



ST. LOUIS
HOUSING
AUTHORITY

BOARD OF COMMISSIONERS

REGULAR MEETING

April 23

2024





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 Tuesday, April 23, 2024, 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: April 19, 2024

ST. LOUIS HOUSING AUTHORITY

Attachment

***Instructions For Joining Zoom**

Meeting ID: 939 278 0715

Via Smart Phone or Computer:

<https://bit.ly/41J3uLI>

Via Phone:

1-312-626-6799

Meeting ID: 939 278 0715

Passcode:536879

BOARD OF COMMISSIONERS, ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING, APRIL 23, 2024, 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, March 28, 2024

RESIDENTS' COMMENTS ON AGENDA ITEMS

ITEMS FOR INDIVIDUAL CONSIDERATION

2. Resolution No. 3004

Authorizing and Approving the Relocation Plan for Non-Senior Parkview Residents

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
MARCH 28, 2024

BOARD OF COMMISSIONERS
ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING
MARCH 28, 2024
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, March 28, 2024. Chairman Sal Martinez called the meeting to order at approximately 4:36 p.m.

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

Absent: Shelby Watson

CONSENT AGENDA

Approval of Minutes

Commissioner Fowler moved to approve the minutes of February 22, 2024. Commissioner Ochoa seconded the motion. The motion passed with Commissioners Booth, Fowler, Jones, Ochoa and Martinez voting aye.

ITEMS FOR INDIVIDUAL CONSIDERATION

Resolution No. 3002

Authorizing and Approving the Execution of the FY 2024 Resident-led Beautification Grant Agreement and Related Documents.

Presenting Resolution No. 3002, Latasha Barnes, Acting Executive Director, stated that the City of St. Louis Community Development Administration awarded the St. Louis Housing Authority (SLHA) over \$230,000 in October 2023 to fund resident-led beautification activities at five of its public housing developments. She said the proposed beautification activities align with SLHA's mission and goals and have the potential to enhance its properties and positively impact the well-being of its residents. She said board approval was requested to authorize SLHA to execute the grant agreement and proceed with the implementation of the grant.

Commissioner Fowler asked Ms. Barnes if the funds will cover the full period of the grant.

Ms. Barnes stated that the grant is designed to fund one full-time resident coordinator and one part-time intern for up to a year, and it includes materials, construction costs, and meeting and marketing requirements to identify beautification projects for the residents to complete within that one-year span. She noted that some budget shifts had to be made, but at the current budget level, the grant will fund SLHA for a full year to do the five distinct projects.

Commissioner Martinez asked if there were any additional questions or comments regarding Resolution No. 3002.

There were none.

Commissioner Fowler moved to approve Resolution No. 3002. Commissioner Ochoa seconded the motion. The motion passed with Commissioners Booth, Fowler, Jones, Ochoa and Martinez voting aye.

Commissioner Martinez stated that he would like for the commissioners to be invited to participate and volunteer when the beautification activities are scheduled. He said he would love to work with the staff and the residents at those developments in efforts to beautify their community and he noted that it would be a great thing if the commissioners could show support.

Resolution No. 3003

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

Presenting Resolution No. 3003, Ms. Barnes stated that board approval was requested to increase the current Payment Standards for the Housing Choice Voucher (HCV) program to make them consistent with new regulatory requirements. She noted that Carla Matthews, Acting Director of the HCV program, was present to answer any specific questions regarding the new payment standards rates.

Ms. Matthews stated that SLHA currently uses 100 percent of its fair market rents, Tier 1, and is requesting to use Tier 2 at 120 percent of its fair market rents, which will assist with negotiating rents so that HCV participants can have more access to units and to possibly attract more landlords to the program. She said increasing the Payment Standards will also help with the department's utilization rate, Indicator 13 for SEMAP.

Commissioner Fowler asked if HCV participants will be able to move to other areas outside of the city if SLHA moves to Tier 2.

Ms. Matthews responded, "Absolutely." She said currently HCV participants can live anywhere within the St. Louis City and St. Louis County area.

Commissioner Martinez asked if there were any additional questions or comments regarding Resolution No. 3003.

There were none.

Commissioner Fowler moved to approve Resolution No. 3003. Commissioner Jones seconded the motion. The motion passed with Commissioners Booth, Fowler, Jones, Ochoa and Martinez voting aye.

CHAIRMAN'S REPORT

Commissioner Martinez stated that he had attended meetings with SLHA staff in the last few weeks, which included meetings with executives from the St. Louis Metropolitan Police Department (SLMPD). He noted that one of the topics discussed at that meeting was representation from SLMPD at SLHA's meetings, and an SLMPD representative was indeed in attendance. He said he also attended a meeting in the LaSalle Park neighborhood that was attended by SLHA staff, which was a very successful meeting, and most recently he participated in a site visit with Lieutenant Governor Mike Kehoe who visited the Clinton-Peabody development. He noted that SLHA is going through a historic redevelopment process at Clinton-Peabody and the visit was a great opportunity for SLHA and its development partner, POAH, to expose the existing conditions in the development. He said several residents also participated, with one resident having some moving things to say to the Lieutenant Governor. Commissioner Martinez stated that it was a great visit and the staff did a great job articulating the vision of what SLHA and, more importantly, the residents want to see in a new redeveloped Clinton-Peabody. He complimented Ms. Barnes and the staff for their professionalism and commitment to continuing to put the residents first as they do this important work.

DIRECTOR'S REPORT

Presenting a few of the agency's highlights, Ms. Barnes recapped SLHA's recent visit from Lieutenant Governor Mike Kehoe. She said SLHA also had visits from representatives from the Mayor's Office and a representative from the Community Development Administration to discuss SLHA's vision for Clinton-Peabody, what the residents want to see at Clinton-Peabody and to build consensus around the pursuit of a Choice neighborhood grant application. Ms. Barnes stated that SLHA also had a visit from the Outreach

Director for the Office of Congresswoman Cori Bush who joined them for the monthly Clinton-Peabody meeting to announce that SLHA was recently awarded \$1.6 million in Community Project Funds from Congresswoman Bush's office. She said it was incredible news to share with the residents, especially in light of the recent Missouri Housing Development Commission's announcement that was received a couple of months ago.

Providing an update on SLHA's supplemental police contract, she noted that SLHA's partners from SLMPD were present at the meeting. She said SLHA recognizes that staffing shortages are complex and something that is facing communities across the nation, and St. Louis is not an exception to that. She said SLHA is grateful that its partners continue to remain committed and recently had communications with SLHA on ways to improve collaboration. She noted that immediately after the meeting, SLHA saw an increase in visibility at several of its events. Ms. Barnes stated that SLHA is extremely grateful, knowing that it requires commitment and sacrifice on SLMPD's part. She said she it is believed that through continued efforts SLHA and SLMPD will be able to keep strengthening public safety and deliver on SLHA's commitment to its residents.

Ms. Barnes stated that SLHA has also been working on Parkview. She said per SLHA's Agency Plan and residents' requests, SLHA has started its efforts to convert Parkview Apartments into an "elderly" facility. She noted that a transition team was recently formed that includes key members of SLHA staff, and they have started developing a relocation strategy for the young residents at Parkview. She said SLHA has been meeting with community partners and funders, and working on grant applications so that as SLHA transforms Parkview, it can become the type of senior housing that SLHA residents truly deserve. She said it is hoped to have a plan for the board's consideration in the near future.

Ms. Barnes stated that the HCV team has been focused on improving operations and increasing voucher utilization, as reflected in Resolution No. 3003 to increase SLHA's payment standards. She noted that Ms. Matthews has been working with the Human Resources Director, Stacy Taylor, to fill vacancies and to stabilize operations. She said as a result of the recent job fair, SLHA was able to hire three new Housing Specialists. She acknowledged both Ms. Matthews and Ms. Taylor for their hard work and efforts to improve outcomes for SLHA families.

Ms. Barnes stated that SLHA recently partnered with HUD, Immigration Services, and local community agencies to host a regional Afghan Support Center, which served as a "one-stop-shop" that offered a variety of information, services and support for new Americans. She noted that as a part of this event, and in collaboration with HUD and other housing leaders, including SLHA's partners at Community Development Administration, SLHA had an opportunity to speak at the regional Housing Listening Session on the importance of providing diverse housing opportunities to residents from all backgrounds, races and ethnicities. She said the event was a huge success.

Updating the board on staff development, Ms. Barnes stated that an agency-wide staff meeting was recently held that included two training components; SLHA's Language Access Initiative and Trauma-Informed and De-Escalation training by Compass Health Network. She noted that the Language Access Initiative training included the distribution of "I Speak" language cards so that staff knows how to interact with individuals who have limited English proficiency and as a way to ensure that staff can provide meaningful access to SLHA programs to everyone regardless of their background. She said the Trauma-Informed and De-Escalation training provided the staff with tips on how to engage with individuals who are in conflict, who are escalated, who may be angry and who may be frustrated for various reasons. She said it is believed that the training will help SLHA enhance its customer experience and improve outcomes for its clients and staff.

Ms. Barnes stated that the Resident Initiatives Department held their first annual Jamboree Resource Fair, which was held intentionally during spring break to provide an outlet and resources for families and their children while they were out of school. She noted that the event was attended by approximately 200 to 250 individuals. She said SLHA was incredibly grateful for the continued support of its event sponsors, community partners, volunteers and staff for making the jamboree a huge success for the families it serves, and she congratulated the Resident Initiatives Department for all of their hard work.

Concluding her report, Ms. Barnes stated that the Monthly Activity Report was forwarded that has additional details regarding some of the more recent activities of SLHA, and she asked if anyone had any questions.

Commissioner Fowler asked Ms. Barnes if she had any idea how long it would take to move Parkview back to senior homes.

Ms. Barnes stated that her estimate, which is very conservative, is 18 to 24 months, partially because SLHA is going to offer families opportunities to relocate to other vacant public housing units or to find private housing using SLHA's HCV (Section 8) program.

Commissioner Martinez asked if there were any additional questions for Ms. Barnes.

There were none.

COMMISSIONERS' CONCERNS

Commissioner Fowler expressed that the number reflected for the average age of head of household on the Public Housing Demographic Report is 45.8; however, it should probably be 45.8.

Ms. Barnes thanked Commissioner Fowler for pointing out the discrepancy. She said it was probably a clerical error and noted that staff would correct it.

ADJOURNMENT

Commissioner Fowler 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 4:59 p.m.

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

Latasha Barnes, Acting Secretary
Board of Commissioners
St. Louis Housing Authority

(SEAL)

RESOLUTION No. 3004

MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Acting Executive Director

Date: April 18, 2024

Subject: Resolution No. 3004
Authorizing and Approving the Relocation Plan for Non-Senior
Parkview Residents

This resolution seeks Board approval to implement the proposed relocation plan for residents of Parkview Apartments, originally built in 1972 to serve seniors. In June 2023, Parkview was re-designated as a senior-only facility to address the growing need for affordable senior housing regionally. Below please find an outline of the proposed relocation options and supportive services for the approximately 150 non-senior households currently residing at Parkview.

Relocation Options:

Recognizing the importance of choice when it comes to selecting a new home, SLHA is committed to offering Parkview's non-elderly households two relocation options:

- **Transfer to a Public Housing Unit:** SLHA will work closely with residents to identify a suitable unit within our existing family/general occupancy public housing portfolio based on household needs, such as size, accessibility features, etc.
- **Section 8 Housing Choice Voucher:** SLHA will provide Housing Choice Vouchers to eligible non-senior Parkview residents to help them find a qualifying apartment or house in the private rental market.

SLHA staff will guide qualifying households through the evaluation process and assist with appropriate applications for both options. To facilitate this process, Board approval is requested to open a targeted Housing Choice Voucher waiting list. This waiting list will be exclusive to age-eligible residents of Parkview Apartments who are relocating as outlined in the Parkview Designated Housing Plan. The waiting list will close once all eligible households have been identified and enlisted.

Relocation Services:

We are committed to providing comprehensive relocation services that meet or exceed industry standards to minimize the emotional and financial hardships and disruption caused by relocation for residents transitioning from our newly designated senior-only residence. This will be achieved through collaboration with our valued Program Coordinating Committee community partners.

- **Housing Navigation:** SLHA will partner with experienced organizations to help residents find suitable public housing units or Section 8 placements that meet their needs and preferences.
- **Utility Deposit Assistance:** We recognize the potential financial burden of utility deposits and have partnered with financial assistance programs to help preserve utility services.
- **Credit Counseling and Repair Services:** Because credit scores can be a significant barrier to leasing success, SLHA has identified financial and credit counseling partners to assist with budgeting and credit repair services to ensure residents have the greatest opportunities for success in the relocation process.
- **School Navigation Support (if applicable):** We have identified resources for families with school-aged children to help them navigate potential school district changes and ensure a smooth transition for students.

Relocation Standards:

While the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) 49 CFR Part 24 and its implementing regulations are not mandatory for this effort, SLHA is committed to mirroring the nationally accepted payment levels outlined in the URA and HUD Handbook 1378 (Tenant Assistance Relocation and Real Property Acquisition) to facilitate this process. This aligns with Missouri state law RSMO 523.205 and HUD requirements in section 104(d) of the Housing and Community Development Act. Therefore, SLHA will provide relocation assistance up to \$1,000 per household to assist with the following expenses:

- Security deposits;
- Utility connection fees and services;
- Transportation costs (including moving truck rental or mileage reimbursement);
- Packing, moving, and unpacking of personal belongings;
- Disconnecting and reconnecting essential appliances and personal property connections;
- Storage of household goods, if necessary (with a maximum duration of one month);
- and other critical resident needs.

Accordingly, Board approval is requested to allocate up to \$150,000 in relocation funds to support non-senior Parkview residents through the transition process. By approving this resolution, the Board will ensure a smooth and supportive relocation process for Parkview Apartments' non-senior residents.

Authorizing and Approving the Relocation Plan for Parkview Residents

Whereas, the St. Louis Housing Authority (SLHA) is committed to meeting the growing regional need for affordable senior housing; and

WHEREAS, Parkview Apartments (AMP # MO001000019) was designated an elderly-only facility for occupancy by persons 62 years or older; and

WHEREAS, due to the re-designation of Parkview Apartments, a comprehensive relocation plan with supportive services is needed to facilitate the relocation of Parkview's non-elderly households; and

WHEREAS, it is necessary to open a targeted Housing Choice Voucher waiting list for non-senior Parkview residents that will close at the conclusion of the Parkview Apartments elderly designation enlistment; and

WHEREAS, SLHA proposes to authorize up to \$150,000 in relocation funds to support non-senior Parkview residents through the transition process; and

WHEREAS, the proposed relocation plan is consistent with SLHA's current Agency Plan and 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 Relocation Plan for Parkview Non-Designated Residents is approved and SLHA is authorized to implement the same.
2. SLHA is approved to open a targeted Housing Choice Voucher waiting list specifically for age-eligible residents of Parkview Apartments who are relocating as outlined in the Parkview Designated Housing Plan. This waiting list will close once all eligible households have been identified and enlisted.
3. Up to \$150,000 in relocation funds is authorized to provide up to \$1,000 in relocation services and expenses per non-senior Parkview household.
4. The Acting Executive Director is hereby directed to take all actions necessary to effectuate the same.

EXECUTIVE DIRECTOR REPORT

MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Acting Executive Director

Date: April 18, 2024

Subject: Executive Director Report

I am pleased to present the report below for your consideration. The Monthly Activity Report, also presented for your review, provides additional and specific information related to SLHA activities.

Capital Improvements:

As reflected in SLHA's Physical Needs Assessment, many units and buildings within our portfolio require extensive repairs and updates due to disinvestment on the federal level. However, SLHA is committed to doing more with less. Our Development and Modernization team is currently working on several projects, funded by Capital Funds, to enhance and preserve our portfolio. These projects, including ongoing ones at Lafayette Townhomes, Parkview Apartments, West Pine, California Gardens, LaSalle Park Apartments, LaSaison Phase I & II, Hodiament Apartments, Badenhau, Northside Scattered Sites, Cochran Gardens, and a portfolio-wide make ready push, are making a significant impact on our portfolio.

Clinton-Peabody Announcements: SLHA continues to work with POAH to advance redevelopment efforts at Clinton-Peabody. The redevelopment efforts remain underway as Clinton-Peabody residents transition to recently refreshed units within the development and vacant buildings are boarded and secured in preparation for demolition. The team continues to host monthly resident engagement meetings at the Al Chappelle Community Center to connect with residents, provide development updates, and solicit community feedback. We are proud of our residents' commitment to this process.

We look forward to celebrating a Clinton-Peabody Tenant Association Board member and resident leader at this year's Community Builder Network 12th Annual Community Development Family Reunion on Thursday, April 25, 2024. In furtherance of the redevelopment efforts, on April 5, 2024, SLHA and POAH submitted an FY25 Appropriations request to Congresswoman Bush to support our upcoming Choice Neighborhood Application.

Waitlist Opening

The public housing waitlist will be opened on Tuesday, April 23, 2024, through April 29, 2024. This opening applies to select unit sizes at Arlington Grove (2 and 3 bedrooms), Gardens at Renaissance Place (1 and 2 bedrooms), King Louis Square I (1 bedroom), LaSalle Park (2, 3, and 4 bedrooms), Murphy Park (2, 3, 4, 5, and 6 bedrooms), Northside Scattered Sites (2, 3, 4, and 5

bedrooms), and Renaissance Place (3, 4, and 5 bedrooms). Announcements have been posted in various forums and shared with our partner agencies. In preparation for the opening, our Asset Management Department held training sessions for site staff focused on assisting applicants with online applications, troubleshooting, and reasonable accommodations.

Property Management:

Increasing occupancy in public housing remains a high priority for SLHA. In March, the Property Management Department launched an Occupancy Campaign to expand housing opportunities. This campaign has been highly successful, with occupancy rates increasing by up to 13% at several sites, and many developments nearing perfect occupancy. The Campaign's success is a testament to the effectiveness of our strategies and the dedication of our staff.

Parkview Designated Housing Plan:

Per the most recent Annual Plan and HUD-approved Designated Housing Plan, SLHA has begun efforts to convert Parkview Apartments to an "elderly only" facility. SLHA recently formed a transition team, developed a relocation strategy for non-senior residents, and met with community partners and funders to identify collaboration opportunities. Over 25 households have transitioned from the property this year, and new seniors have been moved in regularly. We will host two meetings with residents on May 8, 2024 to coordinate relocation services and provide additional support.

Community Collaboration Efforts:

SLHA has been actively and proactively engaged in national conversations on overdose prevention in housing. On March 28, 2024, we took part in a HUD-sponsored webinar, "Collaborative Solutions: Advancing Overdose Prevention in Housing," which explored successful partnerships between housing providers and community organizations, best practices in harm reduction strategies, and Fair Housing considerations. More recently, on April 4, 2024, SLHA participated in a webinar entitled "Naloxone in Public Housing: Success in St. Louis," which addressed racial disparities in the opioid crisis and showcased the collaborative model SLHA implemented to increase outreach and access to harm reduction tools within public housing facilities. We are proud to be at the forefront of these crucial conversations.

Staff Development:

SLHA joined affordable housing providers across the region for the U.S. Department of Housing and Urban Development (HUD) Region VII Fair Housing webinar on April 10, 2024. This mandatory training covered Fair Housing 101, Reasonable Accommodations and Modifications, and the Violence Against Women Act (VAWA). Equipping staff with this knowledge is essential to ensuring compliance with fair housing laws, preventing discrimination, and effectively serving all clients.