



ST. LOUIS  
**HOUSING**  
AUTHORITY

# **BOARD OF COMMISSIONERS**

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**REGULAR MEETING**

**OCTOBER 26**

**2023**



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, October 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: October 20, 2023

ST. LOUIS HOUSING AUTHORITY

Attachment

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#### **\*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, OCTOBER 26, 2023, 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, September 28, 2023

**RESIDENTS' COMMENTS ON AGENDA ITEMS**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**2. Resolution No. 2988**

Authorizing and Approving Execution of the Capital Fund Program (CFP) Amendment to the Consolidated Annual Contributions Contract for the 2022 Housing-Related Hazards Capital Fund Program

**3. Resolution No. 2989**

Authorizing and Approving Execution of the Capital Fund Program (CFP) Amendment to the Consolidated Annual Contributions Contract for the 2023 Emergency Safety and Security Grant Capital Fund Program

**4. Resolution No. 2990**

Authorizing and Approving the Housing Choice Voucher Program Payment Standards

**5. Resolution No. 2991**

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

**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 SEPTEMBER 28, 2023**

BOARD OF COMMISSIONERS  
ST. LOUIS HOUSING AUTHORITY  
REGULAR MEETING  
SEPTEMBER 28, 2023  
4:30 p.m.

**CALL TO ORDER**

The Board of Commissioners of the St. Louis Housing Authority held a Regular Meeting via Zoom on Thursday, September 28, 2023. Chairman Sal Martinez called the meeting to order at approximately 4:37 p.m.

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

Absent: Regina Fowler  
Shelby Watson

**CONSENT AGENDA**

**Approval of Minutes**

Commissioner Booth moved to approve the minutes of August 24, 2023. Commissioner Jones seconded the motion. The motion passed with all commissioners voting aye.

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**Resolution No. 2983**

Authorizing and Approving a Revision to the St. Louis Housing Authority Capitalization Policy.

Presenting Resolution No. 2966, Brenda Jackson, Director of Finance, stated that board approval was requested to modify the St. Louis Housing Authority's current Capitalization Policy as a reaction to the HUD monitoring review conducted earlier in the year. She noted that a couple of items were updated in the policy and that HUD expressed that the policy be updated periodically.

Commissioner Martinez asked if there were any questions and/or comments regarding Resolution No. 2983.

There were none.

Commissioner Booth moved to approve Resolution No. 2983. Commissioner Ochoa seconded the motion. The motion passed with all commissioners voting aye.

**Resolution No. 2984**

Authorizing and Approving an Inventory Control System Policy.

Presenting Resolution No. 2984, Ms. Jackson stated that the Inventory Control System Policy was also updated in reaction to the HUD monitoring review. She noted that HUD suggested that the St. Louis Housing Authority (SLHA) do an Inventory Control Policy to outline how the agency safeguards its inventory against loss, damage or theft.

Commissioner Martinez asked if there were any questions and/or comments regarding Resolution No. 2984.

There were none.

Commissioner Ochoa moved to approve Resolution No. 2984. Commissioner Booth seconded the motion. The motion passed with all commissioners voting aye.

**Resolution No. 2985**

Authorizing and Approving the Operating Budget for Fiscal Year Ending September 30, 2024.

Presenting Resolution No. 2985, Ms. Jackson stated that board approval was requested for the operating budget for the fiscal year starting October 1, 2023 and ending September 30, 2024. She said there were a couple of assumptions, which are listed in the budget book attached to the resolution. Highlighting some of the assumptions, Ms. Jackson stated that Public Housing and Section 8 operate on a calendar year as opposed to the agency's fiscal year; therefore, 2023 subsidy level was used for the three-month period of October 1 through December 31, which was projected at 97%, and 2024 subsidy level was used for the other nine months, January 1 through September 30, which was projected at 95%. She noted that most of the expenditure levels were projected using 2023's data for utilities, with a three percent utility inflation factor.

Alana C. Green, Executive Director, expressed that the budget was reviewed with Commissioner Fowler. In addition, she noted that SLHA will assume management of all of its public housing developments as of October 1, 2023. She said the staff had been working over the last six weeks on doubling the staff and the budget reflects the additional positions coming on as the private property management arm. She stated that the money will flow very similarly, but will now be administered by an SLHA employee in all facets of the work.

Commissioner Martinez asked if there were any questions and/or comments regarding Resolution No. 2985.

Commissioner Ochoa asked if questions Commissioner Fowler may have had with her review were satisfied.

Ms. Jackson stated that Commissioner Fowler asked a few questions regarding the revenue assumptions and she was able to provide answers and documentation.

There were no additional questions.

Commissioner Ochoa moved to approve Resolution No. 2985. Commissioner Booth seconded the motion. The motion passed with all commissioners voting aye.

**Resolution No. 2986**

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

Presenting Resolution No. 2986, Paul Werner, Acting Director of Operations for the Public Housing Program, stated that SLHA updates its allowances for tenant-furnished utilities and other services on an annual basis for all of its public housing units. He noted that a listing of the utility allowances by development and bedroom size was attached to the resolution. He said board approval was requested for approval of the tenant-furnished utility allowance schedule.

Commissioner Martinez asked if there were any questions and/or comments regarding Resolution No. 2986.

There were none.

Commissioner Booth moved to approve Resolution No. 2986. Commissioner Ochoa seconded the motion. The motion passed with all commissioners voting aye.

### **Resolution No. 2987**

Authorizing the Write-Off of Vacated Tenant Account Receivable Balances.

Presenting Resolution No. 2987, Mr. Werner stated that the write-off of vacated tenant account receivable balances is also an annual resolution that is presented to the board for approval. He noted that the amount for the period of September 1, 2022 through August 31, 2023 is \$584,713.08, which is a little over \$200,000.00 more than what it was in 2022 and significantly higher than what it was in 2021. He said a list of the balances by management company is attached to the resolution. Mr. Werner stated that the primary reason for the high amount is poor management, and some of the highest balances were at sites managed by Habitat. He noted that residents had moved out of units, but were not removed from the system thereby accumulating charges and creating huge balances. He said the accounts are deemed uncollectible and should be written off as part of the agency's year-end process. Mr. Werner stated that board approval was requested to write off the bad debt amount of \$584,713.08.

Commissioner Booth asked if the eviction moratorium played a part in the amount being so large.

Mr. Werner stated that the eviction moratorium was most likely attributed to a lot of large balances accrued over time where people would not have normally moved out or been evicted.

Ms. Green stated that the fact that there was a lot of transition, management did not get a quick handle on some of those things. She noted that the eviction moratorium had been over for a while, but if management did not work with the residents to get them some help with rental assistance or if they did not follow up with coaching and/or do payment arrangements it got out of control. She said it was just poor management in most of those instances.

Commissioner Martinez asked if there were any additional questions and/or comments regarding Resolution No. 2987.

There were none.

Commissioner Booth moved to approve Resolution No. 2987. Commissioner Ochoa seconded the motion. The motion passed with all commissioners voting aye.

### **DIRECTOR'S REPORT**

Ms. Green stated that SLHA will take over management of its traditional public housing portfolio as of October 1, 2023. She noted that staff had interviewed over 70 individuals over the past six weeks to try to find and build a team. She said she was happy to say that SLHA hired staff for positions that had been vacant for a long time under the previous management company and that the agency is at a level where Habitat was or better. Ms. Green acknowledged the staff that worked 12-plus hour days and stated that SLHA is pleased with the outcome of the hard work that the staff had done. She noted that the team is strong and dedicated and that she was extremely pleased with what they accomplished in such a short amount of time. She said the staff at SLHA essentially doubled.

Commissioner Martinez stated that the board congratulates the staff as well for doing a tremendous job. He said fantastic work to everyone, as 70 interviews in a few weeks is unbelievable.

Commissioner Martinez commented that Ms. Green and her team had provided an overall report, which is also in the books the commissioners have in their possession; therefore, they could go back and review the information and follow up with the staff if they have any questions.

### **RESIDENTS' CONCERNS**

Pamela Bush, resident of Parkview Apartments, stated that a big trash can has been sitting in the hallway by the dumpster room at the exit door where the elevators are for two days and she does not know what it

is there for. She noted that the trash has not been emptied in the dumpster room either and the floors are filthy and need to be swept and mopped.

Mr. Werner stated that Habitat had not done a good job and maintenance has been very short-staffed. He said cleaning supplies were purchased for the staff that showed up and they are trying to cover what they can. He noted that a new staff would be starting at Parkview on October 2, 2023.

Ms. Bush stated that a table is also needed in the laundry room on the second floor to fold clothes on.

Mr. Werner stated that he would have a table put in the laundry room.

Ms. Green stated that a meet and greet would be held for the residents to meet the new staff starting at Parkview on October 2, 2023. She said if the residents have issues or know of any issues to feel free to bring them up to the new staff.

Ms. Bush responded, "Okay."

#### **ADJOURNMENT**

Commissioner Ochoa moved to adjourn the meeting. Commissioner Jones seconded the motion. The vote was in favor of passing the motion with all commissioners voting aye. The meeting thereupon adjourned at 5:01 p.m.

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

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

(SEAL)




# **RESOLUTION No. 2988**

## Executive Department

### MEMORANDUM

TO: Board of Commissioners

THROUGH: Alana C. Green, Executive Director 

FROM: Jason Hensley, Director of Real Estate Development

DATE: October 11, 2023

SUBJECT: Resolution No. 2988  
Authorizing and Approving Execution of the Capital Fund Program (CFP)  
Amendment to the Consolidated Annual Contributions Contract

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On September 21, 2023, HUD notified the St. Louis Housing Authority (SLHA) of the following Capital Fund Program funding award:

Grant Name: 2022 Housing-Related Hazards Capital Fund Program  
Grant Number: MO36H-00-1501-22  
Grant Amount: \$520,300.00

In order to receive the funding, the Annual Contributions Contract Amendments must be executed and returned.

Board approval is requested to authorize SLHA to execute the attached Capital Fund Program (CFP) Amendment to the Consolidated Annual Contributions Contract.

**Authorizing and Approving the Execution of Capital Fund Program (CFP) Amendment  
to the Consolidated Annual Contributions Contract**

WHEREAS, the St. Louis Housing Authority was notified by HUD on September 21, 2023 of a funding award for the Fiscal Year 2022 Capital Fund Program for a total of \$520,300.00; and

WHEREAS, the Capital Fund Program grant amount is as follow:

Grant Name: 2022 Housing-Related Hazards Capital Fund Program  
Grant Number: MO36H00150122  
Grant Amount: \$520,300.00

WHEREAS, to be eligible for the Capital funds, the St. Louis Housing Authority must execute the Annual Contributions Contract (ACC) amendment.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY THAT:**

1. The Executive Director of the St. Louis Housing Authority is authorized and directed to execute the Annual Contributions Contract Amendment and the Capital Fund Annual Statement.
2. The Executive Director of the St. Louis Housing Authority is hereby authorized directed to take any and all necessary action to carry out the terms and conditions of this Resolution.

## 2022 Capital Fund Housing Related Hazards Grant

### Capital Fund Program (CFP) Amendment

To the Consolidated Annual Contributions  
Contract (form HUD-53012)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

**Whereas,** (Public Housing Authority) \_\_\_\_\_ (Formal PHA Name) **Type PHA Code Here** (herein called the "PHA")  
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions  
Contract(s) ACC(s) Numbers(s) (On File) dated (On File)

**Whereas,** in accordance with Public Law 117-103, Division L, Title II and the FFY 2022 Housing-Related Hazards & Lead-based Paint Capital Fund Program  
Notice of Funding Availability Opportunity (NOFO);

**Whereas,** HUD has agreed to provide Housing Related Hazard Capital Fund assistance to the PHA, upon execution of this Amendment, in the amount  
to be specified below for the purpose of assisting the PHA in mitigation of housing related hazards in public housing by carrying out the activities  
necessary to mitigate or abate housing related hazards ("HRH activities"). HUD reserves the right to provide additional CFP and HRH assistance in this F  
to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ \_\_\_\_\_ for Fiscal Year 2022 to be referred to under Capital Fund Grant Number  
PHA Tax Identification Number (TIN): On File DUNS Number: On File

**Whereas,** HUD and the PHA are entering into the CFP Amendment Number (On File)

**Now Therefore,** the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide HRH assistance in the amount  
specified above for HRH activities at PHA projects approved by HUD. This  
CFP Amendment is a part of the ACC(s).

2. The PHA must carry out all HRH activities in accordance with the  
United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital  
Fund Final rule) as well as other applicable HUD requirements including  
those specified in the applicable HRH Program NOFA.

3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has  
complied with the requirements for reporting on open grants through the  
Performance and Evaluation Report. The PHA must comply with 24 CFR  
905.300 of the Capital Fund Final rule regarding amendment of the Five Year  
Action Plan where the PHA proposes a Significant Amendment to the Capital  
Fund Five Year Action Plan as well as all requirements of the applicable  
HRH Program NOFA.

4. Unless otherwise provided, the 24 month time period in which the PHA must  
obligate this HRH assistance pursuant to section 9(j)(1) of the Act and 48  
month time period in which the PHA must expend this HRH assistance  
pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP  
amendment (the date on which HRH assistance becomes available to the  
PHA for obligation). Any additional HRH assistance this FY will start with the  
same effective date.

5. The PHA shall continue to operate each public housing project as low-  
income housing in compliance with the ACC(s), as amended, the Act and all  
HUD regulations for a period of twenty years after the last disbursement of  
later of CFP or HRH assistance, modernization activities for each  
public housing project or portion thereof and for a period of forty years after the  
last distribution of CFP assistance for development activities for each public  
housing project and for a period of ten years following the last payment of  
assistance from the Operating Fund to each public housing project. However,  
the ACC shall remain in effect for so long as HUD determines there is any  
outstanding indebtedness of the PHA to HUD which arose in connection with  
any public housing project(s) under the ACC(s), and provided further that, no  
disposition of any project covered by this amendment shall occur unless  
approved by HUD.

6. The PHA has accepted all CFP and HRH assistance provided for this FY. If  
the PHA does not comply with any of its obligations under this CFP Amendment  
does not have its Annual PHA Plan approved within the period specified by HUD  
HUD shall impose such penalties or take such remedial action as provided by HUD  
HUD may direct the PHA to terminate all work described in the Capital Fund  
Annual Statement of the Annual PHA Plan. In such case, the PHA shall only  
incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this CFP  
Amendment is subject to any corrective action order(s) (mark one):

Yes ☐ No ☐

8 The PHA is required to report in the format and frequency established by HUD  
on all open Capital Fund grants awarded.

The parties have executed this CFP Amendment, and it will be effective on 9/8/2023. This is the date on which HRH assistance becomes available to  
the PHA for obligation.

|   |          |   |
|---|----------|---|
| <b>U.S. Department of Housing and Urban Development</b>                 | Date:    | <b>PHA (Executive Director or authorized agent)</b> |
| By /s/ Marianne Nazzaro   | 9/8/2023 | By _____ Date: _____                                |
| Title: Deputy Assistant Secretary, Office of Public Housing Investments |          | Title _____   |

Previous versions obsolete


form HUD-52840-A OMB Approval No. 2577-0075 (exp. 08/3

# **RESOLUTION No. 2989**

## Executive Department

### MEMORANDUM

TO: Board of Commissioners

THROUGH: Alana C. Green, Executive Director 

FROM: Jason Hensley, Director of Real Estate Development

DATE: October 11, 2023

SUBJECT: Resolution No. 2989  
Authorizing and Approving Execution of the Capital Fund Program (CFP)  
Amendment to the Consolidated Annual Contributions Contract

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On September 26, 2023, HUD notified the St. Louis Housing Authority (SLHA) of the following Capital Fund Program funding award:

Grant Name: 2023 Emergency Safety & Security Grant Capital Fund Program  
Grant Number: MO36E-00-1501-23  
Grant Amount: \$250,000.00

In order to receive the funding, the Annual Contributions Contract Amendment must be executed and returned.

Board approval is requested to authorize SLHA to execute the Capital Fund Program (CFP) Amendment to the Consolidated Annual Contributions Contract.

**Authorizing and Approving the Execution of Capital Fund Program (CFP) Amendment  
to the Consolidated Annual Contributions Contract**

WHEREAS, the St. Louis Housing Authority was notified by HUD on September 26, 2023 of a funding award for the Fiscal Year 2023 Capital Fund Program for a total of \$250,000.00; and

WHEREAS, the Capital Fund Program grant amount is as follow:

Grant Name: 2023 Emergency Safety & Security Capital Fund Program  
Grant Number: MO36E00150123  
Grant Amount: \$250,000.00

WHEREAS, to be eligible for the Capital funds, the St. Louis Housing Authority must execute the Annual Contributions Contract (ACC) amendment.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY THAT:**

1. The Executive Director of the St. Louis Housing Authority is authorized and directed to execute the Annual Contributions Contract Amendment and the Capital Fund Annual Statement.
2. The Executive Director of the St. Louis Housing Authority is hereby authorized directed to take any and all necessary action to carry out the terms and conditions of this Resolution.

**2023 Capital Fund  
Emergency Safety & Security Grant**

OMB Appr. No. 2577-0075

(exp. 08/31/2023)

**Capital Fund Program  
(CFP) Amendment**

To Consolidated Annual Contributions Contract  
Terms and Conditions (HUD-53012)

**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing**

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

|   |   |
|---|---|
| <b>Whereas,</b> (Public Housing Authority) _____<br>and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) (On File) dated (On File) | <b>Type PHA Code Here</b> (herein called the "PHA") |
|---|---|

**Whereas,** in accordance with Section 235 of Public Law 117-328, Division H, Title II,

**Whereas,** HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out approved emergency safety and security activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised Amendment authorizing such additional amounts.

\_\_\_\_\_ for Fiscal Year 2023 to be referred to under Capital Fund Grant Number  
PHA Tax Identification Number (TIN): On File DUNS Number: On File

**Whereas,** HUD and the PHA are entering into the CFP Amendment Number (On File)

**Now Therefore,** the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA projects. This CFP Amendment is a part of the ACC.
2. The PHA must carry out the approved emergency safety and security activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements,.
3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital
4. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.
5. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act, and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. Provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.
6. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).  
(mark one) : Yes ☐ No ☐

8. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded.

9. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, non-disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 5.

10. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must record the Declaration(s) of Trust within 60 days of the effective date or HUD will recapture the grant funding.

**HUD has executed this CFP Amendment, and it will be effective on September 18, 2023. This is the date on which CFP assistance becomes available to the PHA for obligation (the Obligation Start Date).**

|  |  |
|--|--|
| <b>U.S. Department of Housing and Urban Development</b><br>By _____ Date: _____<br><br><b>Marianne Nazzaro /S/</b> | <b>PHA (Executive Director or authorized agent)</b><br>By _____ Date: _____<br><br>Title _____ |
| Title _____<br><br>Deputy Assistant Secretary, Office of Public Hsg Investments                                    | Title _____  |

Previous versions obsolete


form HUD-52840-A OMB Approval No. 2577-0075 (exp. 08/31/2023)



# **RESOLUTION No. 2990**

## MEMORANDUM

To: Board of Commissioners

Through: Alana C. Green, Executive Director 

From: Constance Johnson, Director of Operations for Housing Choice Voucher

Date: October 11, 2023

Subject: Resolution No. 2990  
Authorizing and Approving the Housing Choice Voucher Program Payment Standards

The proposed Payment Standards include three tiers; 1, 2, and 3. The respective tiers are calculated based on 100% of FMR (Tier 1), 120% of FMR (Tier 2), and 110% of SAFMR (Tier 3). The additional payment standards (Tiers 2 and 3) support the Mobility Connection program. The Mobility Connection program helps families participating in the Housing Choice Voucher program to move to units located in high opportunity areas.

There has been an increase in FY 2024 Fair Market Rents in the St. Louis Region since FY 2023.

Board approval is requested for the revised Housing Choice Voucher Program Payment Standards.

| Final 2024<br>Payment Standards |         |         |          |
|---------------------------------|---------|---------|----------|
|                                 | 100FMR  | 120FMR  | 110SAFMR |
| Bedroom Size                    | Tier 1  | Tier 2  | Tier 3   |
| 0 Bedroom                       | \$928   | \$1,113 | \$1,232  |
| One                             | \$972   | \$1,166 | \$1,287  |
| Two                             | \$1,209 | \$1,450 | \$1,606  |
| Three                           | \$1,565 | \$1,878 | \$2,079  |
| Four                            | \$1,818 | \$2,181 | \$2,409  |
| Five                            | \$2,090 | \$2,508 | \$2,314  |
| Six                             | \$2,363 | \$2,836 | \$3,131  |
| Seven                           | \$2,636 | \$3,163 | \$3,493  |

**Authorizing and Approving the Revised Housing Choice Voucher Program Payment Standards**

WHEREAS, it is necessary to revise the Housing Choice Voucher Program Payment Standards to be consistent with current regulatory requirements; and

WHEREAS, the revised Housing Choice Voucher Program Payment Standards replaces the previous Housing Choice Voucher Program Payment Standards; and

WHEREAS, the revisions were made to provide a wider selection of housing options to the Housing Choice Voucher program participants; and

WHEREAS, the revised Housing Choice Voucher Program Payment Standards complies with all applicable Federal rules and regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY THAT:

1. The revised Housing Choice Voucher Program Payment Standards is hereby adopted and approved.

# **RESOLUTION No. 2991**




## HCV/Section 8 Department

3520 Page Blvd. ■ St. Louis, MO 63106 ■ p 314.531-4770 ■ f 314.531.0184 ■ tdd 314.286.4223 ■ www.slha.org

### MEMORANDUM

To: Board of Commissioners

Through: Alana C. Green, Executive Director 

From: Constance Johnson, Director of Operations for Housing Choice Voucher

Date: October 11, 2023

Subject: Resolution No. 2991  
Authorizing and Approving the Allowances for Tenant-Furnished Utilities and Other Services for the Housing Choice Voucher Program

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In accordance with 24 CFR 982.517 (4)(c) *Revisions of Utility Allowance Schedule*, a PHA must review its schedule of utility allowances each year and must revise its allowance for a utility category if there has been a change of 10 percent or more in the utility rate since the last time the utility allowance schedule was revised. All utility allowances have been updated and revised utilizing current utility rates.

Board approval is requested for the attached Allowances for Tenant-Furnished Utilities and Other Services for Section 8.

**AUTHORIZING AND APPROVING THE ALLOWANCES FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES  
FOR THE HOUSING CHOICE VOUCHER PROGRAM**

WHEREAS, it is necessary to revise the Tenant-Furnished Utility Allowances for the Housing Choice Voucher program to be consistent with current utility rates and regulatory requirements; and

WHEREAS, the attached Tenant-Furnished Utility Allowances replace the previous utility allowances; and

WHEREAS, the attached Tenant-Furnished Utility Allowances comply with all Federal rules and regulations;  
and

WHEREAS, the utility allowances will be implemented on contracts effective January 1, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY THAT:

1. The attached Tenant-Furnished Utility Allowances for the Housing Choice Voucher program is hereby adopted and approved.
2. The Executive Director is hereby directed to take any and all necessary action to implement the Tenant-Furnished Utility Allowances.

**Allowances for Tenant-  
Furnished Utilities And Other  
Services**

**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing**

|                           |                         |  |      |      |      |      |                   |      |      |      |
|---------------------------|-------------------------|--|------|------|------|------|-------------------|------|------|------|
| Locality:<br>St Louis, MO |                         | Unit Type: Single Family Detached, Town House/<br>House, Manufactured Home |      |      |      |      | Date:<br>1/1/2024 |      |      |      |
|                           |                         | Monthly Dollar Allowances; Number of Bedrooms                              |      |      |      |      |                   |      |      |      |
|                           |                         | 0 BR   | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR              | 6 BR | 7 BR | 8 BR |
| Heating                   | a. Natural Gas          | 47   | 57   | 67   | 77   | 93   | 103               | 115  | 129  | 145  |
|                           | b. Electric: Resistance | 28   | 35   | 41   | 47   | 60   | 69                | 79   | 91   | 104  |
| Cooking                   | a. Natural Gas          | 5  | 7    | 8    | 10   | 13   | 15                | 17   | 20   | 23   |
|                           | b. Electric             | 7  | 10   | 12   | 15   | 19   | 22                | 25   | 29   | 34   |
| Other Electric/Lighting   |                         | 28   | 35   | 42   | 49   | 60   | 67                | 76   | 85   | 97   |
| Air Conditioning          |                         | 14   | 19   | 24   | 30   | 38   | 43                | 50   | 57   | 66   |
| Water Heating             | a. Natural Gas          | 10   | 15   | 19   | 23   | 29   | 33                | 38   | 44   | 50   |
|                           | b. Electric             | 18   | 25   | 32   | 40   | 50   | 58                | 66   | 76   | 88   |
| Water                     | a. St Louis City        | 17   | 21   | 28   | 38   | 49   | 59                | 70   | 81   | 91   |
|                           | b. St Louis County      | 30   | 39   | 59   | 88   | 117  | 146               | 175  | 204  | 233  |
| Sewer                     | [All areas]             | 44   | 51   | 65   | 86   | 107  | 128               | 149  | 169  | 190  |
| Trash Collection          | a. St Louis City        | 14   | 14   | 14   | 14   | 14   | 14                | 14   | 14   | 14   |
|                           | b. St Louis County      | 18   | 18   | 18   | 18   | 18   | 18                | 18   | 18   | 18   |
| Range/Microwave           |                         | 15   | 15   | 15   | 15   | 15   | 15                | 15   | 15   | 15   |
| Refrigerator              |                         | 15   | 15   | 15   | 15   | 15   | 15                | 15   | 15   | 15   |

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| <b>Actual Family Allowances</b> To be used by the family to compute allowance.<br>Complete below for the actual unit rented. |
| Name of Family   |
| Address of Unit  |
| Number of Bedrooms   |

| Utility or Service | Monthly Cost |
|--------------------|--------------|
| Heating            |              |
| Cooking            |              |
| Other Electric     |              |
| Air Conditioning   |              |
| Water Heating      |              |
| Water              |              |
| Sewer              |              |
| Trash Collection   |              |
| Range/Microwave    |              |
| Refrigerator       |              |
| Other              |              |
| <b>Total</b>       | <b>\$</b>    |

**Allowances for Tenant-  
Furnished Utilities And Other  
Services**

**U.S. Department of Housing  
and Urban Development**  
Office of Public and Indian Housing

|                                  |                         |  |      |      |      |      |      |                          |      |      |
|----------------------------------|-------------------------|--|------|------|------|------|------|--------------------------|------|------|
| Locality:<br><b>St Louis, MO</b> |                         | Unit Type:      Semi-Detached/Duplex/Two Family Flat |      |      |      |      |      | Date:<br><b>1/1/2024</b> |      |      |
|                                  |                         | Monthly Dollar Allowances; Number of Bedrooms        |      |      |      |      |      |                          |      |      |
|                                  |                         | 0 BR   | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6 BR                     | 7 BR | 8 BR |
| <b>Heating</b>                   | a. Natural Gas          | 45   | 54   | 64   | 73   | 88   | 97   | 108                      | 121  | 136  |
|                                  | b. Electric: Resistance | 26   | 33   | 38   | 44   | 56   | 64   | 74                       | 84   | 97   |
| <b>Cooking</b>                   | a. Natural Gas          | 5  | 7    | 8    | 10   | 13   | 15   | 17                       | 20   | 23   |
|                                  | b. Electric             | 7  | 10   | 12   | 15   | 19   | 22   | 25                       | 29   | 34   |
| <b>Other Electric/Lighting</b>   |                         | 28   | 35   | 42   | 49   | 60   | 67   | 76                       | 85   | 97   |
| <b>Air Conditioning</b>          |                         | 13   | 18   | 23   | 28   | 35   | 40   | 46                       | 53   | 61   |
| <b>Water Heating</b>             | a. Natural Gas          | 10   | 15   | 19   | 23   | 29   | 33   | 38                       | 44   | 50   |
|                                  | b. Electric             | 18   | 25   | 32   | 40   | 50   | 58   | 66                       | 76   | 88   |
| <b>Water</b>                     | a. St Louis City        | 15   | 18   | 23   | 31   | 39   | 47   | 55                       | 63   | 71   |
|                                  | b. St Louis County      | 25   | 32   | 47   | 69   | 90   | 112  | 134                      | 156  | 177  |
| <b>Sewer</b>                     | [All areas]             | 44   | 51   | 65   | 86   | 107  | 128  | 149                      | 169  | 190  |
| <b>Trash Collection</b>          | a. St Louis City        | 14   | 14   | 14   | 14   | 14   | 14   | 14                       | 14   | 14   |
|                                  | b. St Louis County      | 18   | 18   | 18   | 18   | 18   | 18   | 18                       | 18   | 18   |
| <b>Range/Microwave</b>           |                         | 15   | 15   | 15   | 15   | 15   | 15   | 15                       | 15   | 15   |
| <b>Refrigerator</b>              |                         | 15   | 15   | 15   | 15   | 15   | 15   | 15                       | 15   | 15   |

**Actual Family Allowances** To be used by the family to compute allowance.

Complete below for the actual unit rented.

Name of Family

Address of Unit

Number of Bedrooms

| Utility or Service | Monthly Cost |
|--------------------|--------------|
| Heating            |              |
| Cooking            |              |
| Other Electric     |              |
| Air Conditioning   |              |
| Water Heating      |              |
| Water              |              |
| Sewer              |              |
| Trash Collection   |              |
| Range/Microwave    |              |
| Refrigerator       |              |
| Other              |              |
| <b>Total</b>       | <b>\$</b>    |



**Allowances for Tenant-  
Furnished Utilities And Other  
Services**

**U.S. Department of Housing  
and Urban Development**  
Office of Public and Indian Housing

|                           |                         |   |   |      |      |      |      |                   |      |      |
|---------------------------|-------------------------|---|---|------|------|------|------|-------------------|------|------|
| Locality:<br>St Louis, MO |                         | Unit Type:                                    | Low Rise/Multi Family Attached Flat (3,4 or more Family Flat), Garden/Walk-Up, High Rise/Elevator Structure (5+ floors) |      |      |      |      | Date:<br>1/1/2024 |      |      |
|                           |                         | Monthly Dollar Allowances; Number of Bedrooms |   |      |      |      |      |                   |      |      |
|                           |                         | 0 BR  | 1 BR  | 2 BR | 3 BR | 4 BR | 5 BR | 6 BR              | 7 BR | 8 BR |
| Heating                   | a. Natural Gas          | 37  | 43  | 49   | 55   | 64   | 70   | 77                | 86   | 95   |
|                           | b. Electric: Resistance | 18  | 22  | 25   | 28   | 36   | 41   | 47                | 54   | 63   |
| Cooking                   | a. Natural Gas          | 5   | 7   | 8    | 10   | 13   | 15   | 17                | 20   | 23   |
|                           | b. Electric             | 7   | 10  | 12   | 15   | 19   | 22   | 25                | 29   | 34   |
| Other Electric/Lighting   |                         | 28  | 35  | 42   | 49   | 60   | 67   | 76                | 85   | 97   |
| Air Conditioning          |                         | 8   | 11  | 15   | 18   | 23   | 26   | 30                | 34   | 40   |
| Water Heating             | a. Natural Gas          | 10  | 15  | 19   | 23   | 29   | 33   | 38                | 44   | 50   |
|                           | b. Electric             | 18  | 25  | 32   | 40   | 50   | 58   | 66                | 76   | 88   |
| Water                     | a. St Louis City        | 15  | 18  | 23   | 31   | 39   | 47   | 55                | 63   | 71   |
|                           | b. St Louis County      | 25  | 32  | 47   | 69   | 90   | 112  | 134               | 156  | 177  |
| Sewer                     | [All areas]             | 44  | 51  | 65   | 86   | 107  | 128  | 149               | 169  | 190  |
| Trash Collection          | a. St Louis City        | 14  | 14  | 14   | 14   | 14   | 14   | 14                | 14   | 14   |
|                           | b. St Louis County      | 18  | 18  | 18   | 18   | 18   | 18   | 18                | 18   | 18   |
| Range/Microwave           |                         | 15  | 15  | 15   | 15   | 15   | 15   | 15                | 15   | 15   |
| Refrigerator              |                         | 15  | 15  | 15   | 15   | 15   | 15   | 15                | 15   | 15   |

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| <b>Actual Family Allowances</b> To be used by the family to compute allowance.<br>Complete below for the actual unit rented. |
| Name of Family   |
| Address of Unit  |
| Number of Bedrooms   |

| Utility or Service | Monthly Cost |
|--------------------|--------------|
| Heating            |              |
| Cooking            |              |
| Other Electric     |              |
| Air Conditioning   |              |
| Water Heating      |              |
| Water              |              |
| Sewer              |              |
| Trash Collection   |              |
| Range/Microwave    |              |
| Refrigerator       |              |
| Other              |              |
| <b>Total</b>       | <b>\$</b>    |

# **Allowances for Tenant- Furnished Utilities And Other Services**

**U.S. Department of Housing  
and Urban Development**  
Office of Public and Indian Housing

|   |                         |   |      |      |      |      |                          |      |      |
|---|-------------------------|---|------|------|------|------|--------------------------|------|------|
| Locality:<br><b>St Louis, MO</b> MO-001 |                         | Unit<br>Type:      North Sarah                |      |      |      |      | Date:<br><b>1/1/2024</b> |      |      |
|   |                         | Monthly Dollar Allowances; Number of Bedrooms |      |      |      |      |                          |      |      |
|   |                         | 0 BR  | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR                     | 6 BR | 7 BR |
| <b>Heating</b>                          | a. Natural Gas          |   | 41   | 44   | 54   |      |                          |      |      |
|   | b. Electric: Resistance |   |      |      |      |      |                          |      |      |
| <b>Cooking</b>                          | a. Natural Gas          |   |      |      |      |      |                          |      |      |
|   | b. Electric             |   |      |      |      |      |                          |      |      |
| <b>Other Electric/Lighting</b>          |                         |   | 50   | 59   | 66   |      |                          |      |      |
| <b>Air Conditioning</b>                 |                         |   |      |      |      |      |                          |      |      |
| <b>Water Heating</b>                    | a. Natural Gas          |   |      |      |      |      |                          |      |      |
|   | b. Electric             |   |      |      |      |      |                          |      |      |
| <b>Water</b>                            | a. St Louis City        |   |      |      |      |      |                          |      |      |
|   | b. St Louis County      |   |      |      |      |      |                          |      |      |
| <b>Sewer</b>                            | [All areas]             |   |      |      |      |      |                          |      |      |
| <b>Trash Collection</b>                 | a. St Louis City        |   |      |      |      |      |                          |      |      |
|   | b. St Louis County      |   |      |      |      |      |                          |      |      |
| <b>Range/Microwave</b>                  |                         |   |      |      |      |      |                          |      |      |
| <b>Refrigerator</b>                     |                         |   |      |      |      |      |                          |      |      |

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| <b>Actual Family Allowances</b> To be used by the family to compute allowance.<br>Complete below for the actual unit rented. |
| Name of Family   |
| Address of Unit  |
| Number of Bedrooms   |

| Utility or Service | Monthly Cost |
|--------------------|--------------|
| Heating            |              |
| Cooking            |              |
| Other Electric     |              |
| Air Conditioning   |              |
| Water Heating      |              |
| Water              |              |
| Sewer              |              |
| Trash Collection   |              |
| Range/Microwave    |              |
| Refrigerator       |              |
| Other              |              |
| <b>Total</b>       | <b>\$</b>    |

**Allowances for Tenant-  
Furnished Utilities And Other  
Services**

**U.S. Department of Housing  
and Urban Development**  
Office of Public and Indian Housing

|   |                         |   |      |      |      |      |                          |      |      |
|---|-------------------------|---|------|------|------|------|--------------------------|------|------|
| Locality:<br><b>St Louis, MO</b> MO-001 |                         | Unit<br>Type:      Arlington Grove            |      |      |      |      | Date:<br><b>1/1/2024</b> |      |      |
|   |                         | Monthly Dollar Allowances; Number of Bedrooms |      |      |      |      |                          |      |      |
|   |                         | 0 BR  | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR                     | 6 BR | 7 BR |
| <b>Heating</b>                          | a. Natural Gas          |   | 38   | 44   | 48   |      |                          |      |      |
|   | b. Electric: Resistance |   |      |      |      |      |                          |      |      |
| <b>Cooking</b>                          | a. Natural Gas          |   |      |      |      |      |                          |      |      |
|   | b. Electric             |   |      |      |      |      |                          |      |      |
| <b>Other Electric/Lighting</b>          |                         |   | 51   | 59   | 66   |      |                          |      |      |
| <b>Air Conditioning</b>                 |                         |   |      |      |      |      |                          |      |      |
| <b>Water Heating</b>                    | a. Natural Gas          |   |      |      |      |      |                          |      |      |
|   | b. Electric             |   |      |      |      |      |                          |      |      |
| <b>Water</b>                            | a. St Louis City        |   |      |      |      |      |                          |      |      |
|   | b. St Louis County      |   |      |      |      |      |                          |      |      |
| <b>Sewer</b>                            | [All areas]             |   |      |      |      |      |                          |      |      |
| <b>Trash Collection</b>                 | a. St Louis City        |   |      |      |      |      |                          |      |      |
|   | b. St Louis County      |   |      |      |      |      |                          |      |      |
| <b>Range/Microwave</b>                  |                         |   |      |      |      |      |                          |      |      |
| <b>Refrigerator</b>                     |                         |   |      |      |      |      |                          |      |      |


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| <b>Actual Family Allowances</b> To be used by the family to compute allowance.<br>Complete below for the actual unit rented. |
| Name of Family   |
| Address of Unit  |
| Number of Bedrooms   |

| Utility or Service | Monthly Cost |
|--------------------|--------------|
| Heating            |              |
| Cooking            |              |
| Other Electric     |              |
| Air Conditioning   |              |
| Water Heating      |              |
| Water              |              |
| Sewer              |              |
| Trash Collection   |              |
| Range/Microwave    |              |
| Refrigerator       |              |
| Other              |              |
| <b>Total</b>       | <b>\$</b>    |

# **EXECUTIVE DIRECTOR REPORT**

## MEMORANDUM

To: Board of Commissioners

From: Alana C. Green 

Date: October 16, 2023

Subject: Executive Director Report

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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.

Clinton-Peabody Redevelopment Update: On Saturday, September 9, the resident-led Master Plan was revealed to the community at a "Big Reveal" Block Party. This fun-filled event gave residents an opportunity to see images of the proposed development in addition to offering community-building activities, such as face painting, a bubble van, giveaways and other kid's activities. SLHA also hosted a movie night for over 100 Clinton-Peabody residents during this year's National Night Out.

SLHA and POAH continue to host monthly resident engagement meetings at the Al Chappelle Community Center. At the most recent meetings, on Thursday, October 5, and Saturday, October 7, residents had an opportunity to again visit the Virtual Reality Station to see images of the proposed new development and to see the Master Plan Flyover Video. In addition, relocation consultants were in attendance to discuss upcoming temporary moves out of the Phase I area into refreshed units in other sections of the development.

In August, the City's Community Development Administration awarded \$2.5M to the Clinton-Peabody Redevelopment. In September, a funding request was submitted to the Missouri Housing Development Commission for Low-Income Housing Tax Credits. An application for funding to the City of St. Louis Affordable Housing Commission will be submitted in October.

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 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 2023 meeting. SLHA will present the plan to the Board for approval in November 2023.

Asset Repositioning Updates: As its first asset repositioning request, SLHA submitted a RAD application to HUD for Clinton-Peabody. The Commitment to Enter into a Housing Assistance

Payments (CHAP) was approved by HUD on June 6. Additional requests will be submitted for King Louis I and II and Arlington Grove at a future date.

Property Management Update: On October 1, SLHA assumed self-management of the portion of its portfolio previously managed by the Habitat Company (who received a notice of non-renewal from the Agency due to lack of contract compliance and a deviation from fiduciary obligation).

Prior to and in preparation for the transition, a committee of key SLHA staff members was convened to complete the following tasks: (1) develop a staffing plan, (2) establish new relationships with vendors, (3) develop new policies and forms, and (4) identify new technology needs, among other things. Over the course of six weeks, SLHA interviewed over 70 people and hired and completed the onboarding process for over 40 new members of staff. It is expected that by year end all sites will be equipped with at least one property manager; assistant property manager or leasing clerk; maintenance tech; and janitor or groundskeeper

Administratively, the self-managed portion of the SLHA portfolio is split into two hubs: North and South. Each hub has a General Manager and an Accounting Clerk position that will provide guidance to site managers and process bills, respectively.

Public Housing 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; track current and future vacancies; and meets with HUD regularly to provide updates, 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 issues 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.

To assist with efforts to bring offline units back into service, the City of St. Louis awarded SLHA \$2M to make the repairs needed in approximately 120 apartments. Additional information on the award can be found at:

- KMOX Feature: <https://www.audacy.com/kmox/news/local/st-louis-mayor-tishaura-jones-discusses-affordable-housing>
- Fox 2: <https://fox2now.com/news/missouri/community-development-administration-details-spending-priorities-for-federal-grant-money/>

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. Several barriers have resulted in slow lease up, including the age of our waitlist, the lack of quality, affordable housing in St. Louis and discrimination based on source of income. SLHA continues to work with local partners to identify viable solutions to these barriers.

SLHA expects to open its HCV waitlist in early 2024, as capacity in the HCV department stabilizes. In addition, SLHA will be implementing a Customer Service training program specifically for Housing Choice Voucher staff this fall.

Additional Grants Awarded: In addition to the \$4.5M in grant awards listed above, SLHA has received the following four grant awards:

- Housing-Related Hazards & Lead Based Paint Capital Fund Program: \$520,300 to transition 34 units from natural gas to clean energy through appliance replacements, furnace and electrical services upgrades, and exhaust fan replacements.
- Capital Fund Emergency Safety and Security Program: \$250,000 to enhance security at Cochran Plaza Apartments (fence repairs and the installation of a new outdoor security camera system).
- Veterans Affairs Supportive Housing Program (HUD-VASH): \$53,202 to expand affordable housing access for 10 additional homeless veterans.
- Beautification Program: \$238,690 to fund resident-led beautification activities at five SLHA developments.

HUD Visit: On Tuesday, October 10, U.S. Department of Housing and Urban Development officials, including Assistant Secretary Richard Monoccio, visited St. Louis to tour Murphy Park, Preservation Square and Clinton-Peabody Apartments. During the visit to Clinton-Peabody, officials received an update on redevelopment progress and heard first-hand accounts from a resident.