doing the work are also cleaning the mechanical closets, the furnaces and behind all the appliances. She noted that work is complete in 11 of the 29 affected units. Ms. Lovell stated that the team identified 64 stoves that need replacing. She noted that the stoves have been ordered and the first delivery is expected next week. She said 68 exterior doors have been replaced and she noted that all door replacement is expected to be completed next week. She said the estimated cost of the efforts to date is approximately \$325,000. She noted that an updated action plan is attached to her report. Ms. Lovell stated that Lt. Martin was on vacation, therefore, Sgt. Moody would be reporting on his behalf.

Sgt. Marvis Moody reported on the numbers for part one crimes for the month of May 2018. He stated that there were 17 incidents of part one crime reported in Clinton-Peabody in May 2017 and nine incidents reported in May 2018. He noted that there was a homicide, a robbery, two aggravated assaults, two larcenies and three vehicle thefts. He stated that there were 10 incidents of part one crime reported in Cochran in May 2017 and four incidents reported in May 2018. He noted that there were three aggravated assaults and one larceny. Sgt. Moody stated that there were 10 incidents of part one crime reported in LaSalle Park in May 2017 and one incident reported in May 2018, which was an assault first. He said there were six incidents of part one crime reported in Blumeyer in May 2017 and one incident reported in May 2018, which was a vehicle theft. He said for the month of May 2018 the Housing Authority Unit conducted 112 footbeats, pulled over 89 cars for traffic stops or investigative stops, wrote 57 parking tags, conducted 71 pedestrian checks and 177 building checks, as well as made eight felony arrests, 11 misdemeanor arrests and 19 City charge arrests, which are summonses, for a total of 38 arrests. Sgt. Moody stated that Officer Christopher Kegel is the officer of the month for the month of May 2018. He said Officer Kegel conducted 40 footbeats, had 17 traffic stops, wrote 10 parking tags, conducted nine pedestrian checks and 25 building checks, as well as made three felony arrests, five misdemeanor arrests and five City charge arrests. He asked if there were any questions regarding his report.

There were none.

Commissioner Watson asked Ms. Lovell if the duct and radiator cleaning is remediation or preventive.

Ms. Lovell stated that the Authority is cleaning all of the ducts and radiators in the affected units, which is part of the remediation agreement. She said there are about 45 units with radiators and about 130 units with duct work.

Commissioner Watson asked Ms. Lovell if this work is to clean up the residue of the mice.

Ms. Lovell responded, "Yes." She said in the 35 units that are still identified it is not known if the mice are still active or if it is residue, therefore, the Authority is cleaning to be able to determine that.

Commissioner Ochoa asked Ms. Lovell if some of the staff had been reporting with Habitat for Humanity to make sure that the meetings are being met with the residents.

Ms. Lovell stated that the Authority's staff had attended a number of the meetings and she noted that a couple of the meetings were held at the community building in Clinton-Peabody and that there had been meetings held at other places as well.

Commissioner Ochoa asked Ms. Lovell, with the reserve being depleted, if the Authority is somehow inserting funds into it.

Ms. Lovell responded, "No." She said the only way to insert funds into the reserve is if the Authority spends less than it gets and she noted that the Authority has not been able to spend less since 2012.

Commissioner Watson asked Ms. Lovell if the Authority's reserve was depleted when sequestration occurred and HUD was able to take some of it.

Ms. Lovell stated that in 2012 if a housing authority was doing well financially and had a substantial reserve HUD asked Congress, and Congress decided, to reduce that housing authority's subsidy amount based on their reserve. She noted that the Authority lost \$7 million of its reserve in one year. She said the Authority has filed suit to get the money back through a class action suit, however, she does not know where the suit is at this point. She said if the Authority is successful it will get about \$5.5 million of the \$7 million back.

Commissioner Watson stated that she neglected to announce the Authority's new award. She said the Authority has decided to institute a "Good Neighbor Award" and she noted that Ms. DeAndria Barnes, president of the Clinton-Peabody tenant association, is the first recipient of the award. She said Ms. Barnes came up with a great idea about having an extra point of connection with the residents to find out if there are any issues beyond what the Authority gets reported to the office and what it hears about from the office. She said Ms. Barnes idea was to have an extra category on the sign-in sheet for how a resident was doing and how their unit was doing and if they had any concerns. She said the idea was morphed into an iPad that is now at Clinton-Peabody. Commissioner Watson stated that it was a great idea and more innovative ideas like that are needed from the residents to see what works for them.

RESIDENTS' CONCERNS

Erica Hall, resident of Cochran Plaza, distributed some pictures to the Board. She said she has been living in Cochran Plaza for approximately two and a half years and has been having an issue with black mold in her home for about six or seven months. She said she has done everything from contacting Kalissia Shipp, the property manager, to coming to the Authority to speak to Janice Townsend and Sparkle Huckleberry about the issue. She said she also contacted Joyce Hoeing and Jeff Evans of HUD on May 4, 2018, as well as Mr. Larry Washington, a City inspector, who came to her home and cited two different issues; the dryer vent for being a fire hazard and water leaking in her restroom. Ms. Hall stated that her sink has been replaced four times and water is still leaking. She said the issues have gotten beyond control and she noted that she and her kids go to the hospital every week and that they have headaches and nose bleeds all of the time. She said Mr. Evans and Ms. Hoeing came out to her unit last week and she was told that someone would contact her by June 22, 2018 regarding a transfer, however, she has not spoken to anyone. She said the smell of the mold is outrageous. Ms. Hall stated that she has done her chain of command and the situation has not been handled. She noted that she contacted Channels 2, 4, 11 and 30, and everybody that she knew to contact, and she still has not been transferred.

Commissioner Watson told Ms. Hall that she was sorry that she had to experience this situation. She said the Authority needs to figure out what is going on. She thanked Ms. Hall for bringing this matter to the Board's attention and indicated that the Board would follow up with her to make sure that things are taken care of. She asked Ms. Hall if there were other health hazard issues besides the mold.

Ms. Hall stated that anytime it rains her home floods. She said she was told that it is because of the landscaping outside. She said her bedroom floods, a smoke detector has not been replaced, there is mold on the wall in the restroom, mold in the living room behind her couch, mold in the windows in her living room and the dryer vent is a fire hazard.

Commissioner Watson asked Ms. Hall how long has her smoke detector been in need of repair.

Ms. Hall responded, "Eight months."

Commissioner Watson asked Ms. Lovell to provide the Board with some information on whether or not there are any open work orders, specifically on the smoke detector, and how long the work orders have been opened so that the Board can see if there are any issues there.

Ms. Lovell responded, "Okay."

Commissioner Ochoa asked Ms. Lovell what does the letter from HUD mean and/or does it mean anything in the sense of requirements that the Authority has to fulfill or does the Authority have to respond back.

Ms. Lovell stated that the Authority has to respond back to HUD.

COMMISSIONERS CONCERNS

Commissioner Murphy asked Ms. Lovell for an update on the sewer cave-in at LaSalle Park.

Ms. Lovell stated that Moses Gayles had a contractor to go out and shoot some elevations, however, she does not know what they show. She said she will check into it and get back with Commissioner Murphy.

Commissioner Ochoa asked Ms. Lovell how much longer can the Authority operate in the red before its reserve is gone.

Ms. Lovell responded, "About four to five years."

ADJOURNMENT

Commissioner Calhoun moved to adjourn the meeting into Executive Session. Commissioner Stewart seconded the motion. The vote was in favor of passing the motion with all commissioners voting aye. The meeting thereupon adjourned at 5:33 p.m.

Shelby Watson, Chairman
Board of Commissioners
St. Louis Housing Authority

Cheryl Lovell, Secretary
Board of Commissioners
St. Louis Housing Authority

(SEAL)