



ST. LOUIS
HOUSING
AUTHORITY

BOARD OF COMMISSIONERS

REGULAR MEETING

February 23

2023





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

PUBLIC NOTICE OF MEETING

Take notice that the **annual meeting** of the commissioners of the St. Louis Housing Authority will be held via **Zoom*** on Thursday, February 23, 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: February 17, 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
ANNUAL MEETING, FEBRUARY 23, 2023, 4:30 P.M.
ST. LOUIS HOUSING AUTHORITY, 3520 PAGE BOULEVARD
ST. LOUIS, MISSOURI 63106
AGENDA

ROLL CALL

CONSENT AGENDA

1. Election of Officers
2. Approval of Minutes, Regular Meeting, January 26, 2023

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

JANUARY 26, 2023

BOARD OF COMMISSIONERS
ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING
JANUARY 26, 2023
4:30 p.m.

CALL TO ORDER

The Board of Commissioners of the St. Louis Housing Authority held a Regular Meeting on Thursday, January 26, 2023, 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 Booth moved to approve the minutes of November 3, 2022. Commissioner Fowler seconded the motion. The motion passed with all commissioners voting aye.

DIRECTOR'S REPORT

Ms. Green reported that Congresswoman Cori Bush did secure the funding for the St. Louis Housing Authority's (SLHA) WiFi project. She said SLHA was awarded \$990,000 out of the budget appropriations at the federal level to offer free WiFi to additional public housing residents. She noted that SLHA started the process in 2020 when the COVID pandemic hit using CARES Act funding. She said this funding is a special appropriation for that work.

Ms. Green reported that in September SLHA had a CARES Act audit by HUD that ended in December. She noted that there were no findings, no observations and no recommendations.

Ms. Green reported that HUD awarded SLHA \$346,000 in Mainstream vouchers. She said SLHA was only one of two housing authorities in the state to receive an allocation. She noted that the St. Joseph Housing Authority received an award of about \$75,000.

Ms. Green reported that SLHA is progressing on the Clinton-Peabody redevelopment, noting that Preservation of Affordable Housing (POAH) will hold their first resident engagement meeting on February 2, 2023 at the Al Chappelle Community Center to get the residents engaged and excited about the process.

Ms. Green reported that with the acquisition of new public housing units, SLHA is looking to work with community development corporations (CDC) in eligible areas to determine if partnerships could be done that can result in new units. She noted that HUD has strict site selection standards, so SLHA is looking for CDC's that fit within those guidelines.

Ms. Green recalled that SLHA's strategic plan calls for the implementation of a portfolio plan for the agency that serves as an internal tool to guide and prioritize the timing and funding of developments

because HUD does not provide all of the resources the agency needs to do necessary repairs for all of its buildings. She said the Asset Repositioning Strategy is a way for SLHA to essentially raise money to do some of the critical work needed to be done on all of its public housing developments. She noted that Richelle Patton, the HUD-Contracted Asset Repositioning Technical Assistance Provider, would present on the Asset Repositioning Strategy after Lt. Middleton presents the Housing Authority Police Unit crime report.

Reporting for the Housing Authority Police Unit, Lt. Middleton stated that a homicide occurred in the month of November and in the month of December. He noted that the homicide in November occurred in the Cochran complex and he provided details of the incident. He said the homicide in December occurred in the Blumeyer complex and he provided details of the incident. Lt. Middleton reported that vehicle thefts continue to be a plague throughout the complexes and throughout the city of St. Louis. He said as this trend continues, HAU officers constantly remind the leasing managers to pass on to the residents to get a steering club for their vehicle if they have a Hyundai, a Kia or any other car, but especially a Hyundai or a Kia. Lt. Middleton stated that the HAU officers have been checking vacant units and have started going through different apartments in Clinton-Peabody to accommodate workers installing smoke detectors, and carbon monoxide alarms, doing pest control, and other work. He said they look forward to continuing to make them feel safe as they do their work in the apartment complexes. Lt. Middleton stated that this concluded his report.

Ms. Green asked if there were any questions for Lt. Middleton.

Edith Guthrie, President of the Blumeyer Village Tenant Association, asked Lt. Middleton if he meant Renaissance Place at Grand when he said the homicide occurred in Blumeyer.

Lt. Middleton responded, "Yes."

Ms. Guthrie asked Lt. Middleton if the homicide had recently occurred.

Lt. Middleton stated that the incident occurred on December 10, 2022.

Ms. Guthrie thanked Lt. Middleton.

Presenting on SLHA's Public Housing Portfolio Repositioning Strategy, Richelle Patton introduced herself, noting that she is the President of Collaborative Housing Solutions, a consultant that provides asset repositioning services to public housing authorities around the country. She noted that they are serving under the grant that Enterprise Community Partners (Enterprise) has with HUD. She said Enterprise is a national non-profit and one of the things they do is provide technical assistance to non-profits and housing authorities around the country. Ms. Patton stated that she has been doing this type of work for nine years and has been involved in the preservation or development of about 25,000 units over the 29 years she has been in affordable housing development.

Ms. Patton stated that HUD assigned her to collaborate with SLHA staff to look at the agency's whole portfolio and give an assessment of what might be the best process to reposition to more stable funding platforms for each of SLHA's properties. She noted that identifying what might be the best strategies for each project and coming up with a plan for an overall strategy for SLHA's whole portfolio had been about a 10-month process.

Ms. Patton stated that covered in the report are the purpose of why they did the report, understanding the purpose of public housing today and the funding levels, and what asset repositioning means in HUD speak and putting that into real plain language, as well as why agencies go through repositioning. She noted that there are two main strategies that agencies use, a RAD conversion (HUD Rental Assistance Demonstration Program) or a Section 18 Disposition. She said she would talk about both strategies, about some of the key observations and what she observed as a third-party, as well as provide her recommended overall repositioning strategy, which was done in collaboration with SLHA staff. She noted that she ran a few financial models and would be sharing some of the highlights. She said she would also give some action steps at the end of the report.

Ms. Patton stated that the purpose of her engagement for the past 10 months was to assess SLHA's whole portfolio and determine what of HUD's repositioning options might be appropriate and applicable for each of SLHA's individual properties. She said she then identified what she thought was the best suitable repositioning option and grouped the properties into tiers to try to get their arms around how to address such a large portfolio. She noted that the tiers are a priority of recommended properties for SLHA to work on. Ms. Patton stated that she did a financial analysis in which she would share some of the highlights, as well as share some key considerations as the agency thinks about its repositioning strategy long-term. She said she would end the report with some action steps for the next six months, the next six months after that and the next two years after that.

Ms. Patton presented SLHA's public housing portfolio repositioning strategy report and upon conclusion, she applauded SLHA staff. She said from her observations it seems like SLHA has a nice, solid process and she encouraged SLHA to constantly keep looking for best practices. She said the goal is for each property to be able to pay its own bills without the housing authority itself having to write a check outside of the funding that would come from the Section 8 subsidy.

Ms. Patton stated that her recommendation, particularly for the board to consider in the future, is to think through and be thoughtful about the agency's Development staff and what their capacity is and/or bring on development consultants to offset some the staff to help with capacity as they think about repositioning and redevelopment and ultimately developing potentially new properties for more affordable housing in the city. She also recommended training and capacity building for the financial management staff. She noted that there would also be ongoing resident and community engagement.

Ms. Patton shared her recommended strategy, with input from SLHA staff, and stated that it is something for the board and executive staff, along with input from the residents, to determine if the agency wants to adopt an Asset Repositioning Plan. She noted that they are talking about a multi-year strategy that could take five to 10 years to implement. Ms. Patton stated that she did a massive Excel spreadsheet for each of SLHA's 47 properties containing a Plan A and Plan B for the agency and she noted that she, Ms. Green and Jason Hensley, Director of Real Estate Development, talked through each one. She said they went through each individual property and she identified what would be the highest and best approach for repositioning. Ms. Patton stated that there is an addendum to the report that has some financial models, as well as the spreadsheet chart for a more in-depth look.

Ms. Patton stated that she did a financial analysis with a sample of properties to provide a sense of what the future would be and she expounded on the information. Concluding, she shared some considerations for SLHA to think about and provided examples and suggested types of income. She noted that she created an action plan with proposed action steps that had not been adopted by anyone, just her best thinking for the next six months. She said she also created some specific action steps for the next six months and the six months after that to get SLHA through to January 2024, as well as some suggested

action steps for all of 2024 and all of 2025. In addition, Ms. Patton provided resources to help SLHA. She noted that her time with SLHA would end soon and that she would certainly be following up with the staff.

Ms. Green thanked Ms. Patton and asked if anyone had any questions.

Commissioner Fowler noted that Ms. Patton showed a graph whereby funding for public housing is going down, but is going up for Section 8. She asked if that is because more people are doing repositionings or is it truly new money or money being redirected because more people are doing repositionings.

Ms. Patton stated that it has to do with the political wheel in Washington, noting that over time Congress has appropriated less money to public housing than it has to the Section 8 platform. She also noted that there is a stigma about what public housing is and less of a stigma with Section 8. She said Section 8 also has a lot of private landlords who pay lobbyists to make sure that Section 8 continues to get funded at high levels; however, public housing agencies do not have deep pockets and they advocate, not lobby.

Commissioner Fowler asked who will own the properties if SLHA converts them to RAD.

Ms. Patton stated that if SLHA goes to RAD, the housing authority itself could continue to own and control the properties or it could use its nonprofit to control them. She said if SLHA goes to Section 18, typically housing authorities transfer the properties to their own nonprofit or to a limited liability company that they own 100 percent for legal paperwork reasons, but effectively the housing authority continues to own and manage the properties long-term. Ms. Patton stated that it is very different if a housing authority does tax credits because they are in partnership with a developer and with their investors over time. She said the housing authority is part of the ownership, but a small percentage of the ownership versus the investor.

Commissioner Fowler asked Ms. Patton what other sources of income do housing authorities have besides the list shown in the presentation that SLHA could use to create other streams of income.

Ms. Patton asked Commissioner Fowler if she was asking about incomes not to the properties, but to the housing authority itself.

Commissioner Fowler responded, "Yes."

Ms. Patton stated that unfortunately HUD does not typically give housing authorities more money and Congress has not approved new money to fund housing authorities. She said when in Section 18, HUD helps with wind down funds, which is new money in a sense because the housing authority will get vouchers and the wind down of public housing subsidies. She said when a housing authority goes to RAD, they will only get the RAD contract based on what its subsidy levels currently are.

Commissioner Jones asked Ms. Patton to give a negative point that might occur with doing a RAD conversion.

Ms. Patton stated that one negative is that it takes a lot of time and energy and staff will be needed to help work through the RAD process, but, if working with a developer, the housing authority can put the work on the developer, however, there will need to be a staff point person. She said doing a RAD conversion is not easy and each RAD conversion will take about nine months to one year, if not longer, depending on if the housing authority needs new financing. She said the process is long, which is a major drawback. Ms. Patton stated that training will also be needed, which is a dollar cost, to teach the agency's financial staff about how to manage and report on all of the different strategies. She said the other

downside to why people do not want to convert to RAD or Section 18 is because they do the 10-year or 20-year proforma and say there is not enough money in the RAD rents to survive on the property.

Commissioner Jones asked Ms. Patton what is the percentage of agencies around the country that have done RAD conversions.

Ms. Patton stated that there were about 1.2 million public housing units overall before RAD started and now, 10 to 11 years later, there are little over a million public housing units. She noted that there had been about 1,100 RAD conversions over that time period and the latest number was 140,000 units had been converted. She said she could provide the staff with some agencies that had converted to RAD. Ms. Patton noted that they had talked, in particular, about trying to do some peer-to-peer networking and information sharing with an agency like SLHA that had converted their whole portfolio so that SLHA can learn from past strengths and weaknesses and of pitfalls and lessons learned.

Commissioner Fowler asked Ms. Patton if there is any data on what housing authorities' finances look like after 10 years that had converted to RAD. She said she can almost see SLHA being in kind of the same position it is currently in with all of its properties needing a lot of work and there not being enough money. She said converting to RAD, SLHA will get a cashflow for a while, but all of that cashflow will be to repair everything else and SLHA would have to figure out what happens once that cashflow is depleted.

Ms. Patton stated that the earliest RAD conversions were done in 2013 and she noted that a lot of them happened in the last five or six years. She said the Knoxville Tennessee Housing Authority converted over the last seven or eight years and is one sister agency that she would like to put SLHA in contact with, as they have a sizeable public housing platform and a sizeable voucher program. She noted that there are several other agencies that she could recommend as well. Ms. Patton stated that a study had also been done about four years ago on some of the impacts of RAD that was funded by the federal government and she noted that a new study is now being done. She also noted that in the financial models she did she assumed that SLHA's RAD rents would increase by 2% every year, although the RAD rents increased by 5.2% this year. She said her financial models also assume 3% to 5% in expenses and 5% vacancies. Ms. Patton stated that the better SLHA can do with less vacancies the better those numbers will be. She said her financial models also assume SLHA depositing money into a replacement reserve each month for big-ticket Capital items that go beyond maintenance. She said the net cashflow is actually net of those reserves to do the big ticketed items and she noted that SLHA will have to do a Capital Needs Assessment with HUD to go through RAD in which they are going to look at the 20 years to make sure those reserves are appropriately sized before converting.

Commissioner Fowler thanked Ms. Patton.

Commissioner Jones asked Ms. Patton if public housing might go the way of the dinosaur.

Ms. Patton stated that that is what she believes personally; however, speaking on behalf of HUD, they would say that the future of public housing subsidy is very questionable.

For clarification, Commissioner Fowler asked Ms. Patton if her net cashflow model included the Capital reserves.

Ms. Patton stated that as part of the operating budget in one of the pages she has a certain amount, usually \$500 per unit, per annum. She said that money gets escrowed and over time SLHA will get to decide, not HUD, if it wants to spend the money on replacing hot water heaters, HVAC, carpet and things

like that. She said the net cashflow has already factored in that reserve being escrowed and paid for from the RADs.

Ms. Green asked if there were any other questions for Ms. Patton.

There were none.

Ms. Green stated that the next step for SLHA is to formally adopt an Asset Repositioning Plan based on the work Ms. Patton did for the agency. She said more importantly she would like to get the peer-to-peer network started because she is not quite comfortable in how SLHA will fund all of the staff under this new model and because the financial accounting is so different under RAD versus the traditional way SLHA has been doing it. She said getting all of the finance staff in trainings on what that financing model will look like is really critical.

Commissioner Fowler stated that she would like to be included in the financial training, if it is okay.

Ms. Green responded, "Absolutely." She noted that King Louis received a tax credit application, which is a mixed-finance development whereby SLHA owns the land, but not the actual buildings, and the developer wants to do a RAD application. She said SLHA wants to work with them to be ready to present the application in February. She said Mr. Hensley is working on a fee for service proposal to handle some of the costs associated with SLHA having to do quite a bit of work on some of the transactions even though the agency does not own the buildings. Ms. Green stated that the key steps are getting the finance team trained, the peer-to-peer network started and the fee for service proposal completed.

Ms. Patton stated that she would be happy to run more financial models for any other AMPs that the board would like for her to do before her time is up.

Commissioner Fowler asked Ms. Patton if there were other consultants that could maybe work with SLHA as it does the first application process once her time is up.

Ms. Patton stated that she could, however, she has to be careful because she is speaking on behalf of HUD and not Richelle Patton. She said HUD cannot recommend any consultants, but if SLHA starts talking to some of its NAHRO colleagues and some of the peers that she recommends they could certainly offer some guidance. Ms. Patton stated that the HUD field office has been thrilled that SLHA is engaging in this process and they are excited that SLHA may have a strategy to get some sort of structure to how all of this might happen because it is a huge undertaking and would have to be course corrected over time. She said SLHA has the right staff team on board and a lot of goodwill at HUD that wants to see the agency reposition when it is ready. Ms. Patton thanked SLHA for the opportunity.

Commissioner Jones thanked Ms. Green for pushing the agency towards the future.

RESIDENTS' CONCERNS

Linda Braboy, resident of West Pine Apartments, recalled addressing her issue with water and mold at the November 3, 2022 meeting. She noted that some things had happened since then, however, the problem is not resolved. She said she heard that the roof had been repaired, but she is not convinced that the roof issue is resolved either. She said someone came to her home and used drywall to encase the mold in her bathroom that was not water resistant and there is no ventilation or window in the bathroom. Ms. Braboy stated that she told management and Blue Sky that the problem had not been resolved and she showed them where the mold was. She said she got fed up with it all and hired Enviropro to do an assessment,

which was done on her entire unit. She said Enviropro found 10-plus spots that had water damage, moisture and mold. She said a report was prepared and she emailed it to Ms. Green, Paul Werner, Sarina Hill and Matt Fiascone because she wants the areas addressed. Ms. Braboy stated that she also paid \$745 for the mold remediation company to come out and she paid another \$500 to rent an apartment temporarily while the work is being done. She noted that she is still waiting on paperwork for her renters' insurance to pay for some of the expenses. She said all she wants is for the work to be done and someone other than Blue Sky to do it to reassure her that the work has been done properly.

Ms. Green stated that SLHA was disappointed that the work still had not happened. She said SLHA was told that it had happened, but there was some miscommunication at the management company. She agreed that if Habitat had someone to do the mold remediation, Enviropro should not have found any mold. She said SLHA has directed Habitat to reimburse Ms. Braboy for her expenses whereby she does not have to go through her insurance because she should never have to come out of her own pocket to address those kinds of issues that management is aware of. Ms. Green stated that she is also going to recommend that Habitat put Ms. Braboy in a hotel and get the work done immediately. She said it has been two months and this work still has not been done.

Ms. Braboy stated that it had been longer than two months.

Ms. Green stated that Janay Hayes-Mohamed, a representative of Habitat, was on the call and she asked Ms. Hayes-Mohamed to inform Ms. Braboy of what Habitat commits to doing immediately.

Ms. Hayes-Mohamed stated that she wanted to allow Ms. Hill an opportunity to respond. She noted that the company did not tell them that they were finished treating the mold. She said they begun the work and needed for Ms. Braboy to not be present in order to get the rest of the work done. She said they had been scheduling the work and she understands that there had been some issues on Ms. Braboy's part that the dates were not convenient. Ms. Hayes-Mohamed asked Ms. Hill to fill in the details.

Ms. Hill stated that Blue Sky did not complete the work and recommended that Ms. Braboy not be in the unit when the work is being done. She said she had been trying to work with Ms. Braboy, however, Ms. Braboy lost faith in Blue Sky and does not want them to finish the work, and other companies are weeks and months out. She said they wanted Blue Sky to finish the process because they started it and they are ready. Ms. Hill stated that Habitat is not the holdup getting this work done and they are doing everything they possibly can to try to rectify the issue as soon as possible.

Ms. Braboy stated that the first time Blue Sky came out they told her that they were only going to do what they were requested to do and they left when they were done. She said a while later the mold smell got worse. She noted that she was not informed that Blue Sky was not finished. She said two managers came to her unit to check the bathroom and she told them that she would take the baseboards off and glue them back if there is no mold in which they agreed. Ms. Braboy stated that after removing the baseboards from her bathroom, bedroom and hallway there was mold and it was wet, and this was after the initial first time Blue Sky came out. She said Blue Sky does not do quality work and she does not want them to do the work in her unit. She said she would prefer to have Servepro, Servicemaster or any other professional to do it.

Ms. Hill stated that Ms. Braboy has lost faith and she does not want her to keep having this issue. She noted that Blue Sky went back to reevaluated Ms. Braboy's unit after she showed that the wall still contained mold and mildew. She said they are trying to rectify the issue as soon as possible and Blue Sky is ready to complete the work. Ms. Hill stated that the holdup is not Blue Sky nor Habitat.

Ms. Braboy disagreed, stating that the fault would not lie on her.

Commissioner Martinez stated that he would like for Ms. Green to assign a staff person to deal with this situation. He said this matter is of significant importance and he appreciated Ms. Braboy bringing it to the board's attention. He apologized that it is still an issue and he deferred to Ms. Green to determine what staff she would direct to move the situation forward.

Ms. Green stated to Commissioner Martinez that SLHA has about six staff members working on this matter, which is a priority for the agency. She said SLHA sends updates and requests updates weekly related to this matter. She noted too that staff is working on what she considers to be general management-related functions at West Pine. Ms. Green shared an email that she received from Habitat on December 12, 2022 stating, "As an update, the remediation work in Apartment 203 has been completed." She said SLHA was not aware that the work had not been completed until Ms. Braboy sent a letter. She said she would send the email she received back to Habitat so they are aware of informing SLHA that the remediation work was complete. Additionally, Ms. Green stated that SLHA noticed patterns in the number of requests received from West Pine related to plumbing issues and SLHA's Development team put together a scope of work for a plumbing company to scope all of the plumbing and clean out the pipes. She said it was found that the pipes are really old and that there are a lot of tenant products in the pipes, causing a lot of severe plumbing issues. She said the management company should have been doing some preventative maintenance, but had not been, so the plumbing company has recommended that the pipes be flushed out on an annual basis to keep the integrity of the building. Ms. Green stated that there are things that need to be addressed at West Pine and once SLHA noticed, it stepped in to get them resolved.

Ms. Braboy acknowledged her appreciation.

Ms. Green thanked Ms. Braboy for reaching out and asked that she keeps her informed because she sometimes does not get the most recent information.

Ms. Hill stated that when she sent the email regarding the work was done, it is what was reported back by Blue Sky. She said Habitat sent Blue Sky back out to reevaluate the area after she followed up with Ms. Braboy about the issue.

Ms. Braboy stated that she understood and appreciated Ms. Hill's concern. She said she just wants the water and wall fixed.

Commissioner Booth stated that what Ms. Braboy was saying is very important, but it needs to be dealt with in a different way other than at this meeting. She said, in all fairness to Ms. Braboy, this matter should be handed back to Ms. Green, as Commissioner Martinez stated earlier, for SLHA to take care of.

Commissioner Martinez stated to Ms. Braboy that he appreciated her advocating on behalf of herself and perhaps potential issues that some of her neighbors may or may not be having. He apologized that Ms. Braboy had to bring the issue up again and he noted that SLHA will get it solved. He said the board has full faith in Ms. Green's leadership and that of her team and believe in their commitment to the residents in SLHA properties.

Ms. Braboy thanked Commissioner Martinez.

Ms. Braboy stated that when she moved into West Pine in 2019 she was told that the residents would be able to pay rent through Rent Café. She asked if the residents would be able to do that and, if not, is there a way they can pay through autopay.

Ms. Green asked Mr. Werner if he had an answer to Ms. Braboy's question.

Mr. Werner stated that staff had been thinking about this and talking about it in general, but needs to do some research about how it would roll out.

Ms. Braboy stated that incidents had occurred in her unit with management between mid-December and January 18, 2023. She said when she applied and moved into West Pine in 2019 she was told that she could have the two cats. She noted that they kept switching managers and the second or third new manager questioned her having two cats. She said she called SLHA and was told that the policy is for one cat, but if management allowed her to have two cats then she could have two cats. Ms. Braboy stated that she paid the pet deposit and tried to pay a deposit for the second cat, but was told that she did not have to because she was only supposed to have one pet. She said she wanted to put this out there because she feels that something may take place with people and their pets.

Additionally, Ms. Braboy stated that when she moved into her unit it was not up to par to her. She said she originally called SLHA and asked if she could paint the walls white and was told yes, but if she moved she would have to repaint the walls to a neutral color if they were not white. She said she wanted to put this out there also in case something is said about her painted walls.

Ms. Green asked Ms. Braboy if she would like to move to a different unit if SLHA had one that is free of all the hazards she is currently dealing with.

Ms. Braboy noted that Ms. Hill had brought moving to a different unit to her attention, however, she would rather stay where she is. She thanked Ms. Green and noted that she appreciated the offer.

Ms. Green suggested seeing what is available and giving Ms. Braboy those options. She told Ms. Braboy that she could always say no to the three options and stay where she is. She asked Ms. Braboy if she was okay with doing that. Ms. Green noted that SLHA had help Ms. Braboy get back on another list and that she could check to see where Ms. Braboy is on that list, which would be a little bit of comfort having that opportunity. She asked Ms. Braboy if that was okay with her.

Ms. Braboy stated that she is okay with it, but she likes living at West Pine. She said she is at peace in her home.

Ms. Green stated that she understood and noted that she wanted to present options so that Ms. Braboy could have a choice.

Ms. Braboy thanked Ms. Green.

ADJOURNMENT

Commissioner Booth moved to adjourn the meeting. Commissioner Jones seconded the motion. The vote was in favor of passing the motion with Commissioners Booth, Fowler, Jones and Ochoa voting aye. The meeting thereupon adjourned at 6:35 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: February 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.

Clinton-Peabody Redevelopment: SLHA and POAH hosted the first resident engagement meeting the evening of February 2, 2023 at the Al Chappelle Community Center. Approximately 30 families attended and were introduced to the redevelopment team. POAH dispelled myths about the planned redevelopment activities and discussed a general planning timeline. The next resident meeting will be the late afternoon of March 15, 2023 at the Al Chappelle Community Center. Residents, SLHA Commissioners, and appropriate SLHA staff are invited to attend.

During the month of March, SLHA and POAH will begin initial conversations about redevelopment activities with key stakeholders, such as government officials and business leaders.

Historic Increase In Housing Choice Voucher Funding: HUD has evaluated the Consolidated Appropriations Act of 2023 and estimates that it provides funding at approximately a 99% HAP proration and a 91% Administrative Fee proration. At this level of HAP funding, SLHA can anticipate an offset and reallocation from HAP program reserves that will ensure an overall HAP proration of approximately 100%. In the upcoming week, SLHA Finance and HCV staff will meet to calculate the projected HAP renewal funding and make any necessary program adjustments.

Meeting and Site Visit with HHS and HUD Officials: SLHA will soon host Joe Palm, Regional Director of the U.S. Department of Health and Human Services, and HUD Regional Administrator, Deke Clayborn, for a meeting and tour. The purpose of the meeting is to identify ways that HHS and HUD funds can be used to enhance the lives of the families served by SLHA.

Parkview Designated Housing Plan: In accordance with the most recent Annual Plan and to provide a safe environment for seniors living in public housing to age in place, SLHA is actively drafting a Designated Housing Plan to request approval from HUD to convert Parkview Apartments to an "elderly only" housing development. SLHA is currently reviewing all data, running reports, and preparing the analysis. We are also reviewing and analyzing Census and American Community Survey data and working through the Capital Fund and HCV

Administrative Plans to determine options for relocating non-elderly residents, if the plan is approved. We expect to have a draft document completed by March 31.

New Chief of Staff: Latasha Barnes was recently selected to fill the newly created Chief of Staff position. Latasha, who is a fellow SLU Law graduate and former Senior Attorney with Legal Services of Eastern Missouri, brings a wealth of experience in project management and development; contract administration; cross-sector collaboration; strategic planning; and resident relations.

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 prepared a draft plan that was presented to the Commissioners at the January meeting. Next steps include developing an action plan and training staff and Commissioners on the Rental Assistance Demonstration Program.

Asset Repositioning Updates: A resolution to submit a Rental Assistance Demonstration application to HUD for King Louis Square will be presented at an upcoming 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. Names are being pulled from the waitlist and new vouchers are being issued on a regular basis.

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 the 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 St. Louis Housing Authority in May.