



ST. LOUIS
HOUSING
AUTHORITY

BOARD OF COMMISSIONERS

REGULAR MEETING

January 26

2020





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, January 26, 2023, 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: January 20, 2023

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, JANUARY 26, 2023, 4:30 P.M.
ST. LOUIS HOUSING AUTHORITY, 3520 PAGE BOULEVARD
ST. LOUIS, MISSOURI 63106
AGENDA

ROLL CALL

CONSENT AGENDA

Approval of Minutes, Regular Meeting, November 3, 2022

RESIDENTS' COMMENTS ON AGENDA ITEMS

ITEMS FOR INDIVIDUAL CONSIDERATION

CHAIRMAN'S REPORT

DIRECTOR'S REPORT

- Presentation by Richelle Patton, HUD-Contracted Asset Repositioning Technical Assistance Provider

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

NOVEMBER 3, 2022

BOARD OF COMMISSIONERS
ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING
NOVEMBER 3, 2022
4:30 p.m.

CALL TO ORDER

The Board of Commissioners of the St. Louis Housing Authority held a Regular Meeting on Thursday, November 3, 2022, via Zoom. Chairman Sal Martinez called the meeting to order at approximately 4:33 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 Ochoa moved to approve the minutes of September 22, 2022. Commissioner Fowler seconded the motion. The motion passed with Commissioners Fowler, Jones, Martinez and Ochoa voting aye.

ITEMS FOR INDIVIDUAL CONSIDERATION

Resolution No. 2957

Authorizing and Approving the Housing Choice Voucher Payment Standards.

Presenting Resolution No. 2957, Alana C. Green, Executive Director, stated that board approval was requested for the revised Housing Choice Voucher Payment Standards. She noted that the Payment Standards is presented annually for approval and is the maximum monthly assistance payments that the St. Louis Housing Authority (SLHA) can make for a family under the Housing Choice Voucher program.

Commissioner Martinez commented on the Payment Standards, noting the increase in the Fair Market Rents for 2023.

Commissioner Fowler moved to approve Resolution No. 2957. Commissioner Jones seconded the motion. The motion passed with Commissioners Fowler, Jones, Martinez and Ochoa voting aye.

Resolution No. 2958

Authorizing and Approving the Allowances for Tenant-Furnished Utilities and Other Services for the Housing Choice Voucher Program.

Presenting Resolution No. 2958, Ms. Green stated that the Allowances for Tenant-Furnished Utilities and Other Services for the Housing Choice Voucher program is also presented annually for board approval. She said any time there is a 10 percent or more increase in the utility rate, SLHA is required to adjust its utility allowances.

Commissioner Fowler moved to approve Resolution No. 2958. Commissioner Jones seconded the motion. The motion passed with Commissioners Fowler, Jones, Martinez and Ochoa voting aye.

Resolution No. 2959

Authorizing and Approving the Revision of the St. Louis Housing Authority Family Self-Sufficiency (FSS) Action Plan.

Presenting Resolution No. 2959, Ms. Green stated that the Family Self-Sufficiency (FSS) program is one of SLHA's flagship programs for Public Housing and Housing Choice Voucher residents. She noted that the program has a lot of incentives for SLHA families to increase self-sufficiency and SLHA fully funds escrows for the families in the program. Ms. Green stated that HUD issued a new rule regarding changes to the program; therefore, Kellyn Holliday, Director of Resident and Community Engagement, and her team prepared an updated action plan for SLHA in accordance with the new rule. She noted that HUD approved the updated action plan, but the plan has to be formally adopted before it is submitted to HUD for final consideration.

Commissioner Martinez commended Ms. Holliday and her team for their work with SLHA families and for doing an outstanding job of engagement.

Commissioner Jones commented that the FSS program is a great program for SLHA residents.

There were no additional comments.

Commissioner Fowler moved to approve Resolution No. 2959. Commissioner Jones seconded the motion. The motion passed with Commissioners Fowler, Jones, Martinez and Ochoa voting aye.

Resolution No. 2960

Approving and Authorizing the St. Louis Housing Authority to Execute a Developer Designation Agreement with Preservation of Affordable Housing, Inc.

Presenting Resolution No. 2960, Ms. Green stated that SLHA is requesting board approval to execute a Developer Designation Agreement. She recalled the board approving SLHA to seek a master developer for the redevelopment of Clinton-Peabody and she noted that a solicitation packet was released in March 2022. She said a wide selection of interest was received and the respondents made presentations June 13-15, 2022 to a 10-member evaluation committee comprised of commissioners, public housing residents, community leaders and SLHA staff. Ms. Green stated that the evaluation committee scored the proposals following the presentations and Preservation of Affordable Housing, Inc. ranked the highest. She noted that the negotiation process started thereafter and that the Developer Designation Agreement was part of the process, as well as the term sheet that was included.

Commissioner Martinez thanked everyone who was part of the evaluation committee and commended them. He noted that it was an extensive process, as eight interested entities submitted proposals. He said it speaks a lot to the importance of the development and the people who live there.

Commissioner Fowler asked Ms. Green how does the process works in terms of ownership.

Ms. Green stated that it will be a mixed-finance development whereby SLHA will own the land and the partnership will own the improvements. She said SLHA will provide the partnership with a ground lease of 75 years in consideration of keeping the development affordable.

Commissioner Fowler asked Ms. Green if SLHA will only have 0.049% in the partnership.

Ms. Green stated that SLHA will only have 0.049% in the actual partnership, however, its ownership and interest will be in all of the land.

For clarity, Commissioner Fowler asked Ms. Green if SLHA will have ownership in the land and if the partnership would be 0.049% in the actual physical structure.

Ms. Green responded, “Yes.” She noted that over time, as the property ages and gets out of compliance, SLHA will have the right of first refusal, meaning that SLHA can acquire the buildings at that point if it chooses to do so.

Commissioner Fowler asked Ms. Green if SLHA will not have any obligation to provide funding other than a minimum of \$1.8 million in Capital funds and if that means the life of initial construction or over the life of the entire 75-year lease.

Ms. Green stated that this is specifically during the development of the property. She noted that there are different financing tools available that were not available when SLHA did its last mixed-finance deal; therefore, depending on the structure, either the property itself will receive a subsidy from SLHA, if there are traditional public housing units, but if there are RAD units, it would be more of a Section 8 payment for each unit.

Commissioner Fowler asked Ms. Green how was Roanoke Construction Company chosen and if SLHA had any say in the selection.

Ms. Green stated that as a part of the actual selection process, Roanoke Construction Company came in as a part of the developer capacity component and they were selected at that point, but SLHA is and has been talking about ways that it can ensure that they utilize MBE contractors and WBE contractors in the subcontracting part of their work and making sure that happens.

Commissioner Fowler stated that it is written that the reserve will be initially capitalized out of the development budget for non-SLHA sources. She asked Ms. Green what are the non-SLHA sources.

Ms. Green stated that SLHA only gets about \$8 million in Capital funds a year and this deal will require several million dollars; therefore, there will be more non-SLHA money in the deal than there will be SLHA money.

Commissioner Fowler asked Ms. Green if the deal will use a variety of funding sources and not be all debt.

Ms. Green stated that the deal will not be primarily all debt because it will not be able to sustain itself over time.

Commissioner Ochoa asked Ms. Green if the 75-year ground lease term typical.

Ms. Green responded, “Yes.” She said ground lease terms across the country are typically between 75 and 99 years.

Commissioner Martinez stated that this is a big opportunity for the agency and most importantly for the current tenants, new tenants and perhaps homeowners that will come to the Clinton-Peabody community. He said the opportunity is quite historic and he is very proud that SLHA has arrived at this point.

There were no additional questions or comments regarding Resolution No. 2960.

Commissioner Fowler moved to approve Resolution No. 2960. Commissioner Ochoa seconded the motion. The motion passed with all commissioners voting aye.

DIRECTOR'S REPORT

Ms. Green thanked everyone who was able to attend SLHA's meet and greet event. She noted that it was a testament to the good work that everyone around the agency and affiliated with agency does to keep and maintain relationships. Continuing, Ms. Green acknowledged and introduced Val Joyner, SLHA's new Director of Communications.

Ms. Joyner stated that it is an absolute pleasure to serve in the capacity of Director of Communications for SLHA. She said she is very excited to serve the residents and to give back to the community.

Ms. Green stated that Ms. Joyner jumped right in and made a difference with getting donations for SLHA's trunk-a-treat event and with SLHA's fall festival to be held on November 12, 2022. She said Ms. Joyner is also coming with a team of partners that followed her, which is appreciated. Proceeding with her report, Ms. Green stated that occupancy is a high priority for SLHA and the agency is focusing on using its resources wisely, doing data based decision-making with the physical needs assessment and prioritizing, as well as working with HUD. She noted that SLHA is also planning to meet with the Mayor's Office and their team to figure out how they can partner and collaborate in some areas to get units turned over and occupied. Ms. Green stated that Fran Bruce, Planning and Procurement Manager for SLHA, compiled a list of real estate agents that will help the agency acquire new units using the Replacement Housing Factor funds that SLHA must obligate or expend before the spring of 2023. She stated that SLHA continues to work with the HUD-provided technical assistance consultant who is helping the agency create an asset repositioning strategy. Ms. Green stated that the Housing Choice Voucher utilization is also a big focus for the agency. She noted that the Section 8 wait list is outdated and that an issue SLHA has come across is that a lot of individuals have moved. She said staff is going through the list and when completed, it is hoped to reopen the wait list for the acceptance of people. Ms. Green stated that SLHA continues to work on reducing the Capital projects backlog. She noted that the elevators at Parkview have been an issue for years and that SLHA is now working to get them replaced. Ms. Green invited the commissioners to attend the fall festival that SLHA is hosting at Clinton-Peabody on Saturday, November 12, 2022, in partnership with Employment Connection and Preservation of Affordable Housing, Inc. She noted that it will be a family-friendly event to get people excited about the crime prevention program through Employment Connection and about the development opportunities. Ms. Green stated that SLHA is in the running for stability vouchers through HUD, which will be dedicated to the homeless community and people in domestic violence situations. She noted that SLHA will work with the City of St. Louis Continuum of Care as a part of the program. She stated that SLHA continues to work towards the December 27, 2022 deadline on the installation of the carbon monoxide alarms. Ms. Green stated that SLHA has two plaques from Pruitt-Igoe that are historical artifacts. She noted that the agency has been working with Pruitt-Igoe Forever, a group working with the families that lived in Pruitt-Igoe, to have the plaques donated to the History Museum so that they are preserved forever. She said if the commissioners are okay with SLHA donating the plaques to the History Museum she will prepare and submit a board resolution for approval.

Commissioner Martinez asked Ms. Green if conversations had happened with either the Griot Museum or the George B. Vashon Museum as possible custodians of the Pruitt-Igoe artifacts.

Ms. Green responded, "No." She noted that she had been deferring to the families that lived in Pruitt-Igoe and their wishes and they are comfortable with the History Museum. She also noted that the History Museum is excited about the opportunity as well because they have some artifacts from SLHA, but not many pieces.

Commissioner Martinez noted that the Griot Museum and the George B. Vashon Museum are minority operated and not far from the Pruitt-Igoe site, which was why he had inquired about them being possible custodians.

Commissioner Fowler asked Ms. Green if the carbon monoxide alarms will be wired or battery operated.

Ms. Green deferred to Paul Werner, Acting Director of Operations for Public Housing, for a response.

Mr. Werner stated that the carbon monoxide alarms are hard wired in some of the units; however, some units are not required to have the alarms per the building code because they are all electric.

Commissioner Fowler asked how will SLHA ensure that the carbon monoxide alarms with batteries stay useful. She said if the batteries die it will be like not having an alarm.

Mr. Werner stated that a change was made to the ACOP policy last year to add the carbon monoxide alarms as a requirement; therefore, the management companies should be changing the batteries if a work order is received.

Commissioner Fowler asked if the management companies or the tenants will handle the changing of the batteries.

Ms. Green stated that management is responsible for making sure the carbon monoxide alarms are working. She said changing the batteries should be a part of a tenant's annual inspection and management should check the alarms every time they go into a unit for any kind of maintenance repairs.

Commissioner Fowler thanked Ms. Green and Mr. Werner.

There were no additional questions and/or comments.

Reporting for the Housing Authority Police Unit, Lt. Middleton stated that activity occurred in each of the complexes and that his report focuses on some of the person-on-person crime. He reported that two assault first incidents occurred in Blumeyer/Renaissance and he provided details of the incidents. He reported that two assault first incidents and an assault second incident occurred in the LaSalle Park complex and he provided details of the incidents. He reported that there was a robbery in the Cochran/Cambridge Heights complex and he provided details of the incident. Lt. Middleton recalled reporting on a homicide at the last meeting that occurred in the Clinton-Peabody complex and he provided an update. He reported that there were a few vehicle thefts throughout the complexes, most of which were Hyundais and Kia, however, a motorcycle and a Toyota Highlander were also stolen. He noted that when paperwork is provided to the managers, they are also given pamphlets and reminded about car clubs that can be purchased for a nominal fee from City Hall, as well as reminded to make sure that any property is removed from cars when they are parked.

For clarification, Ms. Green asked Lt. Middleton if the homicide he reported on actually occurred in Clinton-Peabody and if the suspect was indeed apprehended in King Louis.

Lt. Middleton stated that Ms. Green was correct. He said the homicide did not occur in Clinton-Peabody and, yes, the suspect was detained in King Louis.

RESIDENTS' CONCERNS

Linda Braboy, resident of West Pine Apartments, thanked Ms. Green and her team from coming to West Pine last month to address the residents' concerns. She said it appears that some things are going to get resolved. She also thanked Ms. Green for getting her Section 8 housing application reinstated and for the temporary management at West Pine, which happened immediately. She noted that she had seen security a few times and that it seems as though the residents have gotten a little better and the bad actors have gotten a lot better. Ms. Braboy stated that someone from maintenance did check her bathroom closet for mold and said it was surface mold, however, she was not satisfied with the response because there had been at least three floods in the unit since she had been living there and the area had been repaired

multiple times. Ms. Braboy asked what is going on with that issue. She said it would be great if the closet could be replaced, but the same issue would happen again if the roof is bad.

Ms. Green noted that both Janay Hayes-Mohamed and Sarina Hill of Habitat were also at the resident meeting. She asked them to provide Ms. Braboy with an update and explain what is being done to ensure that the issue does not happen again.

Ms. Hill informed Ms. Braboy that the facilities maintenance person was sent to her apartment. She said she would follow up with him after the meeting to get an update.

Ms. Braboy asked if the roof would be replaced. She said she is concerned that the issue will happen again if the roof is repaired and not replaced.

Ms. Hill stated that a company is coming out to provide insight on what needs to be done for repairs and to give an estimate.

Ms. Braboy thanked Ms. Hill.

Commissioner Martinez thanked Ms. Braboy for sharing her concerns and noted that her patience is truly appreciated. He said SLHA will follow up to make sure that what management stated will happen.

Commissioner Booth asked Ms. Hill how soon will they have somebody to fix the roof, as the season for inclement weather is approaching.

Ms. Hill stated that they did not have a timeline as of yet, but they are working on it.

Commissioner Booth asked Ms. Hill if they would make the matter a priority.

Commissioner Fowler asked Ms. Green to keep the board apprised on Ms. Braboy's situation.

Ms. Green stated that it was her expectation that Ms. Hill would have a report to provide by next week.

Ms. Hill agreed to make it a priority and to provide a report.

ADJOURNMENT

Commissioner Booth moved to adjourn the meeting. Commissioner Fowler seconded the motion. The vote was in favor of passing the motion with all commissioners voting aye. The meeting thereupon adjourned at 5:17 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: January 17, 2023

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.

Congresswoman Cori Bush Secures Funding for SLHA WiFi: On December 23, Congresswoman Cori Bush (MO-01) notified SLHA that it was awarded \$990,000 in Community Project Funding to expand WiFi services in public housing. This earmarked funding was part of the 12-bill Consolidated Appropriations Act 2023 that passed through the House and signed by President Joe Biden.

CARES Act Audit: In September 2022, SLHA received notification from HUD that it would soon commence an audit of SLHA's use of CARES Act funding. The review, which began in October and concluded in December, examined a sample of documents related to waiver documentation, eligible services, and timeliness of funds spent. On December 20, HUD notified SLHA that the review resulted in 0 findings, 0 observations, and 0 recommendations.

HUD Awards St. Louis Housing Authority over \$346,000 in Mainstream Vouchers: In December, HUD announced the award of \$24.7 million to 98 local public housing authorities (PHAs) across the country to provide permanent affordable housing to non-elderly persons with disabilities. SLHA, with an award of approximately \$346,000, was only one of two housing authorities in Missouri to receive an allocation (St. Joseph Housing Authority received an award of approximately \$75,000).

Clinton-Peabody Redevelopment: A letter was delivered and mailed to each resident of Clinton-Peabody Apartments, informing them of the selection of Preservation of Affordable Housing (POAH) as the developer and the importance of resident engagement and input in the process. POAH will be hosting its first resident engagement meeting the evening of February 2, 2023 at Al Chappelle Community Center. The purpose of the first meeting will be to introduce the development team and planning process. SLHA staff and commissioners are also invited to attend.

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 (RHF) funds to be used for development or acquisition of new public housing units to replace the 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. SLHA is looking at several different options to acquire units, including the use of a real estate brokerage, who is actively looking for units, and meeting with Community Development Corporations in eligible areas to determine if partnerships can result in new units.

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 agreed to provide a technical assistance consultant to assist SLHA in developing its plan, and after a site visit and several meetings with SLHA staff, the consultant has prepared a draft plan that will be presented to the Commissioners at the January 2023 Board of Commissioners meeting.

Asset Repositioning Update: A resolution to submit a Rental Assistance Demonstration application to HUD for King Louis Square will be presented at the February Board of Commissioners meeting. This is the first asset repositioning request and will be instrumental in ensuring proper long-term funding to continue critical repairs.

Occupancy: Increasing occupancy in public housing continues to be a high priority for SLHA. In an effort to move families into decent, safe, and sanitary housing, SLHA utilizes Capital funds to rehabilitate/modernize units; meets with third-party property management staff regularly to track current and future vacancies (and to discuss solutions); and meets with HUD regularly to provide an update, among other things. In making decisions related to occupancy, SLHA is often faced with financial and human capital constraints, particularly as it pertains to the third-party management companies. As a result, SLHA continues to issue letters specifically related to property management non-compliance.

As reflected in our Physical Needs Assessment, many units and buildings within our portfolio require extensive repairs and updates due to decades of deferred maintenance and disinvestment on the federal level. The need for additional funding for public housing can be seen across the country, as housing authorities are tasked year after year with doing more with less. SLHA continues to work to reposition assets to stabilize property portfolios, increase occupancy, and in accordance with our 2020 – 2024 Strategic Plan.

Housing Choice Voucher Utilization and Performance: SLHA continues to focus on improving relationships with landlords, increasing voucher utilization, and reducing the recertification backlog. Mandatory overtime has been implemented in the HCV Department to help reduce the backlog. In addition, names are being pulled from the waitlist and new vouchers are being issued on a regular basis.

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 was 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. The Asset Management team continues to work with third-party management companies to address compliance matters related to the HUD notice.

Historical Artifacts (Donation to History Museum): At the request of Pruitt-Igoe Forever, SLHA has met with former residents to determine a good home for two plaques that were located in the community space of each building (and are currently being held at SLHA). After subsequent meetings with museum curators, donating the plaques to the History Museum may be the best option to maintain the condition of the artifacts and so that the artifacts may be exhibited. A resolution will be presented to the Board in the first part of 2023 to, upon approval, transfer the artifacts to the History Museum. The Pruitt-Igoe Forever team would like to host a formal transfer event at the History Museum in June.