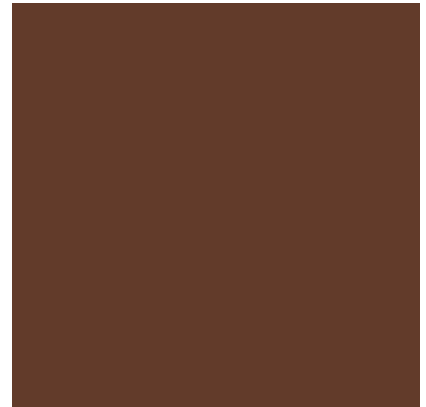




BOARD OF COMMISSIONERS



August 26, 2021

REGULAR MEETING

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



Tishaura Jones
Mayor

Sal F. Martinez
Chairman

Constantino Ochoa, Jr.
Vice-Chairman

Regina D. Fowler
Treasurer

Annetta Booth
Commissioner

James Murphy
Commissioner

Shelby Watson
Commissioner

PUBLIC NOTICE OF MEETING

Take notice that the **regular meeting** of the commissioners of the St. Louis Housing Authority will be held via **Zoom*** on Thursday, August 26, 2021, commencing at 4:30 p.m., to consider and act upon items shown on the attached agenda. An Executive Session may 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 18, 2021

ST. LOUIS HOUSING AUTHORITY

Attachment

***Instructions For Joining Zoom**

Meeting ID: 863 741 1301

Via Smart Phone or Computer:

<https://us02web.zoom.us/j/8637411301>

Via Phone:

(312) 626-6799, then 863 741 1301#

BOARD OF COMMISSIONERS, ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING, AUGUST 26, 2021, 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 24, 2021

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

An Executive Session may 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 24, 2021**

BOARD OF COMMISSIONERS
ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING
JUNE 24, 2021
4:30 p.m.

CALL TO ORDER

The Board of Commissioners of the St. Louis Housing Authority held a Regular Meeting on Thursday, June 24, 2021, via Zoom. Chairman Sal Martinez called the meeting to order at approximately 4:35 p.m.

Present: Annetta Booth
Sal F. Martinez
Constantino Ochoa, Jr.
Shelby Watson

Absent: Regina Fowler
James Murphy

CONSENT AGENDA

Approval of Minutes

Commissioner Booth moved to approve the minutes of April 22, 2021. Commissioner Ochoa seconded the motion. The motion passed with all commissioners voting aye.

ITEMS FOR INDIVIDUAL CONSIDERATION

Resolution No. 2926

Authorizing the Executive Director to Implement HUD Waiver Notice PIH 2021-14 (COVID-19 Statutory and Regulatory Waivers and Alternative Requirements for the Public Housing, Housing Choice Voucher (including Mainstream and Mod Rehab), Indian Housing Block Grant and Indian Community Development Block Grant Programs, Suspension of Public Housing Assessment System and Section Eight Management Assessment Program, Revision 3).

Alana C. Green, Executive Director, presented Resolution No. 2926, noting that early in 2020 the federal government gave a lot of agencies and recipients of federal money some flexibilities to help continue operations during the COVID-19 pandemic. She noted that the HUD Waiver Notice directly related to the St. Louis Housing Authority (SLHA) and in May 2020 the Board authorized SLHA to implement some waivers. She said HUD had since updated the waivers and SLHA was seeking Board approval to update its waiver notice to reflect the flexibilities that HUD was now offering.

There were no questions and/or comments regarding Resolution No. 2926.

Commissioner Ochoa moved to approved Resolution No. 2926. Commissioner Booth seconded the motion. The motion passed with all commissioners voting aye.

Before proceeding with presenting the next several resolutions, Ms. Green acknowledged the staff and their efforts to prepare the documents. She noted that it takes a team to do the resolutions on an annual basis and that staff worked really hard on preparing them.

Resolution No. 2927

Approving and Authorizing the Submission of the Agency Plan Annual Submission for Fiscal Year 2021.

Ms. Green presented Resolution No. 2927, seeking approval of the Agency Plan Annual Submission, which is in accordance with 24 CFR 903. She noted that resident planning meetings were conducted that

allowed for meaningful participation and that the submission incorporates comments, flyers, meeting minutes, a certification of compliance and a civil rights certification.

There were no questions and/or comments regarding Resolution No. 2927.

Commissioner Booth moved to approved Resolution No. 2927. Commissioner Ochoa seconded the motion. The motion passed with all commissioners voting aye.

Resolution No. 2928

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

Ms. Green presented Resolution No. 2928 and noted that quite a few changes had been made to the Transfer Policy in the ACOP. She provided an overview of the changes that had been made since first being presented in meetings with some of the public housing residents and during the engagement process.

Commissioner Booth recalled a resident being moved for security reasons and asked if the resident would have had to come up with a deposit in that situation.

Ms. Green stated that if the resident moved between developments not managed by the same company they would have to pay another deposit, but that would not preclude SLHA from working with them and allowing them pay the deposit over time. She noted that with the revised transfer policy if someone is in harm's way SLHA would have the flexibility to move them and make certain provisions, which was not an option before.

There were no other questions and/or comments regarding Resolution No. 2928.

Commissioner Booth moved to approved Resolution No. 2928. Commissioner Ochoa seconded the motion. The motion passed with all commissioners voting aye.

Resolution No. 2929

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

Ms. Green presented Resolution No. 2929, stating that in accordance with HUD regulations SLHA is required to revise its utility allowances if there is a change in the utility rate of 10 percent or more. She noted that the utility allowance spreadsheet included with the resolution reflects a decrease in electric and gas rates and reflects a now new usage of the HUD Utility Schedule Model, which is more in line with what HUD recommends and what was used to calculate the utility allowances for the public housing residents. She said Board approval was requested for the utility allowance schedule.

There were no questions and/or comments regarding Resolution No. 2929.

Commissioner Ochoa moved to approved Resolution No. 2929. Commissioner Booth seconded the motion. The motion passed with all commissioners voting aye.

Resolution No. 2930

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

Ms. Green presented Resolution No. 2930, stating that Board approval was requested for the proposed Flat Rent Schedule. She noted that this is something SLHA does every year in conjunction with the ACOP and Agency Plan process.

There were no questions and/or comments regarding Resolution No. 2930.

Commissioner Booth moved to approved Resolution No. 2930. Commissioner Watson seconded the motion. The motion passed with all commissioners voting aye

Resolution No. 2931

Approving and Authorizing the St. Louis Housing Authority Capital Fund Five-Year Plan and the FFY 2021 Capital Fund Annual Statement.

Ms. Green presented Resolution No. 2931, stating that every year SLHA prepares a Capital Fund Five-Year Plan, which is submitted in conjunction with the Agency Plan and the Annual Plan. She noted that a 45-day comment period was provided and the same citizen participation was conducted as with the ACOP and the Agency Plan. She said SLHA's allocation for fiscal year 2021 is \$8,312,009.00 and she noted that the statements provided with the resolution reflect the developments that SLHA is proposing to spend Capital funding on during the next five years.

There were no questions and/or comments regarding Resolution No. 2931.

Commissioner Ochoa moved to approved Resolution No. 2931. Commissioner Booth seconded the motion. The motion passed with all commissioners voting aye.

Resolution No. 2932

Authorizing the Executive Director to Negotiate an Intergovernmental Cooperation Agreement with the City of St. Louis Department of Human Services for the Administration of the Emergency Rental Assistance Program's Online Portal for Application Intake and Payment System.

Ms. Green presented Resolution No. 2932, noting that in March 2021 she was approached by Mayoral candidate Tishaura Jones' team about SLHA administering the Emergency Rental Assistance program for the City of St. Louis (City). She said at that time, based on the City's research of the current program, they found some inefficiencies in the way the program was being administered and were looking for some assistance in being able to get payments out more timely and get people through the system a lot quicker. She noted that this was in anticipation at the time the Mayoral Candidate received information that the City would receive \$500 million through the American Rescue Plan Act (ARPA) and wanted to prioritize the emergency rental assistance based on the looming crisis with people potentially being evicted. Ms. Green stated that upon being elected Mayor Jones appointed a Stimulus Advisory Board committee that provided some recommendations on how to spend the ARPA funds and SLHA was listed in the recommendation to administer the Emergency Rental Assistance program. She noted that in the recommendation the City is proposing to award SLHA \$12,441,997 and an additional \$250,000, which includes the administration of the program. She said the City requested a proposal with a detailed description of how the program could work for SLHA. Ms. Green stated that included with the resolution was SLHA's draft proposal that shows SLHA's budget and timeline and what SLHA plans to spend the funding on. She noted that the draft proposal was currently at the Board of Aldermen and that it was not known when it would be approved. She said she was looking to get the Board's approval in concept to participate in the program and to negotiate a contract with the City on behalf of SLHA.

Commissioner Booth asked if she, as a citizen, could go to the Board of Aldermen meeting to help push the proposal along.

Ms. Green stated that the Board of Aldermen was having a public meeting at 6:00 p.m. on June 24, 2021, however, she did not know how many citizens knew about it.

Commissioner Martinez noted that he had received notification that there would be a few other sessions as well where Commissioner Booth could weigh in as a city resident and as an individual interested in the process. He said he and Ms. Green could forward the information to Commissioner Booth.

Commissioner Booth thanked both Commissioner Martinez and Ms. Green.

There were no further questions and/or comments regarding Resolution No. 2932.

Commissioner Booth moved to approved Resolution No. 2932. Commissioner Watson seconded the motion. The motion passed with all commissioners voting aye

Resolution No. 2933

Approving and Authorizing the Election Schedule and Policy and Procedures for the Resident Board of Commissioner's Election.

Ms. Green presented Resolution No. 2933, stating that Board approval was requested for the Election Schedule and Policy and Procedures for the Resident Board of Commissioner's Election. She noted that the schedule produced starts immediately and goes through November 2021. She said Kellyn Holliday, Director of Resident Initiatives, had been working very closely with the League of Women Voters to get them involved. She noted that it is a detailed process and that SLHA is looking forward to making it as inclusive as possible.

Commissioner Martinez asked Ms. Green if SLHA had identified some provisions in lieu of the pandemic on how best to try to ensure that the residents are able to participate in a safe environment.

Ms. Green stated that Ms. Holliday plans to do most of the election safely. She noted that residents will, however, be giving the opportunity to drop ballots off because some still do not have internet access. She then deferred to Ms. Holliday for comments.

Ms. Holliday stated that SLHA wants to make sure that all of its residents have access to applying to get their name on the ballot if they are interested and to vote. She said SLHA also wants to make sure that residents who have access to the internet can apply and/or vote online, but application packets will be available for those residents who do not have internet access. She said if residents need help with completing the application they can contact the Resident Initiatives Department. She noted that SLHA will work with each resident and/or person that wants to file for candidacy or vote to ensure they have an opportunity. Ms. Holliday stated that SLHA wants the residents and the staff to be safe and will encourage social distancing.

Commissioner Martinez thanked Ms. Holliday.

There were no further questions and/or comments regarding Resolution No. 2933.

Commissioner Watson moved to approved Resolution No. 2933. Commissioner Booth seconded the motion. The motion passed with all commissioners voting aye

CHAIRMAN'S REPORT

Commissioner Martinez reported that he had the opportunity to interview candidates, along with SLHA's Leadership Team, for the Director of Real Estate position. He said they interviewed some outstanding candidates and he noted that it is always good to know that candidates who have good experience and capacity are interested in being considered when there is a key position to be filled. He said it speaks to the level of respect that SLHA has across the nation, as some of the individuals were from other cities employed by housing authorities or who have extensive community development and housing experience. Commissioner Martinez stated that it was a very rewarding experience and he appreciated being a part of the process. He said he looks forward to being involved in a similar capacity moving forward.

DIRECTOR'S REPORT

Ms. Green presented "SLHA 2.0", a chart displaying a timeline of initiatives that SLHA had undertaken and its plans for the remainder of 2021. She recalled SLHA initiating a comprehensive Strategic Plan in 2019 and she noted that SLHA is on path to implementing the plan effectively. Continuing with her report, she provided updates of projects that staff had been working on over the last couple of years and projects SLHA is working towards. She referenced SLHA's C.O.R.E. values (Community, Opportunity, Respect, and Excellence) and noted that the purpose is to fully implement them, which govern the actions of all SLHA commissioners and employees and establish a standard of excellence for the agency. Ms. Green concluded her report and asked if there were any questions.

There were none.

Presenting next, Lt. Joyner reported that he had been transferred to the St. Louis Metropolitan Police Department Mobile Reserve Unit and that this would be his last meeting. He noted that Lt. Kelly Middleton would be the new commander of the Housing Authority Unit. Proceeding, he reported that part one crimes increased in Clinton-Peabody, Cochran and LaSalle Park. He noted that there were no shootings in Clinton-Peabody and that an assault first occurred in Cochran. He reported that one robbery occurred in all four complexes and that six out of the nine aggravated assaults were domestic-related. Lt. Joyner stated that he appreciates the complex managers and he acknowledged Nicole Conrad, manager for Clinton-Peabody. Concluding, he reported that a homicide occurred in the Cochran complex on June 23, 2021 and he provided details.

Commissioner Martinez asked for an introduction of Lt. Middleton.

Lt. Middleton stated that he has been in the districts, working all throughout North, South and now Central. He noted that he is familiar with the different areas and that he was previously in District 4. He said at times when the Housing Authority Unit was not available District 4 responded. He noted that he is meeting with some of the management team and that he is familiar with some of the issues. He said he is looking forward to speaking with everyone and getting up to date, as well as continuing the service that the St. Louis Metropolitan Police Department provides for SLHA.

Commissioner Martinez thanked Lt. Middleton and welcomed him. He said SLHA looks forward to working with him. Additionally, he wished Lt. Joyner well and thanked him for his service.

Edith Guthrie, Vice-President of the Blumeyer Village Tenant Association, stated that there were two shootings in the former Blumeyer development, which is now Renaissance Place at Grand. She asked if those shootings would come up for the month of May or the month June.

Lt. Joyner responded, "June."

Miranda Rose, resident of Clinton-Peabody, stated that she had been inquiring about the squatters four doors down from her apartment. She said no one had done anything and she asked Lt. Joyner what about that issue.

Lt. Joyner asked Ms. Rose to contact Ms. Conrad and provide her with the address. He noted that Ms. Conrad had been on top of the issue and had quite a few squatters removed over the last month or so.

Ms. Rose stated that she had contacted Ms. Conrad on June 23, 2021. She said had been asking about the squatters since April 2021 and was not being heard.

Ms. Conrad asked Ms. Rose to give her a call and provide her with the address. She said she will have the squatters removed.

Commissioner Martinez asked if there were any further questions for Lt. Joyner.

There were none.

RESIDENTS' CONCERNS

Ms. Guthrie asked if there were any resident commissioners still on the Board. She said she did not know if Commissioner Murphy was still a resident commissioner or not.

Ms. Green stated that Commissioner Murphy was still a resident commissioner.

Ms. Guthrie noted that she was a commissioner in 2013. She said when she first became a commissioner, without any training or knowledge, she thought she would be able to help the residents more, but she immediately found out that governing a housing authority was something different. She noted that the resolutions were very confusing and that she would not vote on things she did not know. She said she got very little to no teaching so she requested training. She asked Ms. Green how will the residents know that

they have competent, trained resident commissioners to represent them in the right way and not just sit on the Board.

Ms. Green stated that training is a priority, not just for the commissioners, but also for the staff. She said any new commissioner that comes on will be given the necessary training.

Ms. Guthrie stated that she is very concerned with the resident commissioners being informed and knowing exactly what they are doing to help the residents. She said understanding what they are doing is very important.

Ms. Green told Ms. Guthrie that she has SLHA's commitment to training the resident commissioners. She said SLHA will make sure that anyone on the Board receives training to help keep the agency accountable, which will make SLHA better.

Paula Foster, President of the Blumeyer Village Tenant Association, inquired about the Blumeyer endowment funds. She said the endowment funds used to be listed in the Public Housing Cash Activity report, but was recently taken out. She noted that there is an entry for the Blumeyer development and the Renaissance development and that she had been asking about those entries and what they entailed, but she never got an answer. She said their appliances at Renaissance Place need to be upgraded and she was trying to see if some of the endowment money could be used for that purpose. Ms. Foster stated that there is a lot of money in the endowment and she did not want to let their development go down if they can use the endowment funds. She noted that their board had a meeting with McCormack Baron about their concerns. She said they are working with McCormack Baron to do an assessment of their development on needed upgrades, but they need to know how they will be able to pay for the upgrades.

Ms. Green asked Brenda Jackson, Director of Finance, to address Ms. Foster's inquiry.

Ms. Jackson stated that the Blumeyer endowment is no longer in the report because SLHA currently does not have any investments. She said the endowment is in a cash account. She told Ms. Foster that she would reach out and let her know exactly how much is in the account.

Ms. Foster stated that she wants to be of assistance if she can help in any kind of way, however, she wants the knowledge to know what she is doing and what she is speaking on. She then inquired about the Resident Advisory Board, asking what does it entail and if it will affect the St. Louis Tenant Affairs Board.

Ms. Green stated that the Resident Advisory Board regulations wants the inclusion of public housing residents and Housing Choice Voucher participants. She noted that the regulations say that if there is a city-wide tenant affairs board those individuals will automatically be on the resident advisory board. She said the distinction between the St. Louis Tenant Affairs Board and the Resident Advisory Board is the inclusion of Housing Choice Voucher participants. Ms. Green stated that SLHA plans to have some dedicated meetings to talk about the ACOP and the Agency Plan so that they are more meaningful and allow the group to meet with the people creating and making changes early in the process. She said SLHA also has the flexibility to offer assistance to the Resident Advisory Board, such as transportation or childcare, to participate in those planning meetings.

Ms. Foster thanked Ms. Green and Ms. Jackson.

Ms. Rose stated that she had prepared a statement regarding her concerns, noting that there is negligence due on part of the management office, maintenance and the housing authority. She said things go on in Clinton-Peabody that should not. She said management does not address concerns in a timely manner and they say rude and degrading things. She said she does not deserve to be spoken to in that manner and she does not like it. Ms. Rose stated that she sent emails to management and because she was not being heard and felt like management did not care about what she was saying she went to the housing authority, as well as called and sent emails, but even with the housing authority she felt like she was not being heard. She said she should not have had to call the health department to get her toilet fixed that she had asked to be fixed in 2020. She said she needs for everybody to care about their job and do what

is right. She said they deserve dignity and to not be treated badly and thought less of. Ms. Rose stated that there is no hope in Clinton-Peabody. She said some days she be so disgusted with what is going on and nobody cares, not management or the housing authority, and no one listens to them. She said she is tired of not being heard. She said they should not be living the way they are, which is bringing her down and others down. Ms. Rose stated that she had been asking for things for years and still did not have them. She asked if someone could explain why she had to call the health department to get her work orders filled.

Ms. Conrad acknowledged that she did receive an email from Ms. Rose on June 23, 2021, which was the first time she had heard of her complaints. She noted that she sent maintenance over immediately after receiving the email.

Ms. Rose stated that Ms. Conrad was probably not aware of her concerns, but there were plenty of others at the management office and the housing authority that had heard from her a lot.

Ms. Conrad asked Ms. Rose to give her an opportunity to resolve her problems. She also asked Ms. Rose to either come see her or give her a call and she would address her issues.

Ms. Green informed Ms. Rose that SLHA expects all of its residents to be treated with respect. She said if that is not happening SLHA wants to know about it as soon as it happens. She asked Ms. Rose if Arthur Waller, Director of Operations, and Paul Werner, Portfolio Management Analyst, could reach out to hear from her directly on some of the issues that she had expressed. She said SLHA definitely wants to hear about her concerns.

Ms. Rose agreed.

ADJOURNMENT

Commissioner Booth moved to adjourn the meeting. Commissioner Ochoa seconded the motion. The vote was in favor of passing the motion with all commissioners voting aye. The meeting thereupon adjourned at 5:34 p.m.

Sal Martinez, Chairman
Board of Commissioners
St. Louis Housing Authority


Alana C. Green, Secretary
Board of Commissioners
St. Louis Housing Authority

(SEAL)

EXECUTIVE DIRECTOR UPDATE

MEMORANDUM

To: Board of Commissioners

From: Alana C. Green 

Date: August 18, 2021

Subject: Executive Director Update

It is my pleasure to present this update for your review. The Monthly Activity Reports have been significantly enhanced over the last few months. Additional and specific information related to SLHA activities can be found in this document, also presented for your review. Please do not hesitate to contact me with any questions. Thank you.

Portfolio Management and Modernization

Priorities during the month of August continue to include working with the Asset Management team to strengthen oversight of the management companies and finding viable solutions for the immediate capital needs of our rental portfolio. As reflected in the Monthly Activity Reports, SLHA recently concluded the procurement process related to property management services for a significant portion of its portfolio. In addition, increasing occupancy and enforcing quality maintenance standards continue to be a priority. Other priorities include ensuring property management completion of Pre-REAC action items; continued review of property management companies efforts to enter into payment agreements with residents to facilitate payment of rents and reduce the number of residents subject to eviction (post-moratoriums); and continued review of and visits to developments to identify deficiencies.

In addition, the reports reflect procurements related to several capital improvement projects currently in the works or in the procurement process. There have been considerable delays in the completion of the environmental review and Section 106 approval process, via HUD and the State Historic Preservation Office (SHPO), respectively. Our ability to commence certain critical capital improvement projects are predicated on these approvals. Recently, we received communication from HUD and SHPO that all reviews will be completed by the end of August.

Asset Repositioning

The completion of the Physical Needs Assessment of the entire SLHA portfolio is the first step in the asset repositioning process and potential RAD conversion (which will allow for significant rehabilitation of developments and units), and is a high priority for the Agency. SLHA retained a consultant, Bureau Veritas, to complete the site inspections, assessments and energy audit. The site visits were completed in July and early-August. Eighty percent (80%) of the draft property reports have been received by SLHA for review.

Housing Choice Voucher (HCV) Program Improvements

Increasing voucher utilization continues to be a priority for SLHA. HCV staff are holding daily briefing and eligibility sessions during the months of August and September to facilitate the process. Additional priorities over the next couple of months include, but are not limited to, the following: provide training, as needed, for all new hires; work with consultants to complete backlog of recertifications and inspections delayed, as allowed by HUD waivers; and begin evaluation of internal control procedures to ensure compliance with SEMAP.

Resident Success: Family Self-Sufficiency

The Resident Initiatives Department continues to provide supportive services designed to assist eligible families with children, older adults, and disabled residents in the Housing Choice Voucher and Public Housing programs. Last month, one resident graduated from the FSS program after completing the Hi-Set program, obtaining a GED, and becoming and maintaining employment with Metro St. Louis.

Budget and Audit Update

The Finance staff continues to manage COVID funds received from HUD and finalize agency audits. Staff is also currently working to finalize budgets for the next fiscal year and preparing to assist with the property management transition.