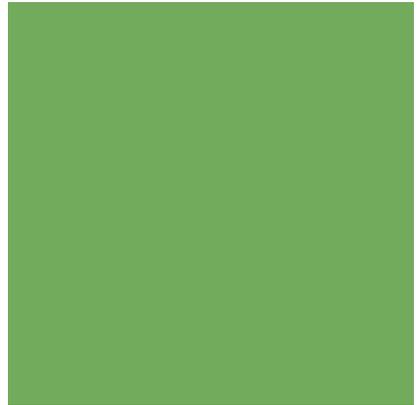




BOARD OF COMMISSIONERS



July 28, 2022

REGULAR MEETING



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

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, July 28, 2022, 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: July 22, 2022

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, JULY 28, 2022, 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 23, 2022

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 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 23, 2022**

BOARD OF COMMISSIONERS
ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING
JUNE 23, 2022
4:30 p.m.

CALL TO ORDER

The Board of Commissioners of the St. Louis Housing Authority held a Regular Meeting on Thursday, June 23, 2022, via Zoom. Chairman Sal Martinez called the meeting to order at approximately 4:35 p.m.

Present: Annetta Booth
Margaret English
Regina Fowler
Benita Jones
Sal Martinez
Constantino Ochoa, Jr.

Absent: Shelby Watson

CONSENT AGENDA

Approval of Minutes

Commissioner Booth moved to approve the minutes of May 26, 2022. Commissioner Jones seconded the motion. The motion passed with all commissioners voting aye.

ITEMS FOR INDIVIDUAL CONSIDERATION

In the interest of time, Commissioner Martinez stated that Resolution No. 2945, Resolution No. 2946, Resolution No. 2947, Resolution No. 2948 and Resolution No. 2949 would all be considered at the same time.

Resolution No. 2945

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

Resolution No. 2946

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

Resolution No. 2947

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

Resolution No. 2948

Approving and Authorizing the Submission of the Agency Plan Annual Submission for Fiscal Year 2022.

Resolution No. 2949

Approving and Authorizing the St. Louis Housing Authority Capital Fund Five-Year Plan and the FFY 2022 Capital Fund Annual Statement.

Ms. Green stated that these are annual resolutions that are submitted every year in June for Board approval for submission to HUD. She noted that no comments were received regarding the proposed changes to the Admissions and Continued Occupancy Policy (ACOP), Utility Allowance Schedule, Flat Rent Schedule, Agency Plan Annual Submission or the Capital Fund Five-Year Plan. She said Fran Bruce, Planning and Procurement Manager for the St. Louis Housing Authority (SLHA), had a lot of resident engagement by way of a town hall meeting and meetings with the Tenant Affairs Boards. She said comments received at the virtual town hall meeting were mainly about the conditions of the buildings in

which SLHA worked with the management company to address and will continue to address. Ms. Green stated that Ms. Bruce worked with the TAB boards and the St. Louis Tenant Affairs Board provided a letter indicating that all of their questions were answered and that they did not have any further comments on the Agency Plan or the Capital Fund Five-Year Plan.

Ms. Green asked if there were any questions and/or comments regarding any of the resolutions presented.

Commissioner Fowler asked if the extension of the notice for terminating a lease in the ACOP only applies to non-payment of rent and not criminal activity.

Ms. Green responded, "Yes." She noted that HUD made it clear that folks who cannot pay have an opportunity and their due process is adhered to, however, criminal activity does not count.

Commissioner Fowler stated that one sheet in the Capital Fund Five-Year Plan reflected \$8.3 million and another had \$9.5 million. She said she believed she had read that the amount increased, however, she wanted to verify the amount.

Ms. Green stated that the Annual Contributions Contract for the Capital Fund Program was presented at the last meeting, which showed an increase from what was originally proposed. She said the amount would be checked and if there is an error the change will be made.

Commissioner Fowler asked where does this put the agency based on the audit of the buildings and all the work that needs to be done and/or is there a possibility that SLHA can get all of the work done.

Ms. Green stated that it is going to take the effort of a lot of different things. She noted that SLHA is currently working on its portfolio plan where there are a couple of options of converting properties through the Rental Assistance Demonstration program, which will help bring in more resources to fix some of the items. She said the portfolio plan will be presented for public comment and then to the commissioners once there is a comprehensive plan.

Commissioner Martinez asked if there were any other questions and/or comments regarding the resolutions as presented.

There were none.

Commissioner Fowler moved to approved Resolution No. 2945, Resolution No. 2946, Resolution No. 2947, Resolution No. 2948 and Resolution No. 2949. Commissioner Booth seconded the motion. The motion passed with all commissioners voting aye.

CHAIRMAN'S REPORT

Commissioner Martinez complimented the individuals that participated in the reviews of the responses to the master developer request for qualifications for the redevelopment of Clinton-Peabody. He noted that there were representatives from SLHA staff, commissioners, City officials, and residents. He commended Ms. Green, Jason Hensley, Director of Real Estate Development, Fran Bruce, Planning and Procurement Manager, and other SLHA staff. He thanked the residents for doing a magnificent job and sitting through all the presenters. Commissioner Martinez stated that there were some outstanding respondents to the request for qualifications and he noted that developers from out of state came to give their best effort for what Clinton-Peabody could be and should be. He complimented Ms. Green and her team for putting together a very high level, first-rated request for qualifications response process.

Commissioner Martinez stated, for those of them that did not know, that Commissioner Ochoa is very closely aligned with Jayson Tatum, NBA superstar who plays for the Boston Celtics. He noted that the Celtics made it to the NBA championship series, although they did not win. He complimented Commissioner Ochoa for working with and supporting Mr. Tatum to help him grow into the superstar that he is. Commissioner Martinez stated, on behalf of SLHA, that if Mr. Tatum should ever want to visit the youth that live in SLHA's developments it would be welcomed, as Mr. Tatum is a champion to all in St.

Louis, and the young people and their families would love to see him and spend time with him. He said Commissioner Ochoa had an open invitation to coordinate the appearance of Mr. Tatum anywhere SLHA young people and parents can see him, meet him and enjoy his tremendous success.

Commissioner Ochoa noted that Mr. Tatum does the daily grind; therefore, congrats to him and his mother and none to him at all, although duly noted.

DIRECTOR'S REPORT

Ms. Green stated that her report would be presented in Executive Session, however, she thanked the staff. She said the team rips and runs all day, night, on the weekends and some holidays trying to make improvements to the buildings and the lives of the families. She noted that the team steps up as needed when they could be spending time with their family and/or doing other things. She said she appreciates the staff and noted that the team should always be thanked for all they do.

Proceeding, Ms. Green asked Sarah Hugg-Turner, SLHA's new General Counsel, to introduce herself.

Ms. Hugg-Turner stated that she appreciates the opportunity to be with SLHA, as well as echoed Ms. Green's sentiments about the team at SLHA always going and stepping up. She noted that she has seen some great efforts in the last couple of months.

Ms. Green stated that Ms. Hugg-Turner had made a big difference, especially coming with the lens from Legal Services, which helps and gives the agency credibility in the advocacy world and what SLHA needed. She said she appreciates everything Ms. Hugg-Turner had done in just the few month she had been with the agency.

RESIDENTS' CONCERNS

Edith Guthrie stated that she is the new president of the Blumeyer Village Tenant Association. She noted that she was sad about how it happened, but thankful and grateful for the opportunity. She said they have a real issue with scooters being brought into the development. She noted that there was an issue were a resident unintentionally backed into a kid on a scooter and a family and the kids jumped on the resident. Ms. Guthrie stated that the kids on the scooters are using them for the wrong things; running into people, running stop signs, running into each other and creating havoc in Renaissance Place (Renaissance). She said the scooters are moving vehicles and need to be banned. She noted that it is stated in the house rules that scooters could not be ridden in the development and she asked how could they get answers on getting the scooters banned from the property.

Ms. Green informed Ms. Guthrie that this was not the first time SLHA had heard about the scooter issue. She noted that SLHA is working with Alderwoman Christine Ingrassia and Alderman Jack Coater who are trying to introduce some legislation on the scooters. She said one of the unintended consequences of the City banning scooters in downtown St. Louis was that the scooter companies pushed them out to the edge of downtown, causing scooters to be lined up at Clinton-Peabody and LaSalle Park. She said SLHA nor the police want that either because kids are not only getting hurt, but they are committing crimes on the scooters. She said it is hoped that the elected officials do pass some legislation because SLHA is not seeing any good coming from the scooters.

Commissioner Martinez agreed that the scooters need to be eliminated or limited. He said it was his understanding that a person has to charge some type of amount to utilize the scooters and asked how are the young people paying to utilize them.

Ms. Guthrie stated that the kids are able to ride for free as a setup to get the parents to buy them. She noted that at a certain time of the evening, between 8:30 p.m. and 9:00 p.m., the scooters are shut off. Ms. Green stated that SLHA had also heard that kids were breaking a piece off to ride the scooters and that they have cheat codes that they use. She said the kids are definitely not using a parent's credit card nor are they getting parental permission.

Commissioner Booth stated that most of the scooters are broken.

Ms. Guthrie stated that the kids are allowed to ride the scooters in Renaissance for free and the name of the company is Bird Scooter Company. She said another issue is kids, 13 year olds and older, carrying firearms. She asked how can they, as commissioners and board members, get to Jefferson City to put a stop to it. She said there are too many shootings in the developments and babies are getting killed. She noted that it has gone too far and something needs to be done now because they are getting busy and are stealing cars and robbing people. Ms. Guthrie stated that the housing police unit also needs to start back patrolling at Renaissance. She said it is said that not much goes on in Renaissance, but if they start now it will not get to a level where too much goes on. She said they have to fight together.

Commissioner Martinez stated, as Chairman of the Board, that they could bring Jefferson City to the Renaissance development. He said he would be happy to work with Ms. Guthrie to bring the state representatives and senators that represent her community to the table to have those type of conversations, along with the alderpersons and any other individuals of influence. He agreed with Ms. Guthrie, stating that individuals are losing their lives. He said the violence in the communities is beyond any realm of normalcy and a crisis beyond belief. Commissioner Martinez stated that he is involved in some violence prevention programming and would certainly be happy to work with Ms. Guthrie in that regard.

Ms. Green stated that bringing the elected officials to the development is a good option, but she believes the rural parts of Missouri make a lot of decisions for the urban parts of Missouri; therefore, it is going to take a lot more than just their elected officials, such as some lobbying and working with the Mayor's Office, which has a lobbyist team. She noted that the mayor is also on a gun violence committee, which is a federal committee; therefore, it may be something that they would need to bring to her attention to see how she and/or her team can assist.

Ms. Guthrie stated that she needed to know how and where to start and who they can go to. She said she cannot do it by herself, but with a team they can get it done.

Ms. Green agreed and noted that it is equally frustrating because SLHA cannot ban guns in the public housing households. She said it is in the state statute specifically that people in public housing can have guns.

Lt. Middleton stated that when a juvenile has a gun it is called injurious behavior and if the gun is legally registered they cannot seize it, but if the gun is not legally registered, they seize it and have it checked for ballistics. He said when they encounter someone with a gun, even a juvenile, they run the gun to make sure it is not stolen or has been involved in another crime. He noted that it is a problem that is pervasive.

Commissioner Guthrie stated that there is no police patrol in Renaissance.

Lt. Middleton stated that he was out himself this past weekend, making several pass-thrus, and did not see anyone in violation. He said they also went to the senior building and did some walk-thrus and wrote some tags.

Ms. Guthrie stated that there is a big problem in the senior building in the evenings and at night time due to residents letting people in through the back doors. She said the seniors are asked to stay in their units after 5:30 p.m. and they should not have to live like that.

Lt. Middleton stated that when he was informed of this matter he walked through the building during the evening time. He said he was not saying that it does not happen, but he did not encounter anything and he had several officers to do walk-thrus also and they did not encounter anyone in the hallways or any problems. He noted that he walked through the laundry area on both sides of the building to make sure no doors were open and none were open. He said they will continue to monitor the building and engage anyone that does not belong there or is illegally and/or unauthorized parked there, as well as address any crime or criminal activity.

Ms. Guthrie thanked Lt. Middleton.

Ms. Green stated to Lt. Middleton that it would be best if they had meetings with the TAB boards that are a part of the contract with the Housing Authority Unit so that they are not waiting for a commissioners meeting to address critical matters. She asked Lt. Middleton to also provide the TAB boards with contact information for who they can call in the interim because some of the matters cannot wait until a commissioners meeting to be addressed.

Lt. Middleton stated that they had been going to Renaissance for meetings the last few months and they will go to any other meetings that Renaissance has or any other meeting that is held. He said they try to get out to every meeting to engage and he noted that they were recently at Renaissance and LaSalle.

Ms. Guthrie stated that they have a monthly safety meeting, however, she brought the matter up so that everyone could be aware of what is going on in Renaissance and start working on the issues.

Commissioner Jones stated that they are also having crime issues at North Sarah where she lives and she asked Lt. Middleton if there is some type of class that could be taught to the residents on how to not get involved, but to report or so they can look out for certain things.

Lt. Middleton stated that they could definitely meet with the residents and management to give tips and pamphlets on what to do. He noted that they do that with some of the tenants at the safety meetings.

Commissioner Jones thanked Lt. Middleton.

ADJOURNMENT

Commissioner Booth moved to adjourn the meeting into Executive Session. Commissioner Fowler seconded the motion. The vote was in favor of passing the motion with all commissioners voting aye. The meeting thereupon adjourned at 5:08 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 REPORT

MEMORANDUM

To: Board of Commissioners

From: Alana C. Green 

Date: July 22, 2022

Subject: Executive Director Report

It is my pleasure to present this report for your review. Additional and specific information related to SLHA activities can be found in the Monthly Activity Report, also presented for your review. Please do not hesitate to contact me with questions. Thank you.

Ongoing Activities:

Selection of a Master Developer for Clinton-Peabody Development: On March 8, SLHA issued a Request for Qualifications (RFQ) for a Master Developer for Clinton-Peabody. The request called for a selected developer to enter into a full-service master developer agreement where the selected firm will handle everything from start to finish and emphasize community engagement. The proposal acceptance period ended on April 19 and SLHA received seven proposals. A committee of public housing residents, staff, Commissioners and other stakeholders has reviewed and evaluated the proposals. In-person interviews with respondents occurred June 13-15 and negotiations with selected firms will begin in August.

Acquisition of New Public Housing Units: The acquisition of new public housing units can ensure increased future supply of affordable housing. SLHA has approximately \$4.5M in remaining Replacement Housing Factor funds to be used for development or acquisition of new public housing units to replace units lost through past HUD-approved demolition or disposition. The selected site (TBD) must comply with HUD's site selection standards, which consider neighborhood amenities, safety, areas of minority concentration, fair housing, and related issues. The acquisition/development process will commence by the third quarter of 2022. Funds must be obligated no later than April 2023 and expended shortly thereafter. This summer, SLHA will issue a solicitation to obtain a real estate agent to assist with the acquisition process.

Technical Assistance Consultants and Development of a Comprehensive Real Estate Portfolio Plan: SLHA's most recent strategic plan calls for the development and implementation of a portfolio plan for the Agency. This plan will serve as an internal tool to guide and prioritize the timing and funding of developments. It will also ensure that Agency assets are maintained, redeveloped, acquired and disposed of in accordance with the Agency's mission and vision, and in accordance with HUD regulations and other federal rules. HUD has agreed to provide a technical assistance consultant to assist in any asset repositioning efforts and SLHA staff have been meeting with the consultant team regularly. SLHA expects to present a draft portfolio plan no later than the end of the fiscal year (September 30).

Restructure of Housing Choice Voucher Program For Enhanced Performance: SLHA retained Nan McKay to complete an overall assessment of its Housing Choice Voucher program that included file reviews, review of current processes and interviews with staff. In its report to SLHA, Nan McKay made several recommendations that, if considered, may result in enhanced departmental outcomes. Technical recommendations have been considered and a few are being implemented currently. Additional changes have been made to ensure staff accountability. Listening sessions with landlords are scheduled for all day on July 27 and we are in the process of hiring a new Director of Operations for the HCV program. We are also retaining a consultant who can specifically assist with the backlog of re-certifications, rent increases, and voucher issuances.

Reduction in Capital Projects Backlog: Due to a delay in receiving environmental approval from HUD, several Capital Fund projects have been delayed for over two years. We have begun to receive approvals and have commenced several projects during the first quarter of 2022, including work at McMillan and Parkview. In addition, the repair of several dozen units in our portfolio should receive environmental approval in 2022, which will allow the units to be brought back on line and occupied by low-income families.

Grants Submitted To HUD: SLHA recently submitted two grant proposals to HUD. In June, the Development and Modernization Department submitted a Safety and Security grant application, requesting assistance with further safety improvements at Parkview Apartments. In July, the Resident Initiatives Department submitted a ROSS grant application to HUD to continue our service coordination efforts in public housing. In August, staff will also submit a grant to continue our FSS program.

HUD Inspections Resuming In Public Housing Portfolio: HUD recently resumed physical inspections in public housing and several have occurred in the SLHA portfolio. SLHA has agreed to participate in the National Standards for the Physical Inspection of Real Estate (NSPIRE) demonstration, which prioritizes health, safety, and functional defects over appearance. It implements inspections that better reflect the true physical conditions of the property and supports the adoption of sound, year-round maintenance practices.

LaSalle Park Apartments Safety Improvements: SLHA continues to work on several physical improvements to enhance safety at LaSalle Park Apartments, including working with residents, SLMPD, and elected officials to pursue crime prevention through environmental design (e.g. speed bumps, signage, lane closures, enhanced lighting, etc.). In addition, SLHA was awarded a Safety and Security grant from HUD to install cameras and license plate readers in the development at LaSalle Park. Bids were received the week of July 18.

PHAS Waiver Request Submitted To HUD: As recommended by PHADA, SLHA submitted a request to HUD in accordance with 24 CFR 902.13 to waive application of PHAS scoring until December 31, 2022. The onset of the pandemic has affected SLHA operations in ways that have never been experienced and has created unique challenges. Original COVID waivers allowed SLHA to prioritize the health and safety of residents and participants by postponing certain inspections and allowing additional time and flexibilities for reexaminations, among others. This waiver request, if approved, will allow us to continue to prioritize health and safety, while allowing time to steadily increase occupancy and assist residents with rental assistance applications.

Other Updates:

Ascend Update: At its annual meeting in June, Ascend (SLHA's nonprofit arm) re-elected all existing directors and elected the following new directors: Kellyn Holliday, SLHA Director of Resident and Community Engagement; Edgar Bryant, Parkview resident; and Sheila Williams, West Pine resident.

Update on Scooters: Since the last Board of Commissioners meeting, I have communicated with residents, elected officials, Mayor's Office staff, SLMPD, and other city officials to express the concerns presented by residents related to the misuse of scooters in public housing developments. We were informed that the City requested that the scooter company implement a driver's license photo requirement before each ride to verify that the rider is 18+ years old. The scooter company also disabled the "group ride" feature which allowed one account to unlock multiple scooters. The City is also looking to update the permit requirements to eliminate resident safety concerns.

Carbon Monoxide Alarms or Detectors Required in HUD Housing: On January 31, HUD published a notice titled "Carbon Monoxide Alarms or Detectors in U.S. Housing and Urban Development (HUD)-Assisted Housing." The notice requires that the Public Housing and Housing Choice Voucher programs, among others, comply with the International Fire Code (IFC) 2018 standards on the installation of Carbon Monoxide alarms or detectors by December 27, 2022. The Development and Modernization team will be tasked with identifying any units in need of alarms or detectors no later than September 30 to ensure complete installation no later than the HUD-imposed deadline.