



ST. LOUIS
HOUSING
AUTHORITY

BOARD OF COMMISSIONERS

REGULAR MEETING

May 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 Thursday, May 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: May 17, 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, MAY 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, April 23, 2024

RESIDENTS' COMMENTS ON AGENDA ITEMS

ITEMS FOR INDIVIDUAL CONSIDERATION

2. Resolution No. 3005

Authorizing and Approving an Amended Trespass/Bar & Ban Policy for the St. Louis Housing Authority

3. Resolution No. 3006

Approving and Authorizing the St. Louis Housing Authority to Execute a Street Vacation Request with the City of St. Louis Department of Streets

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
APRIL 23, 2024

BOARD OF COMMISSIONERS
ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING
APRIL 23, 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, April 23, 2024. Chairman Sal Martinez called the meeting to order at approximately 4:30 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 March 28, 2024. Commissioner Jones seconded the motion. The motion passed with all commissioners voting aye.

ITEMS FOR INDIVIDUAL CONSIDERATION

Resolution No. 3004

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

Presenting Resolution No. 3004, Latasha Barnes, Acting Executive Director, stated that the St. Louis Housing Authority (SLHA) was seeking board approval to implement a relocation plan for the non-senior residents at Parkview Apartments. She said when Parkview was originally built in 1972 it was designated a senior-only facility, but at some point, it was shifted to a general occupancy building. However, in June 2023, HUD re-designated Parkview as a senior-only facility. She noted that there are currently 150 non-senior households in the building that do not meet the senior designation; therefore, it has become necessary for SLHA to identify a way to safely and smoothly transition those households into alternative housing options. Ms. Barnes stated that SLHA is proposing two housing options: 1) transferring these families to an alternative public housing unit and 2) issuing them a Section 8 voucher. She said to assist the families with this process, SLHA proposes to work with them to evaluate which option will be the best fit and to open a targeted Section 8 waitlist. In addition, as a part of this process, SLHA is proposing to provide comprehensive relocation services that will include housing navigation assistance, utility deposit assistance, credit counseling and repair services and school navigation support in partnership with the Program Coordinating Committee. Ms. Barnes stated that SLHA is also proposing to provide up to \$1,000 for relocation assistance to each household that does not meet the senior designation. She said the \$1,000 assistance level is consistent with federal trends and the state law, and with how the industry handles these types of transitions. She noted that the money can be used to cover security deposits, utility fees, transportation costs, moving trucks, packing, unpacking, storage, if necessary, and other critical items. Additionally, SLHA is proposing to allocate up to \$150,000 in relocation funds to support families through the transition process. Ms. Barnes stated that board approval was requested for the relocation plan for the non-senior residents at Parkview.

Commissioner Martinez asked if there were any questions, comments or concerns regarding Resolution No. 3004.

Commissioner Fowler asked Ms. Barnes if the \$1,000 will cover most of the additional costs that a resident could incur by the move.

Ms. Barnes stated that it is anticipated that the assistance should cover the costs. She said if additional needs are presented, such as security deposits for the families that receive a Section 8 voucher, SLHA could revisit the Housing Choice Voucher (Section 8) incentive program. She noted that SLHA is open to exploring ways to support the families with what its resources will allow, starting with the current national standard.

Commissioner Fowler asked Ms. Barnes how many families are anticipated to be placed in other public housing units versus given vouchers.

Ms. Barnes stated that SLHA does not quite have a figure yet, as there are significant barriers that may prevent some of the residents from getting housing in the private market. She noted that two meetings have been scheduled to meet with all non-senior residents to begin the evaluation process. She said SLHA should have more information probably closer to July, which will give SLHA enough time to meet with everyone and provide one-on-one assistance.

Commissioner Fowler asked Ms. Barnes if the non-senior residents will have priority on the Section 8 waitlist, considering it is a separate waitlist, and if they would be placed above others on the waitlist.

Ms. Barnes responded, "Yes." She noted that there is a designation for these types of displacements that will allow the non-senior residents to receive a significant number of preference points that will move them to the top of the Section 8 waitlist.

Commissioner Fowler asked Ms. Barnes how will the \$150,000 impact other areas of SLHA's budget.

Ms. Barnes stated that the funds will be pulled from SLHA's Capital funds. She said there is a line item for relocation, which may have to be increased a little.

Commissioner Jones inquired about the public housing units that Ms. Barnes referred to SLHA having available for the non-senior residents to move to.

Ms. Barnes stated that SLHA currently has some vacant public housing units that are going through a mass make-ready process. She said if SLHA needs to transition some of the non-senior families into those units, it can do that.

Commissioner Jones asked Ms. Barnes if the non-senior residents are receptive to the relocation.

Ms. Barnes stated that a lot of the younger residents are receptive to the relocation and the senior residents are excited and looking forward to a more quieter environment that is tailored to their needs where they can be amongst their peers and have services and amenities that are designed specifically for them. She noted, however, that the relocation process is voluntary; therefore, under federal law, SLHA is not allowed to force anyone to move or penalize them if they decide they do not choose to do so.

Commissioner Jones asked Ms. Barnes how long will the transition process take.

Ms. Barnes stated that SLHA, as an agency, is giving itself up until 2026 to get through the whole process.

Commissioner Martinez asked if there were any additional questions and/or comments regarding Resolution No. 3004.

There were none.

Commissioner Booth moved to approve Resolution No. 3004. Commissioner Ochoa seconded the motion. The motion passed with all commissioners voting aye.

CHAIRMAN'S REPORT

Commissioner Martinez congratulated Pamela Emrick, a resident of Clinton-Peabody, on behalf of SLHA's board and staff for being selected for an award that would be bestowed at the Community Builders Network Annual Family Reunion on April 25, 2024. He noted that Ms. Emrick was nominated by a member of the community and will be recognized at the event. He thanked all of the SLHA staff, stakeholders and community leaders who have continued to work on the redevelopment process at Clinton-Peabody. He said it is very timely that Ms. Emrick is being recognized while this historic redevelopment is underway in that community.

Commissioner Martinez acknowledged Lucius Bennett, Director of Property Management. He said he attended a meeting with homeowners in the LaSalle Park neighborhood and Mr. Bennett had an opportunity to address those homeowners. He noted that Mr. Bennett did a wonderful job of explaining what the agency is doing and he took questions. He said it was a great presentation by Mr. Bennett. Commissioner Martinez stated that they were also asked to participate in some community improvement activities and Mr. Bennett let them know that the agency is here to support them.

DIRECTOR'S REPORT

Presenting some of the agency highlights, Ms. Barnes stated that the public housing waitlist opened on April 23, 2024, and would remain open until April 29, 2024. She said this opening applies to select units at Arlington Grove, Gardens at Renaissance Place, King Louis Square I, LaSalle Park, Murphy Park, Northside Scattered Sites, and Renaissance Place. She thanked the team of staff who were primed and ready to assist applicants as they lined up at the office building and she noted that the process went smoothly.

Ms. Barnes stated, in conjunction with the waitlist opening, that increasing occupancy in public housing remains a high priority for SLHA; therefore, in March 2024, the Property Management Department kicked off an occupancy campaign, and as a result of the campaign, occupancy rates have increased at several of SLHA's sites.

Ms. Barnes stated, as reflected in SLHA's Physical Needs Assessment, that there are many units and buildings within SLHA's portfolio that require extensive repairs and updates due to disinvestment at the federal level; therefore, SLHA is trying its best to do what it can with the resources that are currently available to the agency. She noted that SLHA uses Capital funds to remediate needs across its portfolio and the Development and Modernization team is working on several projects that enhance and preserve SLHA's portfolio. She said the Development and Modernization team currently has ongoing Capital projects at Lafayette Townhomes; Parkview; West Pine; California Gardens; LaSalle Park; LaSaison; Hodiament; Badenhous and Cochran Gardens. Ms. Barnes stated that SLHA is also identifying vacant units across its portfolio to do a portfolio-wide make-ready push in which the Development and Modernization team is working with contractors to get the units turned and rehabbed for new occupants to increase the occupancy rates. She noted that the Development and Modernization team is also continuing the efforts at Clinton-Peabody. She said residents are actively being transferred into recently refreshed units within the development and vacant buildings are boarded and secured with fencing as appropriate in preparation for demolition so that the development team can start building in the next couple of years. Ms. Barnes stated that the development team continues to host the monthly resident engagement meeting and SLHA is proud of its residents' commitment to this process, including Ms. Emrick's recent recognition for the Community Builder Network award.

Ms. Barnes stated that SLHA and POAH submitted an FY25 Appropriations request to Congresswoman Bush in support of SLHA's upcoming Choice Neighborhood Application and it is hoped that the request is favorable. She said staff is actively working on the Agency Plan for fiscal year 2024 and she noted that a copy of the plan will be forwarded to the commissioners for review. She also noted that SLHA's mandatory

45-day comment period will start on May 3, 2024 and end with a public hearing on June 17, 2024. She said during the comment period, SLHA anticipates meeting with the City-Wide TAB and will host a virtual town hall meeting to collect feedback from the public housing residents on key initiatives for the upcoming year to ensure that their voices are heard and reflected in the agency's plans moving forward.

Ms. Barnes stated that staff has been very engaged in national conversations on overdose prevention, noting that on March 28, 2024, she and the Director of Resident and Community Engagement participated in a HUD-sponsored webinar entitled "Collaborative Solutions: Advancing Overdose Prevention in Housing," which explored successful partnerships between providers and community organizations. She said the HUD webinar was attended by over 350 housing providers across the country. And, on April 4, 2024, staff participated in another national webinar on Narcan in public housing. She noted that this webinar showcased SLHA's collaboration with its local partners to improve access to harm reduction tools at Parkview Apartments specifically. She said this webinar was attended by over 1,100 community service providers. Also, on April 10, 2024, SLHA staff joined with affordable housing providers from across the region to attend a mandatory Fair Housing training hosted by HUD, which covered Fair Housing 101, Reasonable Accommodations and the Violence Against Women Act (VAWA), equipping them with tools to ensure that SLHA is compliant with fair housing laws, protecting all of its residents and effectively reaching its mission.

Concluding her report, Ms. Barnes acknowledged SLHA's partner from the St. Louis Metropolitan Police Department, Sergeant Kane Teeter. She noted that SLHA remains grateful for SLMPD's commitment to the partnership and she deferred to him.

Sergeant Teeter stated that this was his first meeting. He said he did not have any specific matters to address, except that SLMPD is waiting to assist the Housing Unit in clearing some of the vacant residences around the Clinton-Peabody and LaSalle Park areas.

Commissioner Martinez welcomed Sergeant Teeter. He said hopefully Sergeant Teeter would attend future meetings and have more details to share moving forward.

Commissioner Martinez asked Ms. Barnes if this concluded her report.

Ms. Barnes added that the crime numbers received from the Housing Unit were included in the Monthly Activity Report.

COMMISSIONERS' CONCERNS

Commissioner Booth stated that SLHA got some negative press about the air conditioning not working at West Pine Apartments. She asked Ms. Barnes to elaborate on the HVAC work that is being done there.

Ms. Barnes stated that the air conditioning was not broken, but a matter of timing and communication. She said the HVAC system is on a boiler chiller system that has to be manually switched from heat to cooling at the turn of the season, which is typically scheduled at a certain time of the year and requires a third-party service provider. She said there was a miscommunication, noting that information was provided to the residents that the switch would take place on April 15, 2024, but the third-party service provider was not available until April 16. Ms. Barnes stated that SLHA sent team members to West Pine who were able to turn off the heating mechanism, however, they could not turn on the chilling mechanism. Therefore, the Property Management and Resident Initiatives teams took water and fans to the residents. She said the issue was resolved. She noted that SLHA is in the process of repairing the roof at West Pine, and as a part of the repair process, SLHA will be replacing the HVAC units.

Jason Hensley, Director of Real Estate Development, stated that the HVAC units are being replaced because they are 20 years old and it is not conducive to have them taken off and put back up. He noted that the HVAC units handled the common areas and work with the chiller and boiler system; therefore, the time it takes to switch everything over to cool versus heat will still be in place when SLHA gets the units replaced.

Commissioner Fowler asked if the common area HVAC units are separate from the individual apartment HVAC unit that operates.

Mr. Hensley responded, "Yes."

Commissioner Fowler stated that SLHA should not want to necessarily shut off the boiler system when there are unseasonably warm days because there may be cold days again. She asked if there will be cooling rooms at West Pine for people to cool off should this happen again.

Mr. Hensley noted that the units on the roof utilize the boiler system.

Commissioner Fowler suggested that SLHA perhaps implement cooling rooms to keep from turning the boiler system off and on when the temperature fluctuates.

Commissioner Fowler asked Commissioner Martinez for an update on the Executive Director search.

Commissioner Martinez stated that the process is continuing and there is significant interest in the position. He said the search committee will reconvene soon and he would provide a report to the board afterward.

ADJOURNMENT

Commissioner Booth moved to adjourn the meeting. Commissioner Fowler seconded the motion. The vote was in favor of passing the motion with all commissioners voting aye. The meeting thereupon adjourned at 5:06 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. 3005

MEMORANDUM

To: Board of Commissioners

Through: Latasha Barnes, Acting Executive Director

From: Paul Werner, Director of Operations for Public Housing

Date: May 8, 2024

Subject: Resolution No. 3005
Authorizing and Approving an Amended Trespass/Bar & Ban Policy for the St. Louis Housing Authority

The Asset Management Department has been working to revise the St. Louis Housing Authority's (SLHA) Trespass/Bar & Ban Policy following feedback from residents, property management, the St. Louis Metropolitan Police Department's Housing Authority Unit and other community stakeholders. The proposed policy includes a number of revisions intended to:

- Clarify the types of activities that may result in an individual being prohibited from entering an SLHA property;
- Eliminate the distinction of "Temporary" and "Extended" notices, thereby standardizing the time period for all requests to one (1) year. Management may still request an extension, but individuals will no longer be placed on the Ban List for five (5) years;
- Clearly identify required documentation in order to streamline the process for requests to be submitted and reviewed;
- Enhance coordination between SLHA, Property Management and the St. Louis Metropolitan Police Department regarding individuals prohibited from entering SLHA property; and
- Improve the overall effectiveness of the policy to address criminal or other activity that threatens the health or safety of public residents, guests, and property management staff.

Once approved, Asset Management will host training sessions on the revised policy and procedures. Both SLHA and mixed-finance property management staff will be required to attend. The sessions will also be open to other affected SLHA departments. Copies of both the current and proposed policies are attached to this memorandum.

Board approval is requested for the revised Trespass/Bar & Ban Policy attached hereto as Exhibit A.

Authorizing and Approving an Amended Trespass/Bar & Ban Policy for the St. Louis Housing Authority

WHEREAS, the St. Louis Housing Authority (SLHA) desires to promote a safe and drug-free environment for the residents of its public housing developments and guests; and

WHEREAS, much of the criminal and disruptive behavior that occurs in SLHA developments is committed by non-residents who have no legitimate social or business reason to be on SLHA property; and

WHEREAS, this criminal and disruptive behavior negatively impacts the quality of life for the public housing residents; and

WHEREAS, on July 27, 2006, the Board of Commissioners of SLHA passed Resolution No. 2486 to establish a Trespass/Bar & Ban Policy to prohibit entry onto SLHA developments by those non-residents who have no legitimate reason to be there or who engage in disruptive or criminal behavior; and

WHEREAS, on October 25, 2012, the Board of Commissioners of SLHA passed Resolution No. 2721 to amend the Trespass/Bar & Ban Policy; and

WHEREAS, SLHA has determined that the Trespass/Bar & Ban Policy needs to be amended in order to improve the administration, effectiveness and enforcement of the Policy.

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

1. The amended St. Louis Housing Authority Trespass/Bar & Ban Policy, attached hereto as Exhibit A, is approved
2. The Executive Director is hereby directed to take all actions necessary to implement the Trespass/Bar & Ban Policy

**St. Louis Housing Authority
Trespass & Ban Policy**

I. INTRODUCTION

It is the policy of SLHA to provide for the safe and peaceful enjoyment of all SLHA properties by residents, their guests, management staff, and the community. Engaging in criminal activity or other activity that threatens the health or safety of residents, guests, or staff of SLHA will not be tolerated. HUD authorizes public housing authorities to ban non-residents engaging in such activities from SLHA properties and to establish a “no trespass” list identifying those that have been banned.

Accordingly, SLHA has adopted the following policy and procedures for banning persons that engage in criminal activity or any other activity that threatens the health or safety of residents, guests, or staff of SLHA.

II. PROCEDURE

A. Submitting a Ban Request

To request an individual be banned from any SLHA Development a Ban Request Form (See Attachment 1) must be submitted to SLHA's Asset Management Department's Administrative Assistant.

The Ban Request Form must include the following information:

- a. The full name(s) of the individual(s) to be banned
- b. The address (if known) of the person to be banned
- c. The location of the incident(s) giving rise to the ban request
- d. Documentation (if any) relating to the incident giving rise to the Ban Request

The full name of the individual(s) to be banned must be stated on the Request. “John Doe” or “Jane Doe” requests will not be accepted. Supporting documentation can include, but is not limited to, an incident report, a police report, statements of witnesses, or the statement of the individual submitting the ban request.

B. Individuals That May Be Banned

An individual (who is not a current public housing resident) may be banned for:

- a. Engaging in activities that dangerous to the health or safety of SLHA residents, SLHA employees, or employees of SLHA's agents;
- b. Engaging in drug related or violent criminal activity

- c. Causing damage to property;
- d. Being evicted from a SLHA development for drug related or violent criminal activity or criminal activity that threatens the health, safety or peaceful enjoyment of other residents; or
- e. Having employment with SLHA or its agents terminated and no longer being authorized by SLHA or its agents to have access to SLHA properties.

C. Notice

Following approval of a Ban Request, SLHA will:

1. Notify the banned individual in writing (if their address is known). The notice will include the reason for placement on SLHA's Ban list and the specific developments they are prohibited from entering for a period of one (1) year. SLHA will make a reasonable effort to notify the banned person either verbally or in writing, but notice is not required. See Attachment 2 for a sample notice.
2. Notify all public housing residents known to be affiliated with the banned individual. See Attachment 3 for a sample notice.
3. Notify the Property Manager(s) of all sites the individual is banned from.
4. Notify the St. Louis Metropolitan Police Department's Housing Unit.

D. Placement on the Bar & Ban List

Placement on the Ban list will be for a period of one (1) year. See Attachment 4 for a Sample Ban List. Any banned person on SLHA property may be subject to criminal prosecution for trespassing. Any SLHA resident who knowingly invites a banned person onto SLHA property may be subject to termination for breach of their lease and SLHA policies.

For purposes of this policy each of the following groups of adjacent developments are considered to be a single development and a Ban Notice issued for a development in this group shall extend to all developments within that group:

- Cochran Plaza, Cambridge Heights and Senior Living at Cambridge Heights
- Clinton Peabody, King Louis Square (Old Frenchtown) and Les Chateaux
- Renaissance Place at Grand, Senior Living at Renaissance Place and the Gardens at Renaissance Place

E. Removal from the Ban List

Following the expiration of an individual's one (1) year ban they will be removed from SLHA's Ban list. Any request for removal prior to the required period, must be submitted in writing to SLHA's Director of Operations for Public Housing and can only be approved by the Director of Operations or their designee.

III. RECORDKEEPING

SLHA's Asset Management Department will maintain the Bar List to ensure that it accurately includes all banned individuals. On at least a monthly basis, or as determined by the Director of Operations, an updated Ban list will be distributed to the Management Office at all SLHA properties and the St. Louis Metropolitan Police Department's Housing Unit.

A copy of the Trespass & Ban Policy will be maintained at the management office for each SLHA development. All SLHA Property Management staff must have the current SLHA Ban List and copies of all current Ban letters for their development(s) available upon request. Sites with after-hours security and/or lobby monitors must also maintain a copy of the current SLHA Ban list and any current Ban notices at the security desk.

SLHA will maintain records for approved Ban Notices for a period of five (5) years following the expiration of the Ban period.

IV. GRIEVANCE

A public housing resident has the right to file a grievance in accordance with SLHA's Grievance Procedures if their guest has been banned. However, the non-resident individual that has been banned has no right to a grievance.

**Attachment 1
Ban Request From**

Engaging in criminal activity or other activity that threatens the health or safety of residents, guests, or staff of SLHA will not be tolerated. HUD authorizes public housing authorities to bar non-residents engaging in such activities from their properties and to establish a “no trespass” list for those that have been banned from a property.

I. Full name of the individual to be Banned from SLHA Property.

Name _____

Address
(if known) _____

Aliases
(optional) _____

II. List the specific SLHA developments from which the individual should be banned:

III. State the facts and circumstances that support this request. Include the address and/or SLHA development where any incidents occurred. Attach supporting documentation, if any, including but not limited to, incident reports, police reports, statements of witnesses.

IV. If applicable, list any associated SLHA Residents

Name _____

Address _____

Development
Name _____

V. The individual to be banned committed the following acts. Check all that apply:

- Engaging in activities that is dangerous to the health or safety of SLHA residents, SLHA employees or employees of SLHA's management agents;
- Engaging in drug related or violent criminal activity
- Causing damage to property;
- Previously evicted from a SLHA development for drug related or violent criminal activity or criminal activity that threatens the health, safety or peaceful enjoyment of other residents; Former employee of SLHA or its Agent who has been terminated and no longer authorized by SLHA or its Agent to have access to SLHA properties.

The undersigned certifies that all information provided above and attached is true and correct and complies with the St. Louis Housing Authority's Trespass & Ban Policy.

Name _____ Signature _____

Title _____ Date _____

**Attachment 2
Ban Notice Letter**

[DATE]

[NAME]

[ADDRESS]

Re: Ban Notice

Dear [NAME]:

In accordance with St. Louis Housing Authority's (SLHA) Trespass & Ban Policy, you are banned and prohibited from entering the following SLHA Developments for a period of one (1) year from the date of this letter:

DEVELOPMENT NAME	Address, St. Louis, MO Zip
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Any banned person on SLHA property is subject to criminal prosecution. Any SLHA resident who knowingly invites a banned person onto SLHA property will be in breach of their lease agreement and may be subject to lease termination.

Sincerely,

Asset Management Department

Copy Property Manager
St. Louis Metropolitan Police Department Housing Authority Unit

**Attachment 3
Banned Guest Notice Letter**

To be issued to current Public Housing Residents (if applicable)

[DATE]

[NAME]

[ADDRESS]

Re: Ban Notice

Dear [RESIDENT NAME]:

In accordance with St. Louis Housing Authority's (SLHA) Trespass & Ban Policy, your guest has been added to SLHA's Ban List and is hereby prohibited from entering the following SLHA Developments for a period of one (1) year from the date of this letter:

BANNED INDIVIDUAL: NAME
DEVELOPMENT NAME: Address, St. Louis, MO Zip

Any banned person on SLHA property is subject to criminal prosecution. Any SLHA resident who knowingly invites any banned person onto SLHA property will be in breach of their lease agreement and may be subject to lease termination.

Sincerely,

Asset Management Department

Copy Property Manager
St. Louis Metropolitan Police Department Housing Authority Unit

ATTACHMENT 4

**St. Louis Housing Authority
Ban List**

Updated 1/31/2024

Property Name	Last Name	First Name	Alias	Date of Birth	Street Address	City, State Zip	Start Date	End Date
Clinton Peabody/King Louis/Les Chateaux	Doe	John	N/A	N/A	1401 Peabody Ct.	St. Louis, MO 63104	1/1/2024	1/1/2025
Clinton Peabody/King Louis/Les Chateaux	Doe	Jane	N/A	N/A	1401 Peabody Ct.	St. Louis, MO 63104	1/1/2024	1/1/2025

CURRENT BAR & BAN POLICY

**ST. LOUIS HOUSING AUTHORITY
TRESPASS/BAR & BAN POLICY**

The St. Louis Housing Authority seeks to provide properties that are safe, decent, and sanitary dwelling units in which families may live. In addition, SLHA has the right to refuse entrance or access to any of its properties to any unauthorized person as defined in Section 1, below.

Section 1. No person may enter upon a SLHA development unless that person is authorized to be on the SLHA development. The only persons authorized to be on a SLHA development are:

- (a)** Residents of the SLHA development;
- (b)** Members of the resident's household;
- (c)** A resident's guests, except as provided in Section 4;
- (d)** Persons authorized under Section 2;
- (e)** Organizations with a license to use a portion of a SLHA development for specified purposes, and including the invitees of a licensee;
- (f)** Persons employed by or doing business with SLHA or its management agents at the SLHA development;
- (g)** Persons engaged in the legal or law enforcement community who are engaging in activities directly related to civil or criminal matters, such as process servers, investigators, attorneys or other individuals legitimately on a SLHA development for such purpose;
- (h)** Persons authorized after consultation with the Resident Council as provided under Section 2, below; and
- (i)** Commissioners of the St. Louis Housing Authority.

Any person not authorized to be on an SLHA development will be deemed to be trespassing, and may be subject to arrest and prosecution for criminal trespass in violation of state and local law.

Section 2. Any person, not otherwise authorized under Section 1, seeking access to a SLHA development for legitimate business or social purposes shall be admitted as follows:

- (a)** Any such person or organization shall submit a written request to the property management office of the respective SLHA development to which the person is seeking access.
- (b)** SLHA, in consultation with the resident council and the management agent of the respective SLHA development, shall review the request and respond to the request in writing within ten (10) business days of the request stating approval or disapproval of the request. If SLHA has not responded within ten (10) business days, the request is deemed approved.

Section 3. Any person not identified in Section 1 as an authorized person may be subject to the issuance of a Bar & Ban Notice for the period of time specified in the Bar & Ban Notice, not to exceed five years.

Section 4. An individual may be subject to the issuance of a Temporary or Extended Bar & Ban Notice barring them from a specified SLHA development pursuant to the following:

(a) Any resident's guest who engages in any activity that threatens the health, safety or right to peaceful enjoyment of the premises by other residents or SLHA or management agent employees or violates SLHA policy is an unauthorized person and may be barred for a Temporary or Extended period of time as specified in sub-sections (b) and (c) below.

(b) A Temporary Bar & Ban Notice shall remain in effect for the first infraction for one (1) year for the following infractions:

(1) Entering SLHA development without presenting identification or properly signing the visitor log, unless identified as a guest by the resident they are visiting;

(2) Being on SLHA development at a location or unit not specified on the guest pass or visitor log, unless the person is traveling on the most direct route to or from such location, or accompanied personally by the resident being visited;

(3) Residing as an unauthorized occupant in a SLHA dwelling unit; or

(4) Engaging in excessively loud or disruptive conduct or otherwise disturbing the peace of SLHA residents or SLHA employees or minor destruction of property.

If an individual subject to a Temporary Bar & Ban Notice commits another infraction, the Temporary Bar & Ban Notice shall be extended for an additional one (1) year.

(c) An Extended Bar & Ban Notice shall remain in effect for five (5) years for the following infractions:

(1) Persons issued more than two (2) Bar & Ban Notices for activities identified in Section 4(b);

(2) Engaging in conduct that is dangerous to the health or safety of SLHA residents, SLHA employees or employees of SLHA's management agents;

(3) Engaging in activities involving illegal drugs, violence, weapons, theft, assault, and serious damage to property; and

(4) Persons evicted from SLHA development on the basis of such person's criminal activity or violent behavior.

(d) Nothing contained in this Policy shall prevent a guest of a SLHA resident from access or entry to the resident's dwelling unit for legitimate business or social purposes except as they may have been barred as provided in Section 4(b) or (c).

(e) For purposes of this Policy, a resident's guest is any individual who is an invitee of, and can identify by name and address, an individual who is a member of a household under lease with SLHA, and such individual is available and willing to accept the guest.

Section 5. (a) Bar & Ban Notices issued to unauthorized persons under Section 3 or Temporary or Extended Bar & Ban Notices issued to guests under Section 4 shall bar such individuals from the SLHA development for which the Bar & Ban Notice was issued . For the purpose of this Trespass/Bar & Ban Policy, each of the following three groups of adjacent developments are considered to be a single development, and a Bar & Ban Notice issued for a development within a group shall extend to all developments within that group:

- Cochran Plaza, Cambridge Heights and Senior Living at Cambridge Heights
- Clinton Peabody, Old Frenchtown (King Louis Square) and Les Chateaux

- Renaissance Place at Grand, Senior Living at Renaissance Place, The Gardens at Renaissance Place, and Blumeyer Family Apartments
- (b)** Bar & Ban Notices may not be issued to bar persons from public streets or sidewalks, or from private property adjoining a SLHA development.

Section 6. (a) Bar & Ban Notices shall be served personally on each person barred from a SLHA development, if possible; otherwise, Bar & Ban notices shall be served on each person barred from a SLHA development by ordinary U.S. mail to the person's last known address.

(b) The Bar & Ban Notice shall identify the basis for the issuance of the Bar & Ban Notice and the time period for which the person is barred from the SLHA development. The Bar & Ban Notice shall reflect the date, method and manner of delivery upon the barred person. The Bar & Ban Notice does not have to be delivered to the person on the SLHA development.

(c) A copy of the Bar & Ban Notice issued to a resident's guest shall be provided to the resident, if the guest has identified the address and name of the resident. A resident may file a grievance pursuant to the provisions of the St. Louis Housing Authority Grievance Procedure if the resident's guest has been barred.

Section 7. Bar & Ban Notices shall only be issued by the following persons:

- (a)** Development managers;
- (b)** Members of the St. Louis Metropolitan Police Department;
- (c)** Private security providers contracted by SLHA or SLHA's management agents;
- (d)** The SLHA Executive Director or her designee.

Section 8. Bar & Ban Notices and Trespass/Bar & Ban Policy information shall be made available as follows:

- (a)** The SLHA Asset Manager shall keep copies of all Bar & Ban Notices and records of the expiration dates thereof;
- (b)** A copy of the Trespass/Bar & Ban Policy shall be provided to each applicant upon signing a lease with SLHA;
- (c)** A copy of the Trespass/Bar & Ban Policy shall be provided to the Resident Council for the SLHA development; and
- (d)** A copy of the Trespass/Bar & Ban Policy shall be available at the management office for each SLHA development.

Section 9. The issuance of a Bar & Ban Notice requires the following:

- (a)** The barred person shall immediately leave the SLHA development from which the person was barred and not return to that SLHA development for the period the Bar & Ban Notice remains in effect.
- (b)** Should the barred person fail to leave the SLHA development after the issuance of the Bar & Ban Notice, or later returns to the SLHA development noted on the Bar & Ban Notice at any time while the Bar & Ban Notice is in effect, the person may be arrested for trespassing under the applicable state or local statute.

Section 10. Any barred person may submit a written request for a temporary lift of an Extended or Temporary Bar & Ban Notice to the SLHA Asset Manager.

(a) The written request shall state the specific location and time period during which the barred person is seeking access, and the reason for the request of the temporary lift, including any documentation of a request for a reasonable accommodation.

(b) A temporary lift shall be for a period of not more than eight hours during one calendar day.

(c) Any barred person who commits a subsequent infraction on SLHA development during a period of a temporary lift shall be prohibited from requesting additional requests for temporary lifts during the remaining term of the Bar & Ban Notice.

(d) The Asset Manager shall review the request for a temporary lift and respond in writing within ten (10) days of the submission.

RESOLUTION No. 3006



MEMORANDUM

To: Board of Commissioners

Through: Latasha Barnes, Acting Executive Director

From: Jason W. Hensley, Director of Real Estate Development

Date: May 8, 2024

Subject: Resolution No. 3006
Approving and Authorizing the St. Louis Housing Authority to Execute a Street Vacation Request with the City of St. Louis Department of Streets

The St. Louis Housing Authority seeks Board approval to execute a Street Vacation Request with the City of St. Louis Department of Streets to support the redevelopment of Clinton-Peabody.

On July 5, 2023, the Board approved Resolution No. 2973 authorizing the Executive Director to execute a Master Developer Agreement (MDA) with Preservation of Affordable Housing (POAH). The MDA was executed on July 7, 2023, and allowed POAH to begin the community engagement and planning work to revitalize Clinton-Peabody while the MDA was negotiated.

As a part of the planning process, the resident-informed design plan determined the stretch of LaSalle between Dillon Court and St. Ange Avenue should be moved south to better align with the existing street grid. (See attached map marked Exhibit A.)

The first step is to request a street vacation from the City of St. Louis Department of Streets. Their process includes a notarized request (Attached) for the City to vacate the stretch of LaSalle so that the redevelopment would realign with the street grid.

SLHA requests Board approval to request the City of St. Louis Department of Streets for the vacation of LaSalle to facilitate the Clinton-Peabody redevelopment initiative.

**Approving and Authorizing the St. Louis Housing Authority to Execute a Street Vacation Request
with the City of St. Louis Department of Streets**

WHEREAS, the Clinton-Peabody development, having reached a point of obsolescence due to age and design, is in need of substantial rehabilitation and revitalization to serve modern families; and

WHEREAS, the planning and implementation for the redevelopment of Clinton-Peabody is identified as a priority goal in the 2020 - 2024 SLHA Strategic Plan; and

WHEREAS, on February 24, 2022, the St. Louis Housing Authority Board of Commissioners (Board) authorized the Executive Director to take all actions necessary to obtain a qualified Master Developer to perform all duties necessary for the rehabilitation and revitalization of the Clinton-Peabody development; and

WHEREAS, on November 3, 2022, the Board approved Resolution No. 2960 authorizing the Executive Director to execute a Designated Developer Agreement (DDA) with Preservation of Affordable Housing (POAH); and

WHEREAS, on November 22, 2022, the DDA was executed with POAH; and

WHEREAS, on July 7, 2023, the Master Developer Agreement (MDA) was executed with POAH; and

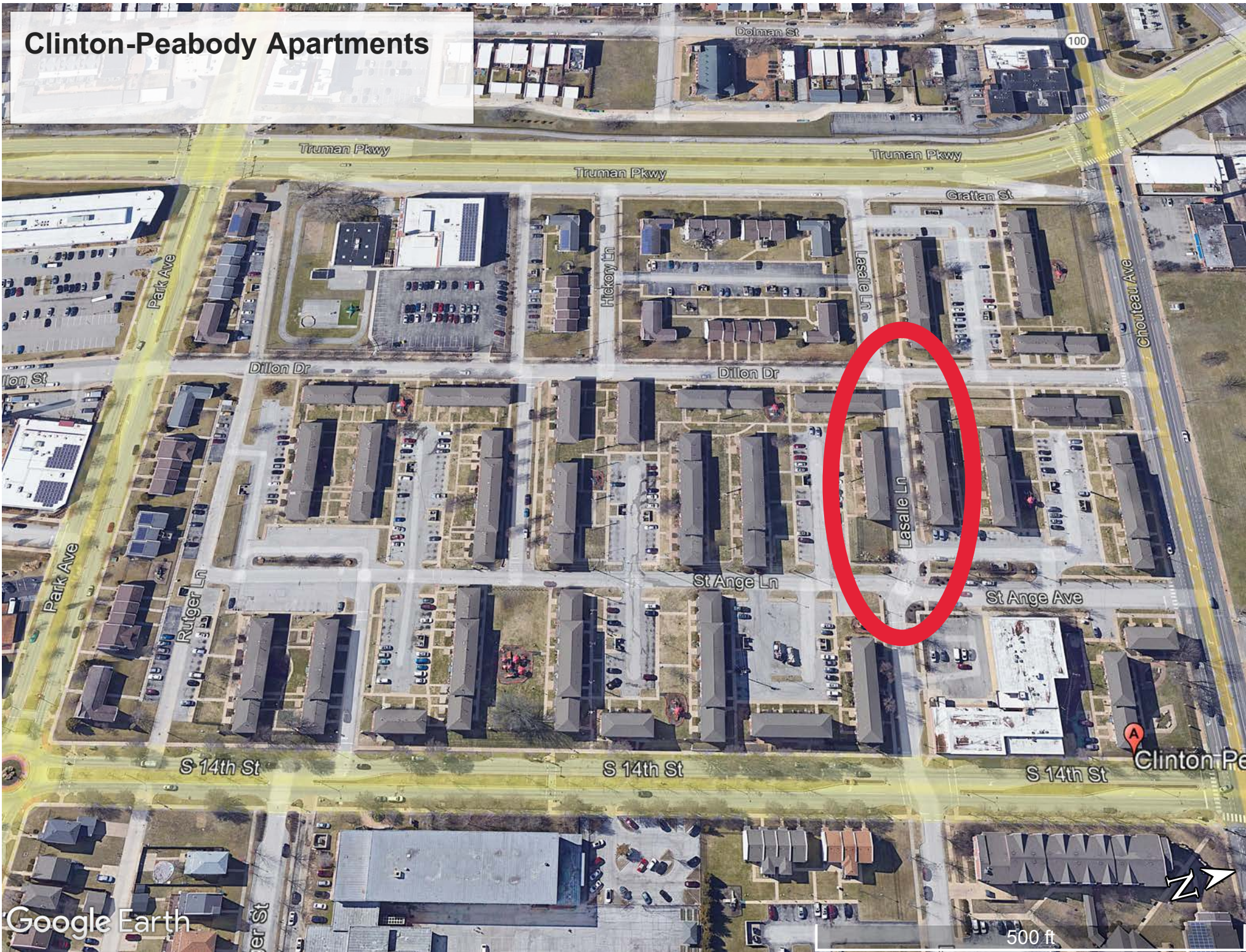
WHEREAS, the Clinton-Peabody resident-informed plan calls for the realignment of LaSalle Street between Dillon Drive and St. Ange Avenue; and

WHEREAS, the Department of Streets requires a notarized request for Street Vacation authorized by the Board.

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

1. The Board of Commissioners authorizes the Executive Director to execute a Street Vacation Request with the City of St. Louis Department of Streets for LaSalle Street between Dillon Drive and St. Ange Avenue in support of the Clinton-Peabody redevelopment plan.
2. The Executive Director of the St. Louis Housing Authority is hereby authorized and directed to take any and all necessary actions to carry out the terms and conditions of this Resolution.

Clinton-Peabody Apartments



Honorable Board of Public Service
The City of St. Louis

We, the undersigned, legal owners of property in city block(s) 480

between Chouteau Avenue & Hickory Street

and Dillon Drive & St. Ange Avenue

hereby petition the City of St. Louis to vacate and abolish A portion of LaSalle Street, between Dillon Drive on the west, and St. Ange Avenue to the east.

and we hereby waive all claims for damages sustained as the result of the vacation and abolition of the afore-said area.

IN WITNESS WHEREOF we have hereunto set our hands this 24th

day of May, 2024.

St. Louis Housing Authority

By Latasha K. Barnes

Title Acting Executive Director

} On this 24th day of May,

Latasha K. Barnes

to me personally known, who being duly sworn, did say that he is the Acting Executive Director of

St. Louis Housing Authority, a corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said

_____ acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and notarial seal in the City of St. Louis, State of Missouri, the day and year first above written.

My term expires _____

NOTARY PUBLIC

EXECUTIVE DIRECTOR REPORT

MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Acting Executive Director

Date: May 13, 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.

2024 Agency Plan

The draft FY 2024 Agency Plan is available online and within its 45-day comment period. We are actively soliciting feedback from SLHA families and community stakeholders. The draft plan was presented to the City-Wide TAB on May 15, 2024 for review and feedback. A virtual town hall meeting is set for SLHA residents and participants on May 22, 2024 to receive additional feedback. The comment period will conclude with an in-person public hearing at SLHA at 3 p.m. on June 17, 2024. All public comments and feedback will be considered when finalizing the plan.

Stellar VMS Audit

SLHA is pleased to report that the recent audit of its Housing Choice Voucher Management System (VMS) by the Department of Housing and Urban Development's Quality Assurance Division (QAD) was successfully completed April 16-18, 2024. This audit is crucial as the VMS plays a vital role in collecting data used by HUD to fund and distribute resources to support our HCV program. The good news is that the audit identified no findings, indicating that our VMS is operating effectively. We will share the official report with the Board once it becomes available from HUD.

Housing Choice Voucher

SLHA is thrilled to announce the award of 100 new Tenant Protection Vouchers. This vital grant will allow us to significantly expand safe and stable housing options for families currently residing at Paul Brown Lofts at risk of homelessness. These vouchers will provide much-needed rental assistance, enabling families to secure apartments in the private market. This will offer greater housing choices, help prevent displacement, and promote long-term stability for these families.

SLHA also received a HUD waiver to apply Small Area Fair Market Rent payment standards as needed pursuant to [HUD PIH Notice 2023-29](#). HUD Notice PIH 2023-29 allows Public Housing Agencies to (1) increase the "payment standard basic range" up to 120% of the Fair Market Rent (FMR) for the area, (2) increase the "exception payment standard" to up

to 120% of the Small Area Fair Market Rent (SAFMR) for a specific zip code, and (3) apply payment standard increases earlier than the annual reexamination cycle. By awarding the waiver request, HUD allows SLHA to make the Housing Choice Voucher program more effective by helping voucher holders find affordable housing in high-cost areas.

Waitlist Opening

SLHA opened the public housing waitlist for 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). The waitlist was opened April 23, 2024 through April 29, 2024. During that time frame, SLHA received over 3,400 online pre-applications and approximately 200 paper pre-applications, and welcomed 625 interested applicants to the SLHA main office. As of April 30, 2024, there are approximately 25,621 individuals on SLHA's site-based waiting lists.

Clinton-Peabody Announcements

SLHA continues to work with POAH to advance redevelopment efforts at Clinton-Peabody. On April 26, 2024, SLHA and POAH submitted a joint request to Congress for \$3 million in FY25 Community Project Funding. These funds will be instrumental in launching the first phase of redevelopment, replacing distressed apartments with 89 new, high-quality, and sustainable affordable homes.

Current residents are actively transitioning to recently refreshed units within the development, and vacant buildings are being 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.

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. To move families into decent, safe, and sanitary housing, SLHA regularly meets with property management staff to track current and future vacancies, reviews best practices for minimizing vacancies, and consults with HUD to provide progress updates, among other things. As a result, occupancy rates have increased at nine developments. Badenfest/Badenhaus, for example, achieved a remarkable 8.2% increase in occupancy from 90.16% to 98.36% in less than 30 days, making them the campaign's "Property of the Month."

Fueling Our Mission

Supporting Veterans: On April 17, 2024, SLHA submitted a funding request in response to [Notice PIH 2024-10: Additional Administrative Fees for HUD-VASH](#), announcing the availability of \$20 million in funding to support the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program. This program helps veterans experiencing homelessness find stable housing and supportive services. If awarded, funding may be used to support SLHA front-line, day-to-day operational activities, including, but not limited to, applicant intake, lease-up activities, income determinations and reexaminations, unit inspections,

disbursing HAP to landlords, as well as policy and operational planning and implementation, financial management, and HCV record-keeping and reporting. Funds may also cover activities designed to help HCV families with leasing, such as owner incentive and/or retention payments, security deposit assistance, utility assistance, application fees, holding fees, and renter's insurance.

Collaborative "Step up to Homeownership" Grant: SLHA and Better Family Life, Incorporated recently submitted a joint funding request to Regions Bank to assist thirty (30) Section 8 families in their journey towards homeownership and self-sufficiency. If approved, the pilot program will mitigate participant barriers to homeownership through credit repair and financial planning services.

LaSalle Park Youth Violence Prevention: SLHA, in partnership with the residents of LaSalle Park, submitted a funding request to the St. Louis Area Violence Prevention Commission (VPC) to provide a safe, fun event for LaSalle Park residents ages 15-25 as a measure to reduce at-risk behaviors. Funds will be used to host an inaugural Youth Festival, a one-day extravaganza filled with diverse activities and attractions. Our primary focus is creating an inclusive, safe environment where youth can unite, have fun, and strengthen positive community connections. Local youth-serving organizations will be invited to share their resources; entertainment will be provided to engage youth of all ages; activity stations will be hosted by SLHA staff and volunteers - these activities will cater to diverse interests, ensuring there's something for everyone to enjoy.

California Gardens Security Enhancements: SLHA is actively working to enhance security at California Gardens with fence replacements, new entryways, and an access control system. To further this effort, SLHA applied for Emergency Safety and Security Grant funds from the HUD to install a new security camera system throughout the complex.

Community Collaborations:

Empowering Older Adults for Independent Living: On April 23, 2024, SLHA joined the Mound City Bar Association and the Mound City Bar Foundation for a community event. SLHA, as a key panelist, highlighted the importance of affordable housing in enabling seniors to age comfortably and independently within their communities. We showcased our programs and resources dedicated to providing safe, decent, and affordable housing options for older adults.

Expanding Harm Reduction Efforts: SLHA is expanding its current Harm Reduction Initiative with Family Care Health Centers to include the installation of Narcan boxes at several SLHA public housing developments. Narcan boxes, also sometimes called Naloxone boxes, serve the critical purpose of providing bystanders, friends, or family members who might witness an overdose situation easy access to life-saving medication in the event of an opioid overdose. James House and West Pine are slated for the first phase of installations.