



ST. LOUIS
HOUSING
AUTHORITY

BOARD OF COMMISSIONERS

REGULAR MEETING

JULY 25

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, July 25, 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: July 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, JULY 25, 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, June 27, 2024

RESIDENTS' COMMENTS ON AGENDA ITEMS

ITEMS FOR INDIVIDUAL CONSIDERATION

2. Resolution No. 3013

Authorizing and Approving the Execution of the FY 2024 Offline Public Housing Unit Repairs Grant Agreement and Related Documents

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
JUNE 27, 2024**

BOARD OF COMMISSIONERS
ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING
JUNE 27 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, June 27, 2024. Chairman Sal Martinez called the meeting to order at approximately 4:30 p.m.

Present: Regina Fowler
Benita Jones
Sal Martinez
Constantino Ochoa, Jr.

Absent: Annetta Booth
Margaret English
Shelby Watson

CONSENT AGENDA

Approval of Minutes

Commissioner Fowler moved to approve the minutes of May 23, 2024. Commissioner Jones seconded the motion. The motion passed with all commissioners voting aye.

ITEMS FOR INDIVIDUAL CONSIDERATION

Resolution No. 3007

Approving and Authorizing the St. Louis Housing Authority Capital Fund Five-Year Plan and the FFY 2024 Capital Fund Annual Statement.

Presenting Resolution No. 3007, Latasha Barnes, Acting Executive Director, recalled that the St. Louis Housing Authority (SLHA) completed a physical needs assessment with the help of an outside contractor a few years ago. She noted that this assessment informs what the agency submits to the U.S. Department of Housing and Urban Development (HUD) regarding its capital improvement plan. She said the Capital Fund Five-Year plan reflects the needs identified in the assessment, and it went through a 45-day comment period in conjunction with SLHA's Agency Plan. Ms. Barnes stated that board approval was requested to authorize SLHA to submit the 2024 Capital Fund Five-Year Plan to HUD.

Commissioner Martinez asked if there were any questions and/or comments regarding Resolution No. 3007.

Commissioner Fowler noted that no amount was shown in the Capital Fund Five-Year Plan for Clinton-Peabody. She asked Ms. Barnes if the development site was not part of the plan.

Ms. Barnes deferred to Jason Hensley, Director of Real Estate Development, to address Commissioner Fowler's question.

Mr. Hensley stated that funds were obligated for Clinton-Peabody in previous years, but for this Five-Year Annual Plan, SLHA's expectation is that Clinton-Peabody will eventually be in the process of being redeveloped and the Capital needs would be met in other ways.

Commissioner Martinez asked if there were any additional questions and/or comments regarding Resolution No. 3007.

There were none.

Commissioner Fowler moved to approve Resolution No. 3007. Commissioner Ochoa seconded the motion. The motion passed with all commissioners voting aye.

Resolution No. 3008

Approving and Authorizing the Submission of the Agency Plan Annual Submission for Fiscal Year 2024.

Presenting Resolution No. 3008, Ms. Barnes stated that this resolution authorizes SLHA to submit its Agency Plan to HUD for fiscal year 2024. She noted that all of the board members and TAB boards should have received a copy of the plan, as well as the chart of new activities. She said to ensure that the agency captured a wide range of perspectives, the plan was publicized through multiple channels for public input, which included SLHA hosting a virtual town hall meeting, convening the City-Wide Tenant Affairs Board, sharing a draft of the plan with City officials for their review and announcing it through SLHA's various media outlets. She noted that the plan was also posted on SLHA's website and a notice was posted at all of SLHA's public housing sites. Ms. Barnes stated that SLHA completed the 45-day comment period with an in-person public hearing on June 17, 2024 and all of the comments received were taken into consideration. She said board approval was requested to submit the annual Agency Plan to HUD.

Commissioner Martinez asked if there were any questions and/or comments regarding Resolution No. 3008.

Commissioner Fowler asked Ms. Barnes if she had any concerns about anything in the Agency Plan or Capital Fund Five-Year Plan that HUD might not agree with.

Ms. Barnes stated that she did not have any concerns. She said SLHA outlined clearly what its expectations are for the next year and the next five-year period. She noted that the plans are reflective of what HUD is expecting from SLHA as an agency and are very encompassing.

Commissioner Martinez asked if there were any additional questions and/or comments regarding Resolution No. 3008.

There were none.

Commissioner Fowler moved to approve Resolution No. 3008. Commissioner Jones seconded the motion. The motion passed with all commissioners voting aye.

Resolution No. 3009

Authorizing and Approving Revisions to the St. Louis Housing Authority's Admissions and Continued Occupancy Policy (ACOP).

Presenting Resolution No. 3009, Ms. Barnes stated that board approval was requested for the revisions to the Admissions and Continued Occupancy Policy (ACOP). She said this year's revisions primarily address the implementation of the Housing Opportunities through Modernization Act (HOTMA). She said the HOTMA regulations and the accompanying statutory provisions aim to ensure that the agency's rent calculations and asset determinations more accurately reflect a household's ability to actually pay rent, thereby introducing some adjustments to income calculations and asset limitations. Ms. Barnes stated that the revised ACOP also incorporates updates to include income limits that have changed and updates to SLHA's flat rent schedule. She said board approval was requested for SLHA to move forward with adopting the revisions to the ACOP.

Commissioner Martinez asked if there were any questions and/or comments regarding Resolution No. 3009.

There were none.

Commissioner Fowler moved to approve Resolution No. 3009. Commissioner Ochoa seconded the motion. The motion passed with all commissioners voting aye.

Resolution No. 3010

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

Presenting Resolution No. 3010, Ms. Barnes stated that HUD regulations require SLHA to make revisions to its utility allowance schedule if there has been a change in the utility rate of at least 10% from the rate that was previously based in the schedule. She noted that the utility allowances are based on the number of bedrooms and amenities offered at specific units and a listing of the proposed utility allowances by development and bedroom size is attached to the resolution. She said board approval was requested to implement the utility allowance schedule as presented.

Commissioner Fowler stated that 10 percent seemed like a lot and she asked Ms. Barnes what was the average percent increase for the utilities.

Ms. Barnes stated that some of the utility companies in the state of Missouri had requested routine rate hikes and she noted that water, gas and electric increases had been approved twice within the last 12-month period. She said inflation may have been a factor with some of the rate adjustments. She deferred to Mr. Werner to speak more about the percentage-based change in the utility rates.

Mr. Werner stated that HUD requires SLHA to change its utility allowance schedule each year if the utility rate exceeds 10 percent, but SLHA generally changes the schedule every year. He noted that SLHA uses information provided by the management companies to calculate the utilities for all its public housing units and the rates usually do not change more than a couple of dollars from year to year.

Commissioner Fowler asked if SLHA makes the adjustments every year even though the increase may not have been 10 percent.

Mr. Werner responded, "Yes." He noted that the adjustments could go up or down depending on how SLHA does the calculations.

Commissioner Fowler asked if the utility rates always go up when SLHA makes the adjustments.

Mr. Werner stated that in years past the rates decreased, but this year, they all increased a few dollars.

Commissioner Martinez asked if there were any additional questions and/or comments regarding Resolution No. 3010.

There were none.

Commissioner Fowler moved to approve Resolution No. 3010. Commissioner Jones seconded the motion. The motion passed with all commissioners voting aye.

Resolution No. 3011

Authorizing and Approving the Flat Rent Schedule for the Public Housing Program.

Presenting Resolution No. 3011, Ms. Barnes stated that SLHA is required to prepare a flat rent schedule, which is based on the fair market rents for the area, and offer to all of its public housing residents the option of using the flat rent schedule instead of doing an income-based monthly payment schedule. She noted that the amounts vary by development as shown on the chart attached to the resolution. She said generally what SLHA has found is that residents do not opt to pay the flat rent because the income-based rent tends to be more affordable; however, because of the regulation, SLHA is required to have this option in place. She said board approval was requested of the flat rent schedule.

Commissioner Jones asked Ms. Barnes if the rent will be a flat rate for everyone and not according to a person's income.

Ms. Barnes stated that SLHA is required to have flat rents as an option for all of its residents; however, no one is required to utilize it unless they meet certain criteria.

Commissioner Martinez asked if there were any additional questions and/or comments regarding Resolution No. 3011.

There were none.

Commissioner Fowler moved to approve Resolution No. 3011. Commissioner Jones seconded the motion. The motion passed with all commissioners voting aye.

Resolution No. 3012

Authorizing and Approving the St. Louis Housing Authority to Submit a Section 18 Disposition Application for Hodiament Apartments.

Presenting Resolution No. 3012, Ms. Barnes stated that submitting a Section 18 disposition application is something that SLHA has been planning for the past two years. She noted that it has been a part of SLHA's Agency Plan and is a component of SLHA's Asset Repositioning Strategy. She said submitting a Section 18 disposition application to HUD will remove the 22 public housing units at Hodiament Apartments from SLHA's Annual Contributions Contract with HUD. She noted that this apartment complex has been vacant since 2022 due to persistent safety issues and habitability concerns, and it is estimated to cost SLHA over \$260,000 per unit to bring this property up to code, which is an expense that the agency is currently unable to absorb. She said board approval was requested to move forward with the disposition of Hodiament Apartments so that it can be transferred to a mission-oriented or mission-aligned developer.

Commissioner Fowler asked where is Hodiament Apartments located.

Mr. Hensley stated that Hodiament Apartments is on the border of Wellston right at the Hodiament line in the Wells-Goodfellow neighborhood, and north of Page.

Commissioner Fowler asked how has Hodiament Apartments, being vacant since 2022, affected SLHA's stats and if SLHA disposes of the development, how will that affect SLHA's future stats.

Mr. Hensley stated that the property is currently in modernization status. He said SLHA has been working to ensure that the property does not negatively affect the agency's occupancy significantly, but it is in SLHA's best interest to remove Hodiament Apartments from its portfolio for the agency to maintain its stats.

Commissioner Martinez asked if there were any additional questions and/or comments regarding Resolution No. 3012.

There were none.

Commissioner Fowler moved to approve Resolution No. 3012. Commissioner Ochoa seconded the motion. The motion passed with all commissioners voting aye.

CHAIRMAN'S REPORT

Providing an update on the executive director's search, Commissioner Martinez stated that the search committee/hiring panel has been very active and has continued its work to identify a new permanent executive director for the organization. He noted that they had identified a potential candidate. He thanked all of the individuals who took time out of their busy schedules and balanced their obligations to help SLHA with the process. In addition, Commissioner Martinez stated that he attended meetings with SLHA staff at the Clinton-Peabody development to show the board's support for all of the exciting plans that are underway, as far as the transformation of that historic development, and he was very excited to see many residents in those meetings showing their interest and commitment to the community. He acknowledged and thanked Ms. Barnes, Mr. Hensley, Mr. Bennett, and other SLHA staff who were also in those meetings. He said they not only showed commitment to the serious work that SLHA is required to pursue on behalf of

the agency, but they also showed passion for the residents and for the overall community. He said there is more to come on the exciting plans that SLHA and its community partners have for the Clinton-Peabody community, as well as the other developments in the agency's portfolio.

DIRECTOR'S REPORT

Ms. Barnes requested, in the interest of time and efficiency, to waive her verbal presentation of the Director's Report and asked that the board accept the written report on the record. She noted that the report details and summarizes SLHA's agency plan process, some key performance indicators, some updates regarding Clinton-Peabody and some collaborative highlights that SLHA has been doing to engage with the community to further the agency's mission. She also noted that the monthly activity report, which was included in the meeting material, provides further details on agency-wide activities. She asked if the commissioners had any questions regarding the report that was submitted.

Commissioner Jones asked Ms. Barnes when does SLHA plan to break ground at Clinton-Peabody.

Ms. Barnes stated that it is hoped to submit the Section 18 demolition/disposition application in the upcoming months, which will allow for the agency to start tearing down the vacant buildings in preparation for Phase I. She said an exact date was not known and she asked Mr. Hensley to provide more information about when demolition activities would start.

Mr. Hensley stated that the development team is working hard to get the environmental review and HUD's approval to do an early demolition of the property at Clinton-Peabody, which will create the first phase of development. He said the development team plans to submit another low-income housing tax credit application to MHDC in September and if awarded the funds in December, SLHA could conceivably break ground in January of 2025.

Commissioner Martinez thanked Ms. Barnes and the development team for continuing to do this very critical work at Clinton-Peabody. Additionally, he asked the commissioners to take time to read the Director's Report if they had not done so.

Ms. Barnes acknowledged Sergeant Teeter with the St. Louis Metropolitan Police Department and extended an opportunity for him to address the board.

Reporting on some of the Housing Authority Police Unit (Unit) key events, Sgt. Teeter stated that he spoke with Captain Dickerson of the 3rd District and they were able to get a sky cop, which was placed at 9th and Lebanon in the LaSalle Park complex. He noted that there had been a lot of shots fired incidents and shooting incidents, and they have gotten a lot of good camera footage from those incidents and are working closely with the 3rd District detectives on identifying some of the individuals involved. He said the sky cop has been very beneficial and it is hoped that it will deter some of that activity. Sgt. Teeter stated that the Unit has been assisting the contracted company that is clearing the residences in Clinton-Peabody to make sure there are no occupants in the vacant residences. He said they have been trying to address the issue of armed juveniles walking the complexes and they are trying to make an impact on those individuals to let them know that this behavior will not be accepted. He said the Unit has also been trying to address the issue of stolen vehicles that are occupying the complex. He noted that eight stolen vehicles were towed this month, which seem to be getting dropped off when the Unit is not working. Sgt. Teeter stated that the Unit only has four officers that work eight hours a day. He said with limited resources, the officers have been getting out of their vehicles and showing a presence, which is making a big impact; however, it is a slow process until they can get more manpower and apply more hours. He noted that they are doing their best and it appears to be making an impact when they are present. Sgt. Teeter stated that he tries to be available to Mr. Werner as well and to make sure he and the Unit officers attend the LaSalle meeting to hear the concerns of the residents.

Commissioner Jones asked Sgt. Teeter if it was possible to get signs that it is unlawful to carry guns in the complexes.

Sgt. Teeter stated that he would have to look into it. He said he did not know if that was something that they could take up or something that SLHA has to implement itself.

Ms. Barnes noted that there is currently a state law on the books that prohibits housing authorities from not allowing residents or guests to have firearms. She said it is a challenging issue, but SLHA is being very intentional about how it partners with the St. Louis Metropolitan Police Department, as they have regulations and ordinances that they are able to enforce that do not run afoul of what the agency's legal requirements may be. She said SLHA got some ideas on how to partner with the communities and will keep Commissioner Jones informed.

Commissioner Fowler asked Sgt. Teeter if the Unit officers are patrolling at the same exact times every time or if the schedule changes.

Sgt. Teeter stated that the Unit works on a two-week schedule, noting that for two weeks the officers work days, 7:00 a.m. to 3:00 p.m., and for two weeks they work afternoons, 3:00 p.m. to 11:00 p.m., and they are off on Saturdays and Sundays. He said there is no coverage from the Unit on the weekend, but coverage from the police districts.

Commissioner Jones suggested training people in the neighborhood to not get involved, but to contact the police when the Unit officers are not working should something come up.

Sgt. Teeter stated that unfortunately there is not much the Unit can do when the officers are off because they are not going to be able to respond, and causes for concern would have to go directly to the officers working in the 3rd and/or 4th District, which are near the complexes.

Commissioner Martinez noted that there are programs like the Neighborhood Ownership Model that give citizens an opportunity to be a part of the prevention process. He said that is something that SLHA could potentially look into to assist law enforcement and other organizations that are working to make their neighborhoods safer. He said this is something that they could talk to the Resident Initiatives Department about, along with Ms. Barnes, to identify some potential programs to provide the training that Commissioner Jones inquired about.

Commissioner Jones thanked Commissioner Martinez.

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 5:12 p.m.

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

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

(SEAL)

RESOLUTION No. 3013



Asset Management 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: Latasha Barnes, Executive Director

From: Paul Werner, Director of Operations for Public Housing

Date: July 10, 2024

Subject: Resolution No. 3013
Authorizing and Approving the Execution of the FY 2024 Offline Public Housing Unit Repairs Grant Agreement and Related Documents

Board approval is requested to authorize the Executive Director to execute and implement the Offline Public Housing Unit Repairs (24-29-28) Grant Agreement received from the City of St. Louis Community Development Administration (CDA). This grant for \$2 million will support SLHA's efforts to renovate approximately 127 offline and vacant public housing units with an estimated cost of approximately \$10,000-\$20,000 per unit. CDA grant funds will be supplemented by other funding sources, including, but not limited to, Operating Funds, Capital Funds, and a 2022 Housing-Related Hazards Grant from HUD for Northside Scattered Sites (AMP 41). Funding from this grant will only be available for public housing developments owned and managed by SLHA. SLHA's mixed-finance developments are not included in this agreement.

**Authorizing and Approving the Execution of the FY 2024 Offline Public Housing Unit Repairs
Grant Agreement and Related Documents**

WHEREAS, the St. Louis Housing Authority (SLHA) is committed to providing diverse housing opportunities and to enhancing the quality of life of the families it serves; and

WHEREAS, SLHA has a large number of vacant and offline public housing units that will require significant repairs before they can be occupied; and

WHEREAS, SLHA was notified by the City of St. Louis Community Development Administration (CDA) on October 6, 2023 of a funding award for Fiscal Year 2024 for a total of \$2,000,000.00 in Community Development Block Grant (CDBG) funds; and

WHEREAS, the CDBG grant information is as follows:

Grant Name:	2024 Offline Public Housing Unit Repairs
Grant Number	24-29-28
Grant Amount	\$2,000,000.00

WHEREAS, to be eligible for the CBDG funds, SLHA must execute the grant agreement and submit required documentation to CDA; and

WHEREAS, a Data Sharing Agreement will be required to ensure that confidential information for public housing residents is appropriately protected by CDA and its agents.

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

1. The Executive Director is authorized and directed to execute the 2024 CDBG Offline Public Housing Unit Repairs Grant Agreement with the City of St. Louis Community Development Administration.
2. The Executive Director is authorized to execute a Data Sharing Agreement with the City of St. Louis Community Development Administration.
3. The Executive Director is hereby authorized and directed to take any and all necessary actions to carry out the terms and conditions of this Resolution.

EXECUTIVE DIRECTOR REPORT

MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: July 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 information related to SLHA activities.

SLHA Agency Announcements

FY 2024 Agency Plan Now Available: SLHA is thrilled to announce the successful finalization of the FY 2024 Agency Plan. This plan, submitted to HUD for approval on July 15, 2024, is a testament to the valuable contributions and feedback received from our staff, residents, and stakeholders. The plan, which was publicized through multiple channels for public input, including a virtual town hall meeting, meetings with the City-Wide Tenant Affairs Board, distribution to City officials for review, and announcements through various media outlets, is now accessible on our website and provided to the Board under separate cover. We are confident that this plan will guide our efforts in the coming year and lead us to even greater success.

Strengthening HUD Ties: SLHA recently strengthened its connection with HUD leadership by hosting two successful site visits. On May 30th, regional and local HUD officials (Julie Miles and Craig Dobson) met with the SLHA team to discuss agency initiatives and service highlights. Building on this momentum, Ulysses Clayborn (Region VII Regional Administrator) and James Heard (St. Louis Field Office Director) joined staff and POAH for a focused discussion on the Clinton-Peabody redevelopment effort on July 15th. These visits provide a valuable platform to showcase SLHA's work and foster positive, collaborative relationships with HUD.

Clean Audit and Federal Compliance: SLHA recently completed its FY 2023 Audit, reflecting financial management for the year ended September 30, 2023, and its blended component unit for December 31, 2022. The audit found that SLHA complied with federal program requirements in all material respects. The 2023 Audit is accessible on our website and provided to the Board under separate cover.

Community Collaborations and Engagements

Community Safety Initiatives: SLHA is committed to resident safety and taking action to address the recent rise in gun violence and thefts in Ward 8 (see STLMPD Housing Authority Unit report for June 2024). In response, SLHA held comprehensive conferences with law enforcement, security professionals, and community stakeholders, including elected officials, City representatives, health officials, private businesses, and neighbors. These collaborative discussions have yielded a multi-pronged response, resulting in increased police patrols for our communities, strategically placed mobile security cameras to deter crime and new community violence intervention

efforts. Additionally, SLHA continues to foster a sense of community through resident engagement activities and safety materials to empower residents to join us in creating a safer and more vibrant environment for all.

LaSalle Park Youth Violence Prevention: LaSalle Park Youth Festival, funded by the St. Louis Area Violence Prevention Commission, will take place on July 27, 2024. This exciting event, developed in collaboration with LaSalle Park residents, aims to empower young people aged 15-25 by providing a safe and engaging space. The LaSalle Park Youth Festival will be a day-long extravaganza featuring local youth-serving organizations showcasing resources and engaging entertainment, food, and water activities. This free event offers something for everyone, fostering community and providing positive alternatives for at-risk youth. The festival coincides with the Office of Violence Prevention's Peace Walk, kicking off at 2 p.m. at Lifewise STL after the walk concludes.

Equipping Resident Leaders: To empower resident voices, the SLHA launched a five-week training series for Tenant Association Boards (TABs) from both newly reactivated sites (Clinton-Peabody, Renaissance/Blumeyer Village, Parkview Elderly, Cahill House, West Pine) and long-serving locations (Renaissance Senior, North Sarah, Les Chateaux). This training enhances TAB members' skills in representing residents effectively. The first week focused on team building, TAB purpose, officer roles, and fostering connections. Upcoming sessions will cover empathy, asset-based thinking, problem-solving, resident engagement, team building, budgeting, communication strategies, and utilizing HUD resources.

Connecting Residents to Critical Resources: The Resident Initiatives Department actively connects residents with resources. In June, it enrolled 25 new participants in the ROSS program and partnered with Property Management to host resource fairs at Clinton-Peabody (June 7th) and Badenhaus (June 25th). These events connected residents with over a dozen community organizations and distributed over 30 books to young readers.

Capital Projects

Clinton-Peabody Redevelopment: The Clinton-Peabody redevelopment is making significant progress, and we are excited about the future of the neighborhood. The redevelopment team is diligently transferring residents to refreshed units and is preparing a Section 18 application for demolition activities. Community engagement remains a priority, and our resident meetings have provided project updates and celebrated Juneteenth. Stakeholder meetings with organizations like St. Louis Community Credit Union and Fathers and Families Support Center have explored exciting partnership opportunities. The Choice Neighborhoods Planning Kick-Off meeting successfully launched the grant application process, bringing together diverse stakeholders to begin shaping the future of the revitalized neighborhood.

Optimizing Portfolio Management Strategies: As part of a comprehensive portfolio management plan, SLHA is pursuing RAD conversions and Section 18 applications to optimize its housing stock. Recognizing HUD's emphasis on RAD, SLHA is collaborating with developers on a potential RAD conversion for King Louis Square and King Louis Square II. Recent resident meetings provided project updates and answered resident questions about the process. Meanwhile, a Section 18 application, with the Mayor's support, is being submitted for the disposition of Hodiament this month, following Board approval in June. A separate Section 18 application also seeks to transfer vacant parcels at Cochran Plaza to the adjacent Youth and Family Center, a vital community resource, for expanded client parking. Meanwhile, these efforts demonstrate SLHA's commitment

to utilizing various strategies to ensure the long-term sustainability and positive impact of its housing programs.

Increased Security for California Gardens: SLHA proudly announces increased security measures for California Gardens residents. Through a successful Emergency Safety and Security Grant application submitted in March, SLHA secured \$206,295 from HUD on June 20, 2024. This grant will fund a new camera system, enhancing security and creating a safer living environment for residents.

Housing Choice Voucher Program

SEMAP Performance: SLHA's Housing Choice Voucher (HCV) program has implemented practices to meet the criteria for SEMAP Indicator 13 Utilization, and the efforts have increased the score. According to recent records, the HCV utilization rate has risen by 10% in the last seven months.

Request for PBV Proposals: SLHA is diligently preparing to issue a Request for Proposals (RFP) for Project-Based Vouchers – an anticipated release date of early August 2024. This initiative has several benefits. It allows the agency to ensure market changes and updated housing standards are incorporated into the contracts, which produce improved property conditions, accessibility features, and energy efficiency. Secondly, the RFP process promotes innovation among housing partners, which may result in new landlords offering properties in better locations or with more amenities, existing partners improving offerings to remain competitive, and/or creating new mixed-income housing to serve the community's needs better. Finally, the RFP allows for strategically expanding housing options in target areas and reopens negotiations with existing partners. Overall, the issuance of the PBV RFP represents a positive step towards offering our voucher participants a more comprehensive range of high-quality and sustainable affordable housing options.

While several current PBV contracts are naturally expiring after 10–15-year terms, SLHA is committed to ensuring minimal housing disruptions for current PBV households. Staff have been working closely with families to issue vouchers and allow households to identify suitable housing of their choice.

Public Housing

Occupancy Campaign: SLHA remains focused on increasing occupancy across its public housing portfolio. The Occupancy Campaign aims to expand housing opportunities by expediting the unit turn process over the next 60 days. This initiative involves departmental reorganization, intra-departmental collaborations across sites, employee incentive payments, inter-departmental collaboration within the agency, and contracting with third-party contractors. Despite natural tenant attrition rates, SLHA's public housing portfolio occupancy rates have remained steady at 48 AMPs and increased at 2 AMPs. Occupancy rates decreased by 1% at 2 AMPs. Targeted make-ready projects remain underway. We hope to see demonstrable improvements by the end of September 2024.

Proactive on NSpire Inspections: SLHA strives to provide residents with safe and healthy homes. Our team is working diligently to prepare for upcoming NSpire inspections in July and August at various developments (North Sarah II, Northside Scattered Sites, Cambridge Heights II, Murphy Park III, North Sarah III, and King Louis Square II). This proactive approach includes working with

management teams to perform pre-inspections of all units to identify and address any health, safety, or functional repairs needed to meet the new NSpire standards. Implemented in July 2023, NSpire focuses on critical aspects of a property's condition, ensuring a more accurate assessment and promoting preventative maintenance practices. This collaborative effort between SLHA and site staff ultimately benefits residents by creating a healthier and safer living environment.

SLHA Invests in Staff Development

SLHA recently hosted a comprehensive two-week software management training for Property Management and Housing Choice Voucher staff. This training covered all aspects of case management, from applications and waitlist management to leasing, recertifications, inspections, and financial management. This investment in staff development ensures residents benefit from a streamlined and efficient experience. It also allows us to address longstanding software transition issues inherited from the switch from Visual Homes to Yardi. By equipping staff with the latest knowledge and tools, SLHA fosters a culture of continuous improvement and exceptional service delivery.