



ST. LOUIS  
**HOUSING**  
AUTHORITY

# **BOARD OF COMMISSIONERS**

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**REGULAR MEETING**

**SEPTEMBER 26**

**2024**

*NORTH SARAH*



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, September 26, 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: September 20, 2024

ST. LOUIS HOUSING AUTHORITY

Attachment

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#### **\*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, SEPTEMBER 26, 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, August 22, 2024

**RESIDENTS' COMMENTS ON AGENDA ITEMS**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

2. **Resolution No. 3016**  
Authorizing the Write-Off of Vacated Tenant Account Receivable Balances
3. **Resolution No. 3017**  
Authorizing and Approving the St. Louis Housing Authority to Submit a Section 18 Disposition Application (partial) for Cochran Plaza
4. **Resolution No. 3018**  
Approving and Authorizing the St. Louis Housing Authority to Submit a Section 18 Demolition/Disposition Application for Clinton-Peabody
5. **Resolution No. 3019**  
Authorizing and Approving the Execution of the Capital Fund Program (CFP) Amendment to the Consolidated Annual Contributions Contract and the Capital Fund Annual Statement for Fiscal Year 2024
6. **Resolution No. 3020**  
Authorizing and Approving the Operating Budget for Fiscal Year Ending September 30, 2025

**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  
AUGUST 22, 2024**

BOARD OF COMMISSIONERS  
ST. LOUIS HOUSING AUTHORITY  
REGULAR MEETING  
AUGUST 22, 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, August 22, 2024. Vice-Chairperson Regina Fowler called the meeting to order at approximately 4:31 p.m.

Present: Annetta Booth  
Margaret English  
Regina Fowler  
Benita Jones

Absent: Constantino Ochoa, Jr.  
Sal Martinez  
Shelby Watson

**CONSENT AGENDA**

**Approval of Minutes**

Commissioner Jones moved to approve the minutes of July 25, 2024. Commissioner English seconded the motion. The motion passed with all commissioners voting aye.

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**Resolution No. 3014**

Approving and Authorizing the St. Louis Housing Authority to Submit Rental Assistance Demonstration (RAD) Applications to HUD for a RAD Conversion of Public Housing Units at King Louis Square and King Louis Square II.

Presenting Resolution No. 3014, Latasha Barnes, Executive Director, stated that pursuant to the St. Louis Housing Authority's (SLHA) agency plan and the board-approved asset repositioning plan, SLHA is moving forward with efforts to convert 80 public housing units at King Louis Square I and II to project-based Section 8 through HUD's rental assistance demonstration process. She said doing so will promote the rehabilitation of these units and ensure the financial stability of this development. She noted that Jason Hensley, Director of Real Estate Development, is leading SLHA's efforts in this regard.

Commissioner Fowler asked for clarification on how converting these public housing units to RAD will improve SLHA's financial well-being.

Ms. Barnes stated that essentially the units will be removed from SLHA's public housing Annual Contributions Contract, which is dependent on federal subsidies and fluctuates every year, and converted to a project-based Section 8 subsidy, which is more stable and tends to have higher subsidy allotments per unit. She said converting the units to RAD will bring more money into the development than they would otherwise get by remaining as traditional public housing units.

Commissioner Fowler asked if there were any additional questions or comments regarding Resolution No. 3014.

There were none.

Commissioner Booth moved to approve Resolution No. 3014. Commissioner English seconded the motion. The motion passed with all commissioners voting aye.

## **DIRECTOR'S REPORT**

Ms. Barnes asked, with the board's permission, to reserve the presentation of her report to ensure that Sergeant Teeter with the Saint Louis Metropolitan Police Department and Josh Armatis with Hayes and Associates have enough time to present to the board.

Reporting for the Housing Authority Police Unit (Housing Unit), Sgt. Teeter stated that the cameras installed by Ameren in the LaSalle Park complex are completed and they are awaiting paperwork from the Chief of Police to have the cameras linked with SLMPD's Real Time Crime Center. He noted that the Housing Unit has been getting a lot of shot-spotter calls in the Cochran complex between the hours of 1 a.m. and 3 a.m., which is after the hours that the Housing Unit patrols; therefore, they have been working with the Fourth District Night Watch to see if they can get coverage in and around Cochran during those times. Additionally, Sgt. Teeter stated that some music videos were brought to the Housing Unit's attention, which featured individuals armed with firearms in the Cochran complex. He noted that a few individuals have been identified and they are working on identifying other individuals in the videos. Reporting on two incidents of note, Sgt. Teeter stated that a resident in the Clinton-Peabody complex is wanted for an assault first shooting. He noted that they know who the individual is and they are trying to locate them. He said there was also a robbery first incident where the subject brandished a knife at a Walgreens. He noted that the subject is not an SLHA resident, but has been arrested before for trespassing in vacant residences in LaSalle Park. He said it is hoped to arrest the suspect soon. Sgt. Teeter stated that besides these matters, the Housing Unit continues to try to maintain high visibility within the complexes and talk with the citizens to ensure they are safe.

Ms. Barnes presented Josh Armatis, Audit Manager for Hayes and Associates, to give an overview SLHA's FY 2023 audit.

Mr. Armatis stated that Hayes and Associates issued an unmodified opinion for the audit of SLHA's 2023 financial statements, which is often referred to as a clean opinion and means that they did not note any issues, there were no material misstatements in the financial statements and everything seemed to be properly classified as regards to the accounting standards. He noted that in the reporting package is the Management Discussion and Analysis (MD&A), and although not a part of the basic financial statements, the MD&A is required by the Government Auditing Standards in order to place the basic financial statements in the appropriate context. He said while they do not express an opinion or provide any assurance on the information in the MD&A, they do have certain limited procedures that they do that consist of inquiries of management, comparing the information in the MD&A for consistency with management's responses and comparing it to the financial statements and any other knowledge obtained during the audit. Mr. Armatis noted that towards the end of the financial statement report are two additional reports that they express an opinion on and are required by the Government Auditing Standards. He said the first report is the Controls Over Financial Reporting and on Compliance and the second report is on the single audit and Hayes and Associates' audit of the major federal programs. He said also included is a summary of their findings, which indicates that there were no reportable findings on the financial statements or the single audit. He noted that this year the single audit consisted of an audit of the Section 8 Housing Choice Voucher program.

Mr. Armatis stated that the report also includes the Supplementary Information, which consists of the Schedule of Expenditures of Federal Awards, the Actual Modernized Cost Certificates, and the Financial Data Schedule that gets submitted to REAC. He said on these reports, they make certain inquiries of management and evaluate the form, content, and methods of preparing the information to make sure the information is in conformity with the standards and they compare and reconcile the Supplementary Information to the financial statements and other records they look at during the audit. He said a couple of

things they noted is that the method of preparing the Supplemental Information did not change from the prior period and that the information was appropriate, complete, and fairly stated in relation to the financial statements.

Mr. Armatis stated that Significant Risks are things identified during the audit planning that have an inherent risk for the organization, but do not represent any issues during the audit. He said testing is developed around these risks to ensure confidence in these areas on the financial statements. He noted that they did not have any findings over any of the risks.

Mr. Armatis stated that Significant Accounting Policies of SLHA can be found in Footnote A of the financial statements. He noted that management is responsible for the selection and use of appropriate accounting policies. He said during the audit they noted that no transactions had been entered into by the organization during the year for which there was any lack of authoritative guidance or consensus, that all significant transactions had been recognized in the financial statements in the proper period, and that they believed the financial statement disclosures were neutral, consistent and clear.

Mr. Armatis stated that Accounting Estimates are also an integral part of the financial statements. He noted that the estimates are prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. He said some accounting estimates can be more sensitive because of the nature of the significance to the financial statements and the fact that they can change from what was expected. He said the estimates they looked at for SLHA that they consider to be the most significant estimates are collectability of the accounts receivable and notes receivable and the useful life of capital assets.

Mr. Armatis stated that not much had changed on the financial statements from the prior year. He noted that the form and content are similar. He said on the Statement of Net Position, the most significant change is the finance purchase obligations decreased to zero, which was the dissolution of the solar panel leases from the prior year. He noted that they are still being reported in Capital Assets, however, the capital lease was dissolved by board resolution. Mr. Armatis stated, as far as the Statement of Revenues and Expenses, that there was an increase in protective services and a sizeable gain in settlements. He noted that an outstanding lawsuit from the prior year settled for much less than originally anticipated, which resulted in a gain, and there was a substantial gain in Capital grants.

Mr. Armatis stated that Footnote A.15, New Accounting Pronouncements, changes every year due to the implementation of any new standards that come up. He noted that there were two new accounting pronouncements that applied to SLHA this year; GASB 69, a subscription-based information technology arrangement, and GASB 99 Omnibus, which clarified a few of the older previously most recent standards that were implemented. He said neither accounting pronouncement had any material impact on SLHA. He said Note K, Contingencies, clarified the prior year lawsuits that settled, as well as a new claim that had some potential loss for the future, and with Note P, Subsequent Event, SLHA entered into a few new leases after the end of the fiscal year, and while they were not included in the financial statements, the normal lease disclosures were included so that the users can see the future obligations that SLHA has already entered into.

Ms. Armatis stated that the most Sensitive Disclosures are the same as in years past; Note B, Note D, Note H, Note L and Note M. He noted that Note B, Cash and Investments, due to the size of the balances and the information given for the various types of restrictions, and Note D, Notes Receivable; Note H, Bonds and Loans Payable; and Note L, Commitments, have to do with the materiality to the overall financial statements. He said with Note M, Economic Dependency, 93% of SLHA's total revenues are provided by

HUD, and as in years past, he has always mentioned that this is common for housing authorities and not something considered to be a representation of an ongoing concern.

Mr. Armatis stated that there were eight audit adjustments, three of which were provided by SLHA during the audit and four reclassifying adjustments.

Commissioner Fowler asked if any of the adjustments had a major impact on the financials.

Mr. Armatis responded, "No." He said none of the adjustments were technically material by audit standards.

Mr. Armatis stated that during their audit, they noted no litigation, claims, or assessments other than those that were disclosed; no illegal acts or fraud were identified; they did not encounter any significant difficulties during the audit, nor did they have any disagreements with management; they were not aware of any consultations with other accountants; and no limitations were placed on the scope of their audit. He said one thing they always have to consider when performing the audit is to make sure that they are independent of the housing authority they are auditing. He noted that there are a few things that Hayes and Associates does as a part of their services to SLHA, which are assist with the preparation of the financial statements, the Data Collection form that gets submitted for the single audit and the reconciliation of the Financial Data Schedule. He said while they build in protections to make sure they are not making any kind of management decisions when they are assisting with non-auditing services, they also have a third-party to do quality control reviews of their audit to ensure they are independent.

Concluding, Mr. Armatis thanked SLHA for allowing him to present and for all of the hard work that was done during the audit. He asked if there were any questions.

There were none.

Ms. Barnes stated that this concluded her report.

Commissioner Fowler thanked Mr. Armatis for his presentation and acknowledged Ms. Barnes and Bridgette Harvey, Director of Finance, for taking on the challenges of an incredibly difficult year with the changes, doing well and receiving a clean audit.

#### **ADJOURNMENT**

Commissioner Jones moved to adjourn the meeting into Executive Session. Commissioner English seconded the motion. All commissioners voted in favor of passing the motion. The meeting thereupon adjourned at 5:03 p.m.

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

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

(SEAL)

# **RESOLUTION No. 3016**



# 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

From: Latasha Barnes, Executive Director  
Paul Werner, Director of Operations for Public Housing

CC: Bridgette Harvey, Director of Finance

Date: September 11, 2024

Subject: Resolution No. 3016  
Authorizing the Write-Off of Vacated Tenant Account Receivable Balances

Board approval is requested for the write-off of \$891,784.15 in uncollectible debt from vacated tenant accounts. The attached list, provided by AMP, details the accounts deemed irrecoverable for the period of September 1, 2023 to August 31, 2024. A brief analysis of these accounts is included for your reference.

Amount of Write-Off	# of Accounts	Amount of Write Off's (% of Total)
>\$10,000	19	\$280,245 (31%)
\$5,000 - 9,999	39	\$262,599 (29%)
\$2,000 - \$4,999	72	\$227,974 (26%)
<\$2,000	182	\$120,965 (14%)
<b>TOTAL</b>	<b>312</b>	<b>\$891,784.15</b>

The write-off of \$891,784.15 this year exceeds the previous year's balance of \$552,402. Of this amount, \$550,910.77 is attributable to debts from former Habitat-managed properties, representing a \$265,542.01 increase compared to the prior year's balance of \$285,368.76.

Following the transition to self-management, the SLHA identified a significant number of overdue tenant accounts at LaSalle Park, Cochran Plaza and Parkview Apartments. In response, the agency implemented progressively measured enforcement actions, including a variety of repayment options, rental assistance coordination and lease enforcement activities for affected residents. As a result, over 300 residents with outstanding balances transitioned from public housing, leaving a substantial amount of uncollectible debt.

**AUTHORIZING THE WRITE-OFF OF VACATED TENANT ACCOUNT RECEIVABLE BALANCES**

WHEREAS, the St. Louis Housing Authority has accounts that are deemed uncollectible; and

WHEREAS, the St. Louis Housing Authority is desirous of writing off these accounts pursuant to the St. Louis Housing Authority's write-off policy.

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

1. The request to write-off vacated tenant account balances in the amount of \$891,784.15, as presented, is hereby approved.
2. The Executive Director is hereby directed to take all actions necessary to execute the same.

<b>Managed By</b>	<b>AMP</b>	<b>Development</b>	<b>Unit Number</b>	<b>Total</b>
Carleton	58	Cambridge Heights	580035	\$650.00
Carleton	58	Cambridge Heights	580059	\$6,450.00
Carleton	58	Cambridge Heights	580100	\$49.00
Carleton	60	Cambridge Heights II	600012	\$2,644.00
Carleton	60	Cambridge Heights II	600015	\$5,457.00
Carleton	60	Cambridge Heights II	600018	\$2,946.00
Carleton	60	Cambridge Heights II	600020	\$7,212.50
Carleton	60	Cambridge Heights II	600029	\$824.00
Carleton	60	Cambridge Heights II	600057	\$7,073.00
Carleton	60	Cambridge Heights II	600090	\$1,615.00
Carleton	60	Cambridge Heights II	600101	\$842.00
<b>Carleton Total</b>				<b>\$35,762.50</b>
Fox Grove Management	47	King Louis Square	470014	\$1,267.00
Fox Grove Management	47	King Louis Square	470032	\$1,765.00
Fox Grove Management	47	King Louis Square	470033	\$259.00
Fox Grove Management	49	King Louis Square II	490005	\$1,179.00
Fox Grove Management	49	King Louis Square II	490015	\$531.00
Fox Grove Management	49	King Louis Square II	490017	\$933.00
Fox Grove Management	49	King Louis Square II	490022	\$3,118.37
Fox Grove Management	49	King Louis Square II	490039	\$346.00
<b>Fox Grove Management Total</b>				<b>\$9,398.37</b>
McCormack Baron	44	Murphy Park I	440037	\$100.00
McCormack Baron	44	Murphy Park I	440042	\$2,413.00
McCormack Baron	44	Murphy Park I	440049	\$602.00
McCormack Baron	44	Murphy Park I	440055	\$2,658.10
McCormack Baron	44	Murphy Park I	440065	\$4,077.03
McCormack Baron	44	Murphy Park I	440074	\$83.00
McCormack Baron	44	Murphy Park I	440080	\$2,188.55
McCormack Baron	44	Murphy Park I	440085	\$140.00
McCormack Baron	45	Murphy Park II	450001	\$458.01
McCormack Baron	45	Murphy Park II	450013	\$954.00
McCormack Baron	45	Murphy Park II	450015	\$403.00
McCormack Baron	45	Murphy Park II	450039	\$16,152.60
McCormack Baron	45	Murphy Park II	450044	\$4,770.11
McCormack Baron	45	Murphy Park II	450045	\$11,929.52
McCormack Baron	45	Murphy Park II	450050	\$9,563.50
McCormack Baron	45	Murphy Park II	450054	\$725.47
McCormack Baron	46	Murphy Park III	460003	\$379.57
McCormack Baron	46	Murphy Park III	460007	\$22.40
McCormack Baron	46	Murphy Park III	460035	\$5,691.00
McCormack Baron	46	Murphy Park III	460057	\$4,029.77

Managed By	AMP	Development	Unit Number	Total
McCormack Baron	46	Murphy Park III	460061	\$6,114.00
McCormack Baron	50	Renaissance PI @ Grand	500022	\$12,052.00
McCormack Baron	50	Renaissance PI @ Grand	500053	\$2,321.68
McCormack Baron	50	Renaissance PI @ Grand	500104	\$8,638.23
McCormack Baron	54	Sr. Living at Renaissance PI	540016	\$2,747.25
McCormack Baron	54	Sr. Living at Renaissance PI	540038	\$1,084.00
McCormack Baron	54	Sr. Living at Renaissance PI	540069	\$606.00
McCormack Baron	54	Sr. Living at Renaissance PI	540072	\$409.00
McCormack Baron	54	Sr. Living at Renaissance PI	540105	\$3,916.00
McCormack Baron	55	Gardens at Renaissance PI	550002	\$213.00
McCormack Baron	55	Gardens at Renaissance PI	550010	\$7,065.00
McCormack Baron	55	Gardens at Renaissance PI	550014	\$1,962.50
McCormack Baron	55	Gardens at Renaissance PI	550027	\$2,822.00
McCormack Baron	56	Cahill House	560011	\$273.00
McCormack Baron	56	Cahill House	560025	\$183.00
McCormack Baron	56	Cahill House	560034	\$30.00
McCormack Baron	56	Cahill House	560045	\$137.00
McCormack Baron	56	Cahill House	560050	\$104.00
McCormack Baron	56	Cahill House	560059	\$360.00
McCormack Baron	56	Cahill House	560061	\$1,560.00
McCormack Baron	56	Cahill House	560068	\$568.00
McCormack Baron	56	Cahill House	560071	\$113.00
McCormack Baron	56	Cahill House	560080	\$523.00
McCormack Baron	56	Cahill House	560087	\$248.00
McCormack Baron	56	Cahill House	560091	\$345.00
McCormack Baron	56	Cahill House	560092	\$2,030.00
McCormack Baron	57	Renaissance PI @ Grand II	570086	\$1,664.00
McCormack Baron	59	Renaissance PI @ Grand III	590054	\$4,181.00
McCormack Baron	59	Renaissance PI @ Grand III	590068	\$20,371.00
McCormack Baron	59	Renaissance PI @ Grand III	590071	\$4,209.00
McCormack Baron	59	Renaissance PI @ Grand III	590073	\$1,855.00
McCormack Baron	59	Renaissance PI @ Grand III	590093	\$17,994.00
McCormack Baron	59	Renaissance PI @ Grand III	590094	\$3,310.00
McCormack Baron	59	Renaissance PI @ Grand III	590106	\$17,016.00
McCormack Baron	59	Renaissance PI @ Grand III	590109	\$1,262.00
McCormack Baron	62	Sr. Living at Cambridge Heights	620027	\$2,057.00
McCormack Baron	62	Sr. Living at Cambridge Heights	620038	\$5,212.09
McCormack Baron	62	Sr. Living at Cambridge Heights	620039	\$2,926.00
McCormack Baron	62	Sr. Living at Cambridge Heights	620045	\$5,902.00
McCormack Baron	62	Sr. Living at Cambridge Heights	620049	\$5,202.00
McCormack Baron	62	Sr. Living at Cambridge Heights	620053	\$4,897.00
McCormack Baron	62	Sr. Living at Cambridge Heights	620062	\$286.63
McCormack Baron	62	Sr. Living at Cambridge Heights	620087	\$6,530.00

Managed By	AMP	Development	Unit Number	Total
McCormack Baron	62	Sr. Living at Cambridge Heights	620095	\$9,992.00
McCormack Baron	62	Sr. Living at Cambridge Heights	620096	\$4,058.00
McCormack Baron	62	Sr. Living at Cambridge Heights	620100	\$607.00
McCormack Baron	62	Sr. Living at Cambridge Heights	620110	\$3,021.00
McCormack Baron	62	Sr. Living at Cambridge Heights	620114	\$6,903.85
McCormack Baron	62	Sr. Living at Cambridge Heights	620117	\$315.00
McCormack Baron	64	North Sarah	640122	\$3,740.00
McCormack Baron	64	North Sarah	650042	\$2,237.00
McCormack Baron	65	North Sarah II	660001	\$2,733.70
McCormack Baron	65	North Sarah II	660043	\$4,215.00
McCormack Baron	65	North Sarah II	660049	\$8,403.19
McCormack Baron	65	North Sarah II	660058	\$699.00
McCormack Baron	65	North Sarah II	660067	\$10,760.00
McCormack Baron	67	Preservation Square	670008	\$1,069.85
McCormack Baron	67	Preservation Square	670017	\$138.00
McCormack Baron	67	Preservation Square	670002	\$6,119.91
<b>McCormack Baron Total</b>				<b>\$293,652.51</b>

St. Louis Housing Authority	2	Clinton Peabody	020307	\$2,233.00
St. Louis Housing Authority	2	Clinton Peabody	020336	\$1,559.00
St. Louis Housing Authority	2	Clinton Peabody	020427	\$20,087.00
St. Louis Housing Authority	2	Clinton Peabody	020218	\$585.00
St. Louis Housing Authority	2	Clinton Peabody	020137	\$3,565.42
St. Louis Housing Authority	2	Clinton Peabody	020228	\$1,745.48
St. Louis Housing Authority	2	Clinton Peabody	020216	\$5,430.00
St. Louis Housing Authority	2	Clinton Peabody	020309	\$5,634.50
St. Louis Housing Authority	2	Clinton Peabody	020410	\$228.00
St. Louis Housing Authority	2	Clinton Peabody	020501	\$728.00
St. Louis Housing Authority	2	Clinton Peabody	020179	\$7,679.00
St. Louis Housing Authority	2	Clinton Peabody	020217	\$57.00
St. Louis Housing Authority	2	Clinton Peabody	020212	\$67.00
St. Louis Housing Authority	2	Clinton Peabody	020101	\$30.00
St. Louis Housing Authority	2	Clinton Peabody	020090	\$1,522.00
St. Louis Housing Authority	2	Clinton Peabody	020292	\$3,992.00
St. Louis Housing Authority	2	Clinton Peabody	020323	\$2,183.00
St. Louis Housing Authority	2	Clinton Peabody	020255	\$341.00
St. Louis Housing Authority	2	Clinton Peabody	020291	\$1,365.00
St. Louis Housing Authority	2	Clinton Peabody	020240	\$28.00
St. Louis Housing Authority	2	Clinton Peabody	020488	\$2,009.00
St. Louis Housing Authority	2	Clinton Peabody	020096	\$2,448.88
St. Louis Housing Authority	2	Clinton Peabody	020477	\$349.00
St. Louis Housing Authority	2	Clinton Peabody	020359	\$1,601.00
St. Louis Housing Authority	2	Clinton Peabody	020355	\$1,957.00

Managed By	AMP	Development	Unit Number	Total
St. Louis Housing Authority	2	Clinton Peabody	020346	\$1,002.00
St. Louis Housing Authority	2	Clinton Peabody	020402	\$536.00
St. Louis Housing Authority	2	Clinton Peabody	020426	\$74.00
St. Louis Housing Authority	2	Clinton Peabody	020199	\$185.00
St. Louis Housing Authority	10	James House	100513	\$7,140.00
St. Louis Housing Authority	10	James House	100310	\$500.00
St. Louis Housing Authority	10	James House	100505	\$18,509.00
St. Louis Housing Authority	10	James House	100711	\$19.00
St. Louis Housing Authority	10	James House	100805	\$2,065.00
St. Louis Housing Authority	10	James House	100610	\$7,681.51
St. Louis Housing Authority	10	James House	100802	\$2,598.00
St. Louis Housing Authority	10	James House	100813	\$1,438.00
St. Louis Housing Authority	10	James House	100804	\$4,767.00
St. Louis Housing Authority	10	James House	100512	\$11,111.00
St. Louis Housing Authority	10	James House	100211	\$4,858.00
St. Louis Housing Authority	10	James House	100201	\$4,826.00
St. Louis Housing Authority	10	James House	100913	\$3,343.00
St. Louis Housing Authority	10	James House	100807	\$2,023.00
St. Louis Housing Authority	10	James House	100311	\$1,570.00
St. Louis Housing Authority	10	James House	100606	\$2,664.00
St. Louis Housing Authority	10	James House	100908	\$2,962.00
St. Louis Housing Authority	10	James House	100513	\$429.00
St. Louis Housing Authority	10	James House	100602	\$6,609.00
St. Louis Housing Authority	10	James House	100504	\$1,846.00
St. Louis Housing Authority	10	James House	100405	\$7,780.00
St. Louis Housing Authority	10	James House	100414	\$1,256.00
St. Louis Housing Authority	10	James House	100608	\$30.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	130192	\$164.50
St. Louis Housing Authority	13	Euclid Plaza Elderly	130186	\$4,166.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	130113	\$185.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	130117	\$90.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	130107	\$4,389.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	130084	\$3,214.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	130085	\$17.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	130140	\$341.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	130207	\$204.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	130215	\$386.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	130083	\$4,208.61
St. Louis Housing Authority	13	Euclid Plaza Elderly	130154	\$822.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	130117	\$5,725.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	130135	\$622.00
St. Louis Housing Authority	17	West Pine	170704	\$400.00
St. Louis Housing Authority	17	West Pine	170209	\$7,983.50

Managed By	AMP	Development	Unit Number	Total
St. Louis Housing Authority	17	West Pine	170412	\$1,360.00
St. Louis Housing Authority	17	West Pine	170413	\$10.00
St. Louis Housing Authority	17	West Pine	170601	\$395.00
St. Louis Housing Authority	17	West Pine	170614	\$3,293.00
St. Louis Housing Authority	17	West Pine	170706	\$1,856.00
St. Louis Housing Authority	17	West Pine	170809	\$722.00
St. Louis Housing Authority	17	West Pine	170906	\$623.00
St. Louis Housing Authority	17	West Pine	171010	\$634.00
St. Louis Housing Authority	19	Parkview Elderly	191410	\$5,903.00
St. Louis Housing Authority	19	Parkview Elderly	190918	\$1,619.00
St. Louis Housing Authority	19	Parkview Elderly	190807	\$3,767.00
St. Louis Housing Authority	19	Parkview Elderly	191020	\$165.00
St. Louis Housing Authority	19	Parkview Elderly	190406	\$334.00
St. Louis Housing Authority	19	Parkview Elderly	190502	\$3,123.00
St. Louis Housing Authority	19	Parkview Elderly	191206	\$2,845.00
St. Louis Housing Authority	19	Parkview Elderly	190516	\$172.00
St. Louis Housing Authority	19	Parkview Elderly	190415	\$1,915.00
St. Louis Housing Authority	19	Parkview Elderly	190703	\$646.00
St. Louis Housing Authority	19	Parkview Elderly	190520	\$360.00
St. Louis Housing Authority	19	Parkview Elderly	190903	\$309.00
St. Louis Housing Authority	19	Parkview Elderly	190315	\$9,835.00
St. Louis Housing Authority	19	Parkview Elderly	191019	\$2,000.02
St. Louis Housing Authority	19	Parkview Elderly	190917	\$217.00
St. Louis Housing Authority	19	Parkview Elderly	190309	\$3.00
St. Louis Housing Authority	19	Parkview Elderly	191108	\$2,437.00
St. Louis Housing Authority	19	Parkview Elderly	190505	\$5,503.00
St. Louis Housing Authority	19	Parkview Elderly	190618	\$541.00
St. Louis Housing Authority	19	Parkview Elderly	191014	\$102.00
St. Louis Housing Authority	19	Parkview Elderly	190423	\$2,964.00
St. Louis Housing Authority	19	Parkview Elderly	190813	\$6,344.00
St. Louis Housing Authority	19	Parkview Elderly	190716	\$2,960.00
St. Louis Housing Authority	19	Parkview Elderly	190210	\$461.00
St. Louis Housing Authority	19	Parkview Elderly	191017	\$5,247.00
St. Louis Housing Authority	19	Parkview Elderly	191218	\$6,105.56
St. Louis Housing Authority	19	Parkview Elderly	191008	\$53.45
St. Louis Housing Authority	19	Parkview Elderly	190709	\$973.00
St. Louis Housing Authority	19	Parkview Elderly	191006	\$75.00
St. Louis Housing Authority	19	Parkview Elderly	190310	\$5,695.00
St. Louis Housing Authority	19	Parkview Elderly	190307	\$3,069.00
St. Louis Housing Authority	19	Parkview Elderly	190223	\$6,212.00
St. Louis Housing Authority	19	Parkview Elderly	191117	\$1,878.00
St. Louis Housing Authority	19	Parkview Elderly	191221	\$1,980.50
St. Louis Housing Authority	19	Parkview Elderly	190404	\$682.00

Managed By	AMP	Development	Unit Number	Total
St. Louis Housing Authority	19	Parkview Elderly	191200	\$812.00
St. Louis Housing Authority	19	Parkview Elderly	190824	\$557.00
St. Louis Housing Authority	19	Parkview Elderly	190308	\$5,764.00
St. Louis Housing Authority	19	Parkview Elderly	191023	\$2,465.00
St. Louis Housing Authority	19	Parkview Elderly	190202	\$1,939.00
St. Louis Housing Authority	19	Parkview Elderly	190707	\$2,537.00
St. Louis Housing Authority	19	Parkview Elderly	190915	\$4,941.00
St. Louis Housing Authority	19	Parkview Elderly	191116	\$995.00
St. Louis Housing Authority	19	Parkview Elderly	191218	\$461.00
St. Louis Housing Authority	19	Parkview Elderly	191024	\$702.00
St. Louis Housing Authority	19	Parkview Elderly	191403	\$2,596.00
St. Louis Housing Authority	19	Parkview Elderly	190316	\$1,100.00
St. Louis Housing Authority	19	Parkview Elderly	190508	\$3,489.00
St. Louis Housing Authority	19	Parkview Elderly	191422	\$138.00
St. Louis Housing Authority	19	Parkview Elderly	191403	\$82.00
St. Louis Housing Authority	28	Badenhaus Elderly	280365	\$10,100.00
St. Louis Housing Authority	28	Badenhaus Elderly	280344	\$1,435.00
St. Louis Housing Authority	28	Badenhaus Elderly	280279	\$2,783.00
St. Louis Housing Authority	28	Badenhaus Elderly	280371	\$399.00
St. Louis Housing Authority	28	Badenhaus Elderly	280377	\$459.00
St. Louis Housing Authority	28	Badenhaus Elderly	280448	\$788.00
St. Louis Housing Authority	28	Badenhaus Elderly	280282	\$99.00
St. Louis Housing Authority	28	Badenhaus Elderly	280282	\$960.00
St. Louis Housing Authority	34	LaSalle Park	340093	\$1,546.00
St. Louis Housing Authority	34	LaSalle Park	340074	\$167.00
St. Louis Housing Authority	34	LaSalle Park	340067	\$832.00
St. Louis Housing Authority	34	LaSalle Park	340039	\$31.00
St. Louis Housing Authority	34	LaSalle Park	340104	\$11,610.00
St. Louis Housing Authority	34	LaSalle Park	340005	\$10,901.82
St. Louis Housing Authority	34	LaSalle Park	340133	\$487.00
St. Louis Housing Authority	34	LaSalle Park	340129	\$202.00
St. Louis Housing Authority	34	LaSalle Park	340017	\$68.00
St. Louis Housing Authority	34	LaSalle Park	340133	\$2,914.00
St. Louis Housing Authority	34	LaSalle Park	340094	\$23,584.31
St. Louis Housing Authority	34	LaSalle Park	340088	\$16,924.00
St. Louis Housing Authority	34	LaSalle Park	340013	\$6,269.00
St. Louis Housing Authority	34	LaSalle Park	340041	\$14,595.00
St. Louis Housing Authority	34	LaSalle Park	340068	\$209.00
St. Louis Housing Authority	34	LaSalle Park	340110	\$30.00
St. Louis Housing Authority	34	LaSalle Park	340040	\$1,593.00
St. Louis Housing Authority	34	LaSalle Park	340125	\$1,984.00
St. Louis Housing Authority	34	LaSalle Park	340077	\$154.00
St. Louis Housing Authority	34	LaSalle Park	340107	\$608.00

Managed By	AMP	Development	Unit Number	Total
St. Louis Housing Authority	34	LaSalle Park	340101	\$26.00
St. Louis Housing Authority	34	LaSalle Park	340040	\$22.00
St. Louis Housing Authority	34	LaSalle Park	340028	\$2,157.00
St. Louis Housing Authority	37	Cochran Plaza	370026	\$11,371.00
St. Louis Housing Authority	37	Cochran Plaza	370094	\$107.00
St. Louis Housing Authority	37	Cochran Plaza	370051	\$226.00
St. Louis Housing Authority	37	Cochran Plaza	370067	\$2,901.00
St. Louis Housing Authority	37	Cochran Plaza	370013	\$10.51
St. Louis Housing Authority	37	Cochran Plaza	370020	\$1,094.00
St. Louis Housing Authority	37	Cochran Plaza	370028	\$3,941.00
St. Louis Housing Authority	37	Cochran Plaza	370019	\$1,777.50
St. Louis Housing Authority	37	Cochran Plaza	370029	\$6,101.50
St. Louis Housing Authority	37	Cochran Plaza	370064	\$14,497.00
St. Louis Housing Authority	37	Cochran Plaza	370034	\$10,680.50
St. Louis Housing Authority	37	Cochran Plaza	370100	\$42.00
St. Louis Housing Authority	37	Cochran Plaza	370066	\$3,181.00
St. Louis Housing Authority	38	Southside Scattered Sites	220102	\$1,466.00
St. Louis Housing Authority	38	Southside Scattered Sites	230123	\$635.00
St. Louis Housing Authority	38	Southside Scattered Sites	220112	\$2,097.00
St. Louis Housing Authority	38	Southside Scattered Sites	220213	\$238.00
St. Louis Housing Authority	38	Southside Scattered Sites	420025	\$45.00
St. Louis Housing Authority	38	Southside Scattered Sites	230103	\$518.00
St. Louis Housing Authority	38	Southside Scattered Sites	420040	\$41.00
St. Louis Housing Authority	38	Southside Scattered Sites	420050	\$320.00
St. Louis Housing Authority	38	Southside Scattered Sites	230206	\$3,644.00
St. Louis Housing Authority	38	Southside Scattered Sites	230214	\$966.00
St. Louis Housing Authority	38	Southside Scattered Sites	230222	\$5,255.00
St. Louis Housing Authority	38	Southside Scattered Sites	350005	\$2,150.00
St. Louis Housing Authority	38	Southside Scattered Sites	350007	\$1,030.00
St. Louis Housing Authority	38	Southside Scattered Sites	410022	\$392.00
St. Louis Housing Authority	38	Southside Scattered Sites	420003	\$464.00
St. Louis Housing Authority	38	Southside Scattered Sites	420008	\$1,080.00
St. Louis Housing Authority	38	Southside Scattered Sites	420033	\$3,641.00
St. Louis Housing Authority	38	Southside Scattered Sites	420056	\$1,749.00
St. Louis Housing Authority	41	Northside Scattered Sites	160021	\$60.00
St. Louis Housing Authority	41	Northside Scattered Sites	160027	\$766.00
St. Louis Housing Authority	41	Northside Scattered Sites	160029	\$1,358.00
St. Louis Housing Authority	41	Northside Scattered Sites	380015	\$243.00
St. Louis Housing Authority	41	Northside Scattered Sites	380019	\$52.00
St. Louis Housing Authority	41	Northside Scattered Sites	410012	\$1,477.26
St. Louis Housing Authority	41	Northside Scattered Sites	410024	\$9,173.44
St. Louis Housing Authority	41	Northside Scattered Sites	410026	\$1,090.00
St. Louis Housing Authority	41	Northside Scattered Sites	410027	\$1,840.00

<b>Managed By</b>	<b>AMP</b>	<b>Development</b>	<b>Unit Number</b>	<b>Total</b>
St. Louis Housing Authority	41	Northside Scattered Sites	510009	\$1,293.00
St. Louis Housing Authority	41	Northside Scattered Sites	510013	\$330.00
St. Louis Housing Authority	41	Northside Scattered Sites	510015	\$362.00
St. Louis Housing Authority	41	Northside Scattered Sites	510017	\$2,770.00
St. Louis Housing Authority	52	King Louis III	520018	\$534.00
St. Louis Housing Authority	61	Kingsbury Terrace	661201	\$1,016.00
St. Louis Housing Authority	61	Kingsbury Terrace	661302	\$848.50
St. Louis Housing Authority	61	Kingsbury Terrace	661304	\$1,499.00
St. Louis Housing Authority	61	Kingsbury Terrace	661502	\$878.00
St. Louis Housing Authority	61	Kingsbury Terrace	661602	\$3,512.00
St. Louis Housing Authority	61	Kingsbury Terrace	661609	\$677.00
St. Louis Housing Authority	61	Kingsbury Terrace	661704	\$231.00
St. Louis Housing Authority	61	Kingsbury Terrace	661811	\$72.00
St. Louis Housing Authority	61	Kingsbury Terrace	661901	\$3,015.50
St. Louis Housing Authority	61	Kingsbury Terrace	661908	\$85.00
<b>St. Louis Housing Authority</b>				<b>\$550,910.77</b>
VOA	48	Les Chateaux	480308	\$981.00
VOA	48	Les Chateaux	480209	\$1,079.00
<b>VOA Total</b>				<b>\$2,060.00</b>
<b>GRAND TOTAL</b>				<b>\$891,784.15</b>

# **RESOLUTION No. 3017**



# Development & Modernization 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: Jason W. Hensley, Director of Real Estate Development

Date: September 11, 2024

Subject: Resolution No. 3017  
Authorizing and Approving the St. Louis Housing Authority (SLHA) to  
Submit a Section 18 Disposition Application (partial) for Cochran Plaza

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The St. Louis Housing Authority (SLHA) respectfully requests Board approval to submit a Section 18 disposition application to remove two vacant parcels (725 and 801 Dickson Street, St. Louis, MO 63016) from its Annual Contributions Contract (ACC) with HUD. This proposed action aligns with SLHA's long-term goals and has been part of the Agency Plan since 2022.

In 2022, the Youth and Family Center (YFC) located at 818 Cass Avenue, and adjacent to the two vacant parcels, approached SLHA about the possibility of leasing these two parcels (see attached). Their intention was to construct a parking lot on the two parcels to alleviate crowded parking and support their growing community services. SLHA agreed to support YFC and its community mission, which serves over 10 neighborhoods in north St. Louis and includes the Cochran Plaza development immediately to the west.

SLHA contacted HUD for approval to enter into a ground lease with YFC for a nominal fee. HUD instructed SLHA that it was not feasible to enter a ground lease with YFC while the parcels remained part of the ACC. HUD instructed SLHA to request a Section 18 disposition for the two vacant parcels in order to execute a ground lease for the two vacant parcels.

### **Conclusion:**

The proposed Section 18 disposition application for the Dickson Street parcels presents a valuable opportunity to support a local community organization and enhance the overall vitality of the North St. Louis neighborhood.

### **Recommendation:**

The Board of Commissioners is respectfully requested to approve the submission of the Section 18 disposition application for 725 and 801 Dickson Street.

**Authorizing and Approving the St. Louis Housing Authority to Submit  
a Section 18 Disposition Application (partial) for Cochran Plaza**

WHEREAS, the St. Louis Housing Authority (SLHA) desires to dispose of two vacant parcels located at 725 and 801 Dickson Street, St. Louis, MO 63016 at Cochran Plaza; and

WHEREAS, the Youth and Family Center (YFC) desires to lease the two parcels; and

WHEREAS, YFC will construct a parking lot on the two parcels immediately adjacent to its community center located at 818 Cass Avenue; and

WHEREAS, SLHA supports YFC's community support effort to advance, and empower the residents of the city and more specifically, residents of Cochran Plaza; and

WHEREAS, the SLHA City-Wide Tenant Affairs Board (TAB) provided its support for the Section 18 application on July 23, 2024; and

WHEREAS, local government notification and consultation regarding the submission of the disposition application has occurred and a letter of support was received from the Mayor of St. Louis on August 30, 2024; and

WHEREAS, the disposition of these two vacant parcels (725 and 801 Dickson) is in agreement with SLHA's most recent and current Agency Plan; and

WHEREAS, SLHA has complied with the current rules and regulations under 24 CFR 970.6 for submission of a demolition/disposition application.

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

1. The St. Louis Housing Authority is authorized to submit a Section 18 disposition application to HUD to dispose of two vacant parcels (725 and 801 Dickson Street, St. Louis, MO 63016) from its Annual Contributions Contract with HUD for the Cochran Plaza development (MO001000037).
2. The Executive Director is hereby authorized to take any and all necessary actions, and to execute all documents, including any reasonable revisions, to carry out the terms and conditions of this resolution.

# **RESOLUTION No. 3018**

## MEMORANDUM

To: Board of Commissioners

Through: Latasha Barnes, Executive Director

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

Date: September 11, 2024

Subject: Resolution No. 3018  
Approving and Authorizing the St. Louis Housing Authority to Submit a Section 18 Demolition/Disposition Application for Clinton-Peabody

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The St. Louis Housing Authority (SLHA) respectfully requests Board approval to submit a Section 18 demolition/disposition application to remove 191 housing units at Clinton-Peabody, 1401 Lasalle Lane, St. Louis, MO 63103, from its Annual Contributions Contract (ACC) with HUD. This proposed action aligns with SLHA's long-term goals and has been part of the Agency Plan since 2022.

Asset Repositioning Plan – In November 2023, the SLHA Board of Commissioners approved an Asset Repositioning Plan that was the result of strategic planning by SLHA and a year of evaluation and data collection. HUD provided funding for the plan as part of its commitment to encourage public housing agencies (PHAs) to evaluate their portfolios and seek ways to fund underfunded capital needs in other ways. Section 18 and Rental Assistance Demonstration (RAD) are key components of that asset repositioning strategy.

Section 18 Demolition/Disposition – A Section 18 demolition/disposition application allows PHAs to reposition its public housing from Section 9 (ACC public housing) funding to Section 8 project-based or tenant protection voucher (TPV). In addition to allowing for the repositioning of public housing units with a more stable funding source, Section 18 also allows for rents that are generally higher with RAD.

Clinton-Peabody Apartments – Built in 1942, Clinton-Peabody Apartments is the oldest public housing development in the SLHA portfolio. It now consists of 352 public housing units in 31 buildings after the combination of six units and sits on 23.37 acres near the south side of downtown St. Louis in the Peabody-Darst-Webbe neighborhood.

SLHA has recognized that Clinton-Peabody Apartments requires a full redevelopment and issued an RFQ in 2022 seeking a full-service developer. This redevelopment process is expected to take

five to 10 years to complete, and the expected developments would be done in three to five phases.

Redevelopment Plan – Over the past year and a half, SLHA and Preservation of Affordable Housing, Inc. (POAH) have been engaging the Clinton-Peabody community to produce a community-informed redevelopment plan. That plan was presented to residents in September 2023.

Since then, the development team has been working to implement the phased redevelopment of Clinton-Peabody. This work includes seeking approval from HUD for an environmental review and seeking early demolition approval from HUD. It also includes preparing grant applications for funding of Phase I, planning for a potential Choice Neighborhoods grant application, and seeking funding from various stakeholders in the community, including the City of St. Louis, Greater St. Louis Inc., and various corporate partners in the neighborhood.

Because Clinton-Peabody is fully developed, there is no land for a first phase of redevelopment. SLHA and POAH have been using this predevelopment time to refresh vacant units at Clinton-Peabody in order to perform onsite transfers of residents from Green and Pink zone units to Yellow and Orange zone units. These onsite transfers will allow for buildings to be fully vacant when funding is secured through tax credit applications. (See attached for map)

After the buildings are vacant, the next step will be to ask HUD for permission to demolish the structures. This Section 18 application will request that approval.

**Conclusion:**

The proposed Section 18 demolition/disposition application for Clinton-Peabody is a critical step toward realizing SLHA's vision for a revitalized and sustainable community. By removing these 191 units from the ACC, SLHA can accelerate the redevelopment process and provide residents with improved housing opportunities.

**Recommendation:**

The Board of Commissioners is respectfully requested to approve the submission of the Section 18 demolition/disposition application for Clinton-Peabody.

**Approving and Authorizing the St. Louis Housing Authority to Submit a  
Section 18 Demolition/Disposition Application for Clinton-Peabody**

WHEREAS, the Clinton-Peabody Apartments development is in need of redevelopment; and

WHEREAS, Section 18 is the mechanism by which Public Housing Authorities reposition their public housing portfolios Section 18 of the Housing Act of 1937 (the Act), as amended, and the implementing regulation, 24 CFR part 970; and

WHEREAS, it is a goal of the St. Louis Housing Authority (SLHA) to “reposition, redevelop, and create new SLHA properties” within in the SLHA Strategic Plan 2020-2025; and

WHEREAS, the SLHA Agency Plan FY2024, Section B.2 – New Activities, Item number B.2(b) states that Clinton-Peabody will be revitalized through the use of a master developer, which may utilize demolition/disposition tools available through HUD; and

WHEREAS, SLHA, through a committee of residents, community stakeholders, SLHA board members and staff, selected Preservation of Affordable Housing, Inc. (POAH) as its Designated Developer for Clinton-Peabody Apartments; and

WHEREAS, SLHA and POAH have continued the community engagement and planning process for the redevelopment of Clinton-Peabody Apartments and finalized a redevelopment plan; and

WHEREAS, SLHA is committed to supporting the redevelopment of Clinton-Peabody Apartments through submission of a Section 18 Demolition and Disposition Application.

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

1. The Executive Director is authorized to submit a Section 18 Demolition/Disposition Application for Clinton-Peabody (MO001000002).
2. The Executive Director is hereby authorized to take any and all necessary actions, and to execute all documents, including any reasonable revisions, to carry out the terms and conditions of this resolution.

# **RESOLUTION No. 3019**



# Development & Modernization 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 K. Barnes, Executive Director

From: Jason Hensley, Director of Real Estate Development

Date: September 11, 2024

Subject: Resolution No. 3019  
Authorizing and Approving the Execution of the Capital Fund Program (CFP)  
Amendment to the Consolidated Annual Contributions Contract and the Capital  
Fund Annual Statement for Fiscal Year 2024

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The St. Louis Housing Authority (SLHA) was notified by the U.S Department of Housing and Urban Development (HUD) of a funding award for Fiscal Year 2024 Capital Fund Program allocation of \$9,227,900. SLHA completed the FY 2024 Capital Fund Annual Statement in accordance with the latest approved Capital Fund Five-Year Plan.

The SLHA Board of Commissioners approved the FY 2024 Capital Fund Annual Statement and the Definition of a Significant Amendment or Modification on June 26, 2024 via Resolution Number 3007. Those documents and all additional supporting materials are attached.

**Authorizing and Approving the Execution of the Capital Fund Program (CFP) Amendment to the Consolidated Annual Contributions Contract and the Capital Fund Annual Statement for Fiscal Year 2024**

WHEREAS, the St. Louis Housing Authority was notified on May 21, 2024 of a funding award for the Fiscal Year 2024 Capital Fund Program; and

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

Grant Name:	FY 2024 Capital Fund Program
Grant Number:	MO36-P001-501-24
Grant Amount:	\$9,227,900

WHEREAS, to be eligible for the Capital Funds, the St. Louis Housing Authority must execute the Annual Contributions Contract (ACC) amendment and submit the Capital Fund Annual Statement.

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

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



2024 Capital Fund

OMB Approval No. 2577-0303 (exp. 10/31/2026)

Capital Fund Program (CFP) Amendment to Consolidated Annual Contributions Contract Terms and Conditions (HUD-53012)

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

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0303. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Whereas, (Public Housing Authority) St. Louis Housing Authority MO001 (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into an Annual Contributions Contract ACC(s) Numbers(s) (On File) dated (On File)

Whereas, in accordance with Public Law No: 118-42,

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. When HUD provides additional amounts, it will notify the PHA and those amended grants will be subject to these terms and conditions.

\$ 9,227,900.00 for Fiscal Year 2024 to be referred to under the Capital Fund Grant Number MO36P00150124 PHA Tax Identification Number (TIN): On File UEI Number: On File

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

Now Therefore, the ACC is amended as follows:

- 1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA projects. This CFP Amendment is a part of the ACC.
2. The PHA must carry out all capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in accordance with section 9(g)(2) of the Act.
3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.
4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date.
5. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.
6. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.
7. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. Provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.
8. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.
9. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s). (mark one): Yes [ ] No [ ]
10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.
11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.
12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must have a recorded and effect Declaration(s) of Trust on all property funded with Capital Fund grants (all types) or HUD will exercise all available remedies including recapture of grant funding.
13. Waste, Fraud, Abuse, and Whistleblower Protections. Any person who becomes aware of the existence or apparent existence of fraud, waste or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). HUD OIG is available to receive allegations of fraud, waste, and abuse related to HUD programs via its hotline number (1-800-347-373) and its online hotline form. You must comply with 41 U.S.C. § 4712, which includes informing your employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, grantee, and subgrantee—as well as a personal services contractor—who make a protected disclosure about a Federal grant or contract cannot be discharged, demoted, or otherwise discriminated against as long as they reasonably believe the information they disclose is evidence of:
1. Gross mismanagement of a Federal contract or grant;
2. Waste of Federal funds;
3. Abuse of authority relating to a Federal contract or grant;
4. Substantial and specific danger to public health and safety; or
5. Violations of law, rule, or regulation related to a Federal contract or grant.
14. This grant may be subject to the requirements of the Build America Buy, America Act (BABA) which was enacted on November 15, 2021, as part of the Infrastructure Investment and Jobs Act (Public Law 117-58), unless waived by the Department: refer to HUD's BABA webpage for further information (https://www.hud.gov/program\_offices/general\_counsel/build\_america\_buy\_america)

The parties have executed this CFP Amendment, and it will be effective on the date HUD signs below.

Table with 2 columns: U.S. Dept of HUD and PHA (Executive Director or authorized agent). Rows include signature, date (5/6/2024), and title (Deputy Assistant Secretary, Office Public Housing Invest.)



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0157  
 Expires 11/30/2023

“Public reporting burden for this collection of information is estimated to average 2.2 hours. This includes the time for collecting, reviewing, and reporting the data. The information requested is required to obtain a benefit. This form is used to verify allowable and reasonableness of grant expenses. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

PHA Name  <b>St. Louis Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: <b>MO36P00150124</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval:  <b>2024</b>
--	---	--

- Type of Grant
- Original Annual Statement    
  Reserve for Disasters/Emergencies    
  Revised Annual Statement (revision no:
- Performance and Evaluation Report for Period Ending:    
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) <sup>3</sup>	\$2,306,975.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)	\$922,790.00			
5	1480 General Capital Activity	\$4,950,330.00			
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment	\$1,047,805.00			
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0157  
 Expires 11/30/2023

<b>Part I: Summary</b>					
<b>PHA Name:</b> St. Louis Housing Authority	<b>Grant Type and Number</b> MO36P00150124 Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:</b> FFY of Grant Approval: 2024			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>	
		Original	Revised <sup>2</sup>	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	\$9,227,900.00			
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				
Signature of Executive Director *		Date	Signature of Public Housing Director		Date

\* I certify that the information provided on this form and in any accompanying documentation is true and accurate. I acknowledge that making, presenting, or submitting a false, fictitious, or fraudulent statement, representation, or certification may result in criminal, civil, and/or administrative sanctions, including fines, penalties, and imprisonment.

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Part II: Supporting Pages								
PHA Name: <b>St. Louis Housing Authority</b>			Grant Type and Number Capital Fund Program Grant <b>MO36P00150124</b> No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: <b>2024</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
MO001000002 Clinton Peabody	Redevelopment Planning and Execution			\$300,000.00				
MO001000010 James House	Building Automation System/HVAC Control Systems Upgrade			\$299,934.00				
MO001000038 California Gardens	Furnace Replacements			\$86,940.00				
MO001000038 Folsom	HVAC Split System Replacements			\$20,700.00				
MO001000038 Marie Fanger	Electrical Panel Upgrades, HVAC Split System Replacements							
	Bathroom Exhaust Fan Replacements			\$134,605.00				
MO001000038 South Broadway	Exterior Door Replacements & HVAC Split System Replacements			\$81,672.00				
MO001000038 Tiffany Turnkey	Lighting Replacements			\$123,190.00				
MO001000038 Walnut Park	HVAC Split System Replacements			\$34,040.00				
MO001000041 McMillan Manor	Interior & Exterior Painting			\$39,634.00				
MO001000041 McMillan Manor II	Replace Roofing & Exterior Lighting above 20'			\$80,017.00				
MO001000041 Page Manor	Replace Roofing			\$24,000.00				
MO001000041 Samuel Shepard	Replace Wood Decking			\$12,765.00				
(Continued Next Page)								

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: St. Louis Housing Authority			Grant Type and Number Capital Fund Program Grant MO36P00150124 No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2024		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA Wide Unit Repairs	Interior & Exterior Repairs			\$2,692,133.00				
PHA Wide A&E Services	Architecture & Engineering Services			\$500,000.00				
PHA Wide Dwelling Equipment	Appliances for Various Developments			\$340,700.00				
PHA Wide Relocation	Resident Relocation Services			\$130,000.00				
PHA-Wide Casualty Loss	Insurance Premiums			\$50,000.00				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: <b>St. Louis Housing Authority</b>					Federal FFY of Grant: 2024
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
N/A	N/A	N/A	N/A	N/A	N/A

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: <b>St. Louis Housing Authority</b>					Federal FFY of Grant: 2024
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
N/A	N/A	N/A	N/A	N/A	N/A

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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*Statement Defining Significant Amendment or Modification – Capital Fund*



### **Statement Defining Significant Amendment or Modification to the Capital Fund Five-Year Plan**

The St. Louis Housing will amend or modify its Capital Fund Five-Year Plan upon the occurrence of any of the following events:

- A proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed-finance proposal that is not incorporated in an approved Agency Plan.
- A federal statutory or regulatory change is made effective and, in the opinion of the St. Louis Housing Authority, has either a substantial programmatic or financial effect on the Capital Fund program.



# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

OMB Number: 4040-0013  
Expiration Date: 02/28/2025

<b>1. * Type of Federal Action:</b> <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. * Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. * Report Type:</b> <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change
--	--	--

**4. Name and Address of Reporting Entity:**  
 Prime     SubAwardee

\* Name

\* Street 1  Street 2

\* City  State  Zip

Congressional District, if known:

**5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime:**

<b>6. * Federal Department/Agency:</b> <input type="text"/>	<b>7. * Federal Program Name/Description:</b> <input type="text"/> CFDA Number, if applicable: <input type="text"/>
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<b>8. Federal Action Number, if known:</b> <input type="text"/>	<b>9. Award Amount, if known:</b> \$ <input type="text"/>
--	--

**10. a. Name and Address of Lobbying Registrant:**

Prefix  \* First Name  Middle Name

\* Last Name  Suffix

\* Street 1  Street 2

\* City  State  Zip

**b. Individual Performing Services** (including address if different from No. 10a)

Prefix  \* First Name  Middle Name

\* Last Name  Suffix

\* Street 1  Street 2

\* City  State  Zip

**11.** Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

\* Signature:

\* Name: Prefix  \* First Name  Middle Name   
\* Last Name  Suffix

Title:  Telephone No.:  Date:

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***Certification of Compliance with Public Hearing  
Civil Rights Certification HUD-50077-CR  
Certification of Compliance HUD-50077-St-HCV-HP***

# PUBLIC NOTICE

May 3, 2024

**NOTICE OF PUBLIC HEARING  
ST. LOUIS HOUSING AUTHORITY FY 2024 AGENCY PLAN  
ADMISSIONS AND CONTINUED OCCUPANCY POLICY  
UTILITY ALLOWANCE SCHEDULE  
FLAT RENT SCHEDULE  
5-YEAR CAPITAL FUND PLAN**

The U.S. Department of Housing and Urban Development (HUD) is providing annual funding to the St. Louis Housing Authority (SLHA) to improve the physical condition and upgrade the management and operation of its Public Housing and Housing Choice Voucher (Section 8) programs. On October 21, 1998, congress enacted a new law, the Quality Housing and Work Responsibility Act (QHWRA) of 1998. Under this new law, to receive the funding, SLHA is required to develop an Annual and Five-Year Agency Plan, in consultation with residents, local government officials, and other interested parties, and to develop and implement the goals, strategies, and priorities identified in the Plan. The annual submission must be submitted to the HUD field office by July 15, 2024.

This Agency Plan is subject to public review and comment. **SLHA is providing a 45-day comment period beginning May 3, 2024 and ending with the Public Hearing on June 17, 2024.** The Plan will be available for viewing at SLHA's Central Office, 3520 Page Blvd. St. Louis, MO 63106 and on its website at <https://www.slha.org/document-center/>. Written comments will be accepted until June 17, 2024 and will become a part of the public record. Contact Deborah Fowler, Administrative Assistant, at (314) 286-4356 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday or [defowler@slha.org](mailto:defowler@slha.org) to schedule an appointment to view the Agency Plan, Admissions and Continued Occupancy Policy and/or the Utility Allowance and Flat Rent Schedules.

Additionally, **revisions to the Admissions and Continued Occupancy Policy (ACOP)**, a component of the Agency Plan, have been made and therefore, are subject to public review and comment. The draft ACOP will be available concurrently with the draft of the Agency Plan.

**SLHA's Utility Allowance and the Flat Rent Schedules will be revised** and are subject to public review and comment. The proposed Schedules will be available concurrently with the draft of the Agency Plan.

Also, effective November 25, 2013, the Capital Fund Program Final Rule was implemented to decouple the Capital Fund Annual Submission from the Agency Plan. This annual submission will be subject to public review; therefore, **the Five-Year Action Plan (FY 2024 –FY 2028)** is simultaneously being made available concurrently with the draft of the Agency Plan.

**SLHA will hold the Public Hearing on Monday, June 17, 2024, at 3:00 p.m. at its Central Office** to discuss and accept comments on the Agency Plan, ACOP, Utility Allowance and Flat Rent Schedules and the Capital Fund Program. All parties that wish to speak at the Public Hearing must abide by SLHA's Speaker's Policy. A copy of the policy is available at SLHA's Central Office.

The public is invited to attend this meeting to provide comments on the proposed Agency Plan. Upon reasonable notice, SLHA will make efforts to accommodate the needs of individuals with disabilities through sign language interpreters or other auxiliary aids. For additional information or assistance, please contact Deborah Fowler by email at [defowler@slha.org](mailto:defowler@slha.org) or by telephone at (314) 286-4356 or TDD (314) 286-4223.

**The St. Louis Housing Authority**

**By: Latasha Barnes, Acting Executive Director**



**ST. LOUIS  
HOUSING  
AUTHORITY**

**St. Louis Housing Authority**  
**Public Hearing Comments and Responses**  
**Annual Plan FFY 2024**

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The St. Louis Housing Authority (SLHA) issued the proposed Agency Plan for public comments on May 3, 2024 for a 45-day comment period. On June 17, 2024, the Public Hearing was held. There were no attendees besides the SLHA staff. SLHA received four (4) written comments.

**COMMENTS TO THE CAPITAL FUND PROGRAM - 5 YEAR ACTION PLAN:**

- I. On May 22, 2024, Mr. Jason W. Hensley, Director of Real Estate Development of St. Louis Housing Authority (SLHA), provided the FY 2024 Annual Statement incorporating the funding SLHA received in its 2024 ACC Amendment. The comment and response are as follows:

**Comment #1:**

The St. Louis Housing Authority's (SLHA) draft Five-Year Capital Fund Program budgets presented for public comment on May 3, 2024 did not contain the Annual Statement for FY 2024 because SLHA had not received notification from HUD of its Capital Fund Program grant award. SLHA was notified on May 21, 2024 of its FFY 2024 Capital Fund allocation in the amount of \$9,227,900 and completed the FFY 2024 Capital Fund Annual Statement in accordance with the latest approved Capital Fund Five-Year Plan.

**SLHA Response:**

The Annual Statement has been incorporated into the Agency Plan as proposed.

**Comment #2:**

Attachment B.2 (f) – Project-based Vouchers contained an error in the total number of units. Instead of 517 units under contract, the St. Louis Housing Authority has 519 units under contract.

**SLHA Response:**

Attachment B.2 (f) – Project-based Vouchers has been updated to reflect the correct number of project-based units.

**Comment #3:**

Since the Plan was issued for comments, the St. Louis Housing Authority received notification of its Capital Fund Program grant award; therefore, Attachment #4 – Section B.1 (b) – Financial Resources had to be revised to incorporate the Public Housing Capital Fund grant allocation, which was not included when the draft Plan was issued for public comments on May 3, 2024.

**SLHA Response:**

Attachment #4 – Section B.1 (b) – Financial Resources has been revised to reflect the Capital Fund grant allocation in the amount of \$9,227,900 and incorporated in the Agency Plan.

**Comment #4:**

On June 12, 2024, Paul Werner, Director of Operations for Public Housing, incorporated additional language into Chapter 22 of the ACOP matrix. Specifically, 22.1 Lease Terminations and 22.1.2.1 Mandatory Termination to be consistent with the HUD FAQ published in January 2022.

Additionally, Chapter 6, Tenant Selection, was modified to add a point value for victims of domestic violence under Section 6.6, Order of Selection. When the draft plan was published, a number value had not been determined.

*Reference ACOP Matrix/Attachment #3C of the Agency Plan.*

**SLHA Response:**

A revised ACOP matrix has been inserted in Attachment #3C, Changes to Admissions and Continued Occupancy Policy – ACOP, to incorporate all changes.

**Comment #5:**

On June 17, 2024, at the Public Hearing, representatives from Legal Services of Eastern Missouri (LSEM) presented a letter to address a concern about the St. Louis Housing Authority (SLHA) moving to biennial inspections. While LSEM overall supports the proposed changes to SLHA’s Agency Plan, they suggested and encouraged SLHA to set a threshold score for inspections; properties scoring above that mark can be scheduled for biennial inspections, but those scoring below that mark must have annual inspections until they can improve their properties.

**SLHA Response:**

The St. Louis Housing Authority will take Legal Services of Eastern Missouri’s suggestion under advisement.

**II. COMMENTS TO THE ADMISSIONS AND CONTINUED OCCUPANCY POLCY:**

No comments were received during the 45-day comment period.

**III. COMMENTS TO THE UTILITY ALLOWANCE SCHEDULE**

No comments were received during the 45-day comment period.

**IV. COMMENTS TO THE FLAT RENT SCHEDULE**

No comments were received during the 45-day comment period.

**V. COMMENTS TO THE CAPITAL FUND FIVE-YEAR ACTION PLAN**

No comments were received during the 45-day comment period.

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**St. Louis Housing Authority**  
**FY 2024 Annual Plan**

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**ATTACHMENT #14**

**Section C.1 – Resident Advisory Board (RAB)**

**Comments and Responses**

June 21, 2024

Ms. Latasha K. Barnes  
Acting Executive Director  
St. Louis Housing Authority  
3520 Page Boulevard  
St. Louis, Missouri 63106

Re: Confirmation of FY24 Agency Plan Review and Discussion

Dear Ms. Barnes,

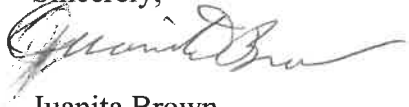
This letter confirms the City-Wide Tenant Advisory Board's (TAB) review and discussion of the St. Louis Housing Authority's (SLHA) FY24 Agency Plan.

The TAB received a copy of the draft FY24 Agency Plan for review and comment and the meeting held on May 17, 2024 provided a valuable opportunity for the TAB to discuss the plan's provisions with SLHA representatives.

**Based on the review and discussion process, the TAB confirms that there are no outstanding comments or questions regarding the FY24 Agency Plan that were not adequately addressed.**

The TAB is grateful for the opportunity to participate in this process and looks forward to continued collaboration with SLHA.

Sincerely,



Juanita Brown  
President  
City-Wide Tenant Advisory Board

# Customer Ad Proof

220-60005232

ST LOUIS HOUSING AUTHORITY

Order Nbr 130189

## Publication

### Post - Dispatch

Contact ST LOUIS HOUSING AUTHORITY

Address 1 3520 PAGE BLVD

Address 2

City St Zip ST LOUIS MO 63106

Phone 3142864210

Fax

Section Legals

SubSection

Category 9000 Public Notices

Ad Key 130189-1

Keywords Agency Plan FY 2024 Advertisem

Notes

Ad is on hold pending your approval to publish .

Deadline for Friday is Wednesday at NOON.

[Tanya Lemons 4/29/2024 8:05:32 AM]

## Ad Proof

PO Number Carol Dunlap

Rate Legal

Order Price 3651.80

Amount Paid 0.00

Amount Due 3651.80

Start/End Dates 05/03/2024 - 05/05/2024

Insertions 2

Size 69

Salesperson(s) Tanya Lemons I023

Taken By Tanya Lemons

**Agency Plan FY 2024  
Advertisement: Public Notice**

The St. Louis Housing Authority (SLHA) is submitting to HUD the Annual Submission of the FY 2024 Agency Plan. The Plan outlines the goals and objectives to accomplish its vision over the next five years. SLHA has posted the "Draft" FY 2024 Agency Plan for public review on its website at <https://www.slha.org/document-center/>, and the Plan will be available for viewing at SLHA's Central Office, 3520 Page Blvd., St. Louis, MO 63106.

Additionally, the Admissions and Continued Occupancy Policy (ACOP), a component of the Agency Plan, and a revised Utility Allowance Schedule and the Flat Rent Schedule are simultaneously being made available for public review and comment. The link to the webpage is: <https://www.slha.org/document-center/>.

Also, the Capital Fund Program Five-Year Action Plan (FY 2024 – FY 2028) is simultaneously being made available for public review and comment.

Written comments may be submitted on the Plan. All written comments must be received by June 17, 2024. Please address comments to Deborah Fowler at [defowler@slha.org](mailto:defowler@slha.org). Comments and suggestions received will become part of the public record.

SLHA will hold a Public Hearing on Monday, June 17, 2024, at 3:00 p.m. at the SLHA Central Office to discuss and accept comments on its Agency Plan, ACOP, Utility Allowance, Flat Rent Schedules and Capital Fund Program.

For additional information or questions, contact Deborah Fowler, Administrative Assistant, by email at [defowler@slha.org](mailto:defowler@slha.org) or by telephone at (314) 286-4356 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday.



# ST. LOUIS POST-DISPATCH

## AFFIDAVIT OF PUBLICATION

St. Louis Housing Authority  
3520 Page Blvd.  
St. Louis, MO 63106  
Attn: Carol Dunlap (Affidavit Enclosed)

Ad Number – 130189 – PO# Carol Dunlap – Description: Agency Plan FY 2024 Advertisement: Public Notice

### THE ATTACHED ADVERTISEMENT WAS PUBLISHED

#### Agency Plan FY 2024 Advertisement: Public Notice

The St. Louis Housing Authority (SLHA) is submitting to HUD the Annual Submission of the FY 2024 Agency Plan. The Plan outlines the goals and objectives to accomplish its vision over the next five years. SLHA has posted the "Draft" FY 2024 Agency Plan for public review on its website at <https://www.slha.org/document-center/>, and the Plan will be available for viewing at SLHA's Central Office, 3520 Page Blvd., St. Louis, MO 63106.

Additionally, the Admissions and Continued Occupancy Policy (ACOP), a component of the Agency Plan, and a revised Utility Allowance Schedule and the Flat Rent Schedule are simultaneously being made available for public review and comment. The link to the webpage is: <https://www.slha.org/document-center/>.

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Written comments may be submitted on the Plan. All written comments must be received by June 17, 2024. Please address comments to Deborah Fowler at [defowler@slha.org](mailto:defowler@slha.org). Comments and suggestions received will become part of the public record.

SLHA will hold a Public Hearing on Monday, June 17, 2024, at 3:00 p.m. at the SLHA Central Office to discuss and accept comments on its Agency Plan, ACOP, Utility Allowance, Flat Rent Schedules and Capital Fund Program.

For additional information or questions, contact Deborah Fowler, Administrative Assistant, by email at [defowler@slha.org](mailto:defowler@slha.org) or by telephone at (314) 286-4356 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday.

In the St. Louis Post-Dispatch on the following date(s): 5/5/2024

A version of the ad also appeared on STLtoday.com Starting: 5/5/2024

  
-----  
COMPANY REPRESENTATIVE

SWORN TO AND SUBSCRIBED BEFORE ME  
THIS 5/8, 2024

  
-----

NOTARY PUBLIC, CITY OF ST. LOUIS

901 N. TENTH ST., ST LOUIS MO 63101

PHONE 314-340-8000

MADELINE KELLER  
Notary Public - Notary Seal  
St. Louis City - State of Missouri  
Commission Number 19569759  
My Commission Expires Mar 19, 2027



Carol Dunlap <cdunlap@slha.org>

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## Advertisement Quote

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Angelita Houston <ahouston@stlamerican.com>  
To: Carol Dunlap <cdunlap@slha.org>

Fri, Apr 26, 2024 at 5:41 PM

Hi Carol,

Ad run date: 05/02

Ad size: 5 x 7

Ad cost: \$1,507.50

Black and white ad

Includes \$5 Affidavit

Includes three \$10 Live Website Links

**Please confirm ad to run by Tuesday 5pm**

Thanks  
Angie

Angelita Houston  
Classified Manager  
St. Louis American Newspaper  
[ahouston@stlamerican.com](mailto:ahouston@stlamerican.com)  
314-289-5430

Everyone that comes into your life comes as a Blessing or a Lesson.  
- Bishop Dale Bronner

[Quoted text hidden]

[Quoted text hidden]

<Agency Plan Submission Notice Advertisement edited.docx>

**LETTING #8772**

**RECONSTRUCTION OF HAMILTON BRIDGE  
OVER METROLINK  
FEDERAL PROJECT NO. BRO-B115(018)**

Electronic bids submitted through the Bid Express Online Portal will be received by the Board of Public Service until **1:45 PM, CT, on JUNE 4, 2024**, then publicly opened and read. Proposals must be submitted electronically using the "Bid Express Online Portal" at <https://www.bidexpress.com/businesses/20618/home>. The bidder must pay \$40 to submit a bid through the Bid Express service. Monthly subscriptions are available.

Plans, Specifications, and the Agreement may be examined online through Bid Express at <https://www.bidexpress.com/businesses/20618/home?agency=true> and may be downloaded for free.

A pre-bid conference for all contractors bidding on this project will be held **May 7, 2024 at 11:00 a.m.** The pre-bid conference will be held in **1520 Market Street, Suite 2000, Boardroom #278, St. Louis, Missouri 63103.**

Bidders shall comply with all applicable City, State, and Federal laws (including MBE/WBE policies).

All bidders must regard Federal Executive Order 11246, "Notice of Requirement for Affirmative Action to Ensure Equal Employment Opportunity", the "Equal Opportunity Clause" and the "Standard Federal Equal Employment Specifications" set forth within and referenced at [www.stl-bps.org](http://www.stl-bps.org) (Announcements).

**REQUEST FOR  
BIDS**

Alberici Constructors, Kwame Building Group and the Saint Louis Zoo seek bids from qualified firms to submit proposals for a project at the Saint Louis Zoo WildCare Park. The project consists of subcontractor scopes of work related to the following categories:

1. Miscellaneous Site Work
2. Visitor Entrance Building
3. Vehicle Maintenance, Loading, and Parking
4. Event Center
5. Giraffe Feeding
6. Lodging Cabins
7. Animal Health Center
8. Distribution Center
9. Outdoor Activity Area

To request bid documents, please send an E-mail to [stlzoobids@alberici.com](mailto:stlzoobids@alberici.com).

**INVITATION TO BID**

Sealed bids will be received by the Valley Park School District at the VPSD Administrative Office, One Main Street, Valley Park, MO 63088 until **FRIDAY, MAY 24, 2024, at 2:00PM CST**, for the following projects: Bid Package #1 – Flooring Replacement at ECC & Middle School, Bid Package #3 – Baseball Field Renovations, and Bid Package #5 – Painting at ECC & Middle School. No less than the prevailing hourly wage rates determined by the State of Missouri, Division of Labor Standards, shall be paid to all workers employed on this project. The district reserves the right to waive technicalities, to select any contractor filing a proposal, and to reject any or all bids. Drawings & specifications can be accessed via Custom Blueprint & Supply's Plan Room: <https://customblueprint-supply.com/plan-room/> Username: **Wachterbidder** Password: **VPSDbidder** then complete the login with your contact information. Bidders may obtain printed copies at their own expense.

**PUBLIC NOTICE  
AUCTION**

Notice is hereby given that the following individuals are indebted to Mi-Box Storage for past due rent and other charges. Auction will be conducted at **1444 N Warson Rd.** on May 6th 2024 at 11AM. Mi-Box Storage reserves the right to bid on any unit. Sale of a unit is subject to cancellation in the event of a settlement between Landlord and obligated party. **Myrtle Hamilton #525:** Clothes, Handbags, Chairs, Dressers, Misc. Household **Iris Salsman #528 & 578:** Couch, Chairs, Mirrors/art, misc household goods **AJ Partida #555:** Theater Chair, Punching Bags, Misc. Gym Equipment, Folding Tables

**PUBLIC NOTICE**

*Notice is hereby given that the Metropolitan St. Louis Sewer District Requests for Quotes, Bids and Proposals are posted online for public download. Please navigate to [www.msprojectclear.org](http://www.msprojectclear.org) > Doing Business With Us > View Bid Opportunities*

*Metropolitan St. Louis Sewer District is an Equal Opportunity Employer.*

**HERPETARIUM  
EXHIBIT GLASS  
RFP 2024**

The Saint Louis Zoo seeks bids from qualified firms to submit proposals. Bid documents are available as of 5/1/24 on the Saint Louis Zoo website: [stlzoo.org/vendor](http://stlzoo.org/vendor).

**BIDS REQUESTED  
NEW  
CONSTRUCTION**

**Section 3 / MBE /WBE Encouraged  
42 Units Multi Family – FARMINGTON, MO  
For Bid Information:  
573-204-3097 or  
[nleoni@sbcglobal.net](mailto:nleoni@sbcglobal.net)  
or  
[zventura@vendev.cc](mailto:zventura@vendev.cc)  
**Double Diamond  
Construction  
2201 Walton Road,  
Ste. B  
Jackson, MO 63755****

To Advertise your Job Opportunity or to place a bid email [ahouston@stlamerican.com](mailto:ahouston@stlamerican.com)

**LETTING NO. 8771**

**TERMINAL 1 DEPARTURES BRIDGE  
OVER BAG CLAIM DRIVE  
AT ST. LOUIS LAMBERT INTERNATIONAL  
AIRPORT**

Electronic bids submitted through the Bid Express Online Portal will be received by the Board of Public Service until **1:45 PM, CT, on May 21, 2024**, then publicly opened and read. Proposals must be submitted electronically using "Bid Express Online Portal" at <https://www.bidexpress.com/businesses/20618/home>.

Plans, Specifications, and the Agreement may be examined and downloaded online through Bid Express.

A **mandatory** pre-bid conference for all contractors bidding on this project will be held **April 30, 2024 at 10:00 a.m.** The pre-bid conference will be held in **Ozark Conference Room, 4 TH Floor of the Airport Office Building, 11495 Navaid Rd., Bridgeton, MO 63044.**

Bidders shall comply with all applicable City, State and Federal laws (including MBE/WBE policies).

All bidders must regard Federal Executive Order 11246, "Notice of Requirement for Affirmative Action to Ensure Equal Employment Opportunity", the "Equal Opportunity Clause" and the "Standard Federal Equal Employment Specifications" set forth within and referenced at [www.stl-bps.org](http://www.stl-bps.org) (Announcements).

**LETTING #8770**

**RENOVATIONS TO PAVILION AT  
LINDENWOOD PARK  
ST. LOUIS, MISSOURI**

Electronically sealed bids will be received by the Board of Public Service through the Bid Express Online Portal at <https://www.bidexpress.com/businesses/20618/home?agency=true>. Proposals must be submitted before 1:45 PM, St. Louis Time, on Tuesday, **MAY 21, 2024**. The proposals will then be publicly opened and read.

The bidder must pay \$40 to submit a bid through the Bid Express service. Monthly subscriptions are available.

Plans, Specifications, and the Agreement may be examined online through Bid Express at <https://www.bidexpress.com/businesses/20618/home?agency=true> and may be downloaded for free.

An optional pre-bid conference for all contractors bidding on this project will be held at the Lindenwood Park Pavilion located at 6701 Lindenwood Ave., Saint Louis, MO 63109 on April 30 th at 11:00 AM. All bidders are strongly encouraged to attend the pre-bid meeting.

Bidders shall comply with all applicable City, State, and Federal laws (including MBE/WBE policies.)

The right of the Board of Public Service to reject any or all bids is expressly reserved.

**AGENCY PLAN FY 2024  
ADVERTISEMENT: PUBLIC NOTICE**

The St. Louis Housing Authority (SLHA) is submitting to HUD the Annual Submission of the FY 2024 Agency Plan. The Plan outlines the goals and objectives to accomplish its vision over the next five years. SLHA has posted the "Draft" FY 2024 Agency Plan for public review on its website at <https://www.slha.org/document-center/>, and the Plan will be available for viewing at SLHA's Central Office, 3520 Page Blvd., St. Louis, MO 63106.

Additionally, the Admissions and Continued Occupancy Policy (ACOP), a component of the Agency Plan, and a revised Utility Allowance Schedule and the Flat Rent Schedule are simultaneously being made available for public review and comment. The link to the webpage is: <https://www.slha.org/document-center/>.

Also, the Capital Fund Program Five-Year Action Plan (FY 2024 – FY 2028) is simultaneously being made available for public review and comment.

Written comments may be submitted on the Plan. All written comments must be received by June 17, 2024. Please address comments to **Deborah Fowler at [defowler@slha.org](mailto:defowler@slha.org)**. Comments and suggestions received will become part of the public record.

SLHA will hold a Public Hearing on Monday, June 17, 2024, at 3:00 p.m. at the SLHA Central Office to discuss and accept comments on its Agency Plan, ACOP, Utility Allowance, Flat Rent Schedules and Capital Fund Program.

For additional information or questions, contact **Deborah Fowler, Administrative Assistant**, by email at [defowler@slha.org](mailto:defowler@slha.org) or by telephone at **(314) 286-4356** between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday.

## Invoice

ST LOUIS AMERICAN  
2315 PINE STREET  
ST LOUIS, MO 63103  
(314) 533-8000

Customer Number: 0011807

Invoice Number: 0105972-IN

Invoice Date: 5/2/2024

Terms: Due Upon Receipt

Salesperson: AH

Bill To:

ST LOUIS HOUSING AUTHORITY  
3520 PAGE BLVD  
SAINT LOUIS, MO 63106

Customer P.O.: Annual Submission of the  
FY2024

Contact: ACCOUNTS PAYABLE

Ad Copy	Price	Amount
CLASSIFIED - BIDS / LEGAL NOTI Agency Plan FY 2024 C6	1,488.120	1,488.12

Net Invoice: 1,488.12

Invoice Total: 1,488.12

ST LOUIS AMERICAN  
2315 PINE STREET  
ST LOUIS, MO 63103  
(314) 533-8000

**AFFIDAVIT**

BILL TO:  
ST LOUIS HOUSING AUTHORITY  
3520 PAGE BLVD  
SAINT LOUIS, MO 63106

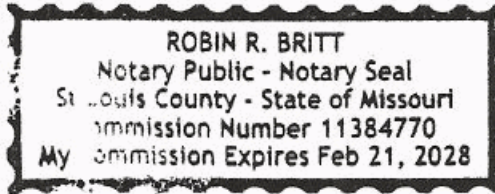
CLASSIFIED - BIDS / LEGAL NOT      Agency Plan FY 2024  
C6

*Keneth Chaplin*

**Ken Chaplin - Accountant**

Who certifies that the above referenced advertisement ran 5/2/2024  
in the size charged for, and in the entire press run of the St. Louis American Newspaper.  
Please find the invoice and tearsheet(s) regarding said ad enclosed.  
Enclosure(s)

STATE OF MISSOURI            )  
  )ss  
COUNTY OF ST. LOUIS        )



Subscribed and sworn before me this day 5/2/2024

*[Signature]*  
\_\_\_\_\_  
Notary Public

Telephone: 314-533-8000

sales@stlamerican.com

**Civil Rights Certification**  
**(Qualified PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 3/31/2024

**Civil Rights Certification**

**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 2024 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:


The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.


St. Louis Housing Authority  
PHA Name


MO001  
PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Acting Executive Director:  
Latasha Barnes  
  
Signature

Date  
7/15/24  
  
Date

Name of Board Chairperson:  
Sal Martinez  
  
Signature

Date  
6/21/24  
  
Date

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq. and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certification of Compliance with PHA Plan  
and Related Regulations**  
*(Standard, Troubled, HCV-Only, and High  
Performer PHAs)*

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the    5-Year and/or    Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10/2024, in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair

housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

8. For PHA Plans that include a policy for site-based waiting lists:

- The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.

16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.

18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.

19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

- 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
- 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
- 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

**St. Louis Housing Authority**

**MO001**

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year **2024**

5-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director <b>MS Latasha Barnes</b>		Name Board Chairman <b>Sal Martinez</b>	
Signature <i>Latasha Barnes</i>	Date <b>09/05/2024</b>	Signature <i>Sal Martinez</i>	Date <i>9/9/24</i>
<b>Electronically signed by Latasha Barnes in HUD Secure Systems/Public Housing Portal at 09/05/2024 06:05PM EST</b>			

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Form identification:** MO001-St. Louis Housing Authority form HUD-50077-ST-HCV-HP (Form ID - 330) for CY 2024 printed by Latasha Barnes in HUD Secure Systems/Public Housing Portal at 09/05/2024 06:06PM EST



# Certification of Payments to Influence Federal Transactions

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

Public reporting burden for this information collection is estimated to average 30 minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date (mm/dd/yyyy)

# **RESOLUTION No. 3020**

## MEMORANDUM

To: Board of Commissioners

Through: Latasha K. Barnes, Executive Director

From: Bridgette Harvey, Director of Finance

Date: September 11, 2024

Subject: Resolution No. 3020  
Authorizing and Approving the Operating Budget for Fiscal Year Ending September 30, 2025

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Board approval is requested for the Operating Budget for fiscal year 2025 for the period of October 1, 2024 to September 30, 2025. The St. Louis Housing Authority (SLHA) is required under project-based budgeting to submit an annual budget for each Asset Management Project, or AMP, for board approval and authorization. In addition, SLHA has elected to use the cost allocation method to fairly spread the overhead costs of the central office to each federal program and, in the case of the Public Housing program, to each of the AMPs.

The budget includes the following:

1. 2024 subsidy levels for the three-month period of October 1, 2024 through December 31, 2024, with a projected proration of up to 97% of eligibility in accordance with HUD guidelines. Conservative projected prorations remain at 95% of eligibility.
2. 2025 subsidy levels calculated using an estimated proration of up to 97% of eligibility (conservative prorations at 95%), a 3% PEL inflation rate and a 3% utility inflation factor for the remaining nine months of the fiscal year in keeping with HUD funding estimates.
3. The overall Federal budget climate and Project Expense Levels assigned to each AMP for calendar year 2025 once again made it necessary for SLHA to fully assess available resources and make adjustments necessary to meet its strategic objectives; therefore, funds held by SLHA in the form of 2023 and 2024 Capital Fund - Operation funds are being used to offset the amount of subsidy that is given to each development by HUD, while keeping at least four months of operating reserves to insure the financial health of each property. The additional funding being contributed from the 2023 Capital Fund is shown in the budget as "PY Transfer from Capital Fund (Operations)" and the 2024 Capital Fund is shown as "Transfer from Capital Fund (Operations)", respectively, in the Revenues section.

4. Most expenditure levels were projected using FY2024 data adjusted for inflation of 5%. However, due to an estimated .32% building value increase and market conditions, the property insurance is projected at a 7.61% increase and liability insurance coverage at a 5.31% increase. Automobile insurance is projected at a 13% increase.
5. In FY2025, SLHA may experience a change in service providers for its Retirement Plan and Group Term Life Insurance Coverage for its team of 139 employees. The exact costs are unknown at this time and therefore an estimate was used.
6. Utilities levels were projected using FY2024 data adjusted for inflation of 5%.
7. All central office costs for the Low Rent Public Housing program are allocated to each AMP based upon the number of bedrooms.

Once HUD has made some determination on the funding levels for calendar years 2024 and 2025, revisions may be submitted for approval as necessary.

PHA Board Resolution  
Approving Operating Budget

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing -  
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026  
(exp. 07/31/2019)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: .....PHA Code:

PHA Fiscal Year Beginning: .....Board Resolution Number:

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on:
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name:	Signature:	Date:
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# **EXECUTIVE DIRECTOR REPORT**

## MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: September 20, 2024

Subject: Executive Director Report

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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.

### Housing Choice Voucher Program

**Expanding Housing Opportunities:** SLHA is actively seeking qualified property owners to participate in its Housing Choice Voucher Project-Based program. This program offers project-based subsidies for up to 1,300 eligible units. This solicitation will create opportunities for:

- **Improved Housing Quality:** By partnering with SLHA, property owners can elevate their units to meet or exceed current housing standards, enhancing property conditions, accessibility, and energy efficiency.
- **Increased Innovation and Competition:** The RFP process fosters a competitive environment that encourages innovation among housing partners. This could lead to new landlords offering properties with superior amenities or locations, existing partners refining their offerings, or the creation of new mixed-income housing to better serve the community.
- **Expanded Affordable Housing Options:** The RFP enables SLHA to strategically expand housing opportunities in targeted areas and renegotiate existing partnerships. This ensures a more diverse and comprehensive range of high-quality, sustainable affordable housing options for its voucher participants.

**HQS Enforcement:** SLHA is focused on providing high-quality housing opportunities to Housing Choice Voucher (HCV) program participants. In August, SLHA made significant strides in enforcing housing quality standards (HQS). Inspection completion rates have soared, with biennial inspections increasing by 22.13%, initial inspections by 14.62%, and overall completion rates improving by 11.55%. Furthermore, we have successfully reduced the number of cancelled inspections and instances of no entry by 53% and 63.7%, respectively, ensuring HCV families have access to decent, safe, and habitable housing.

### Public Housing

**Occupancy Campaign:** SLHA remains focused on increasing occupancy across its public housing portfolio. Utilizing recommended public housing occupancy strategies, SLHA experienced a 4.5% increase in occupancy rates during the month of August, with 16 sites increasing occupancy rates and 19 maintaining occupancy. Thirteen sites experienced a slight

decrease in occupancy due to tenant attrition. With current efforts underway, SLHA strives to reach a 94% occupancy rate and provide stable housing for more residents by the end of the fiscal year.

**Data Management Enhancements:** SLHA is dedicated to enhancing its data management practices to ensure the efficient and equitable operation of its public housing programs through timely recertification of tenants. This process offers several critical benefits: accurate rent calculations, efficient resource allocation, regulatory compliance, fraud prevention, and enhanced tenant satisfaction. Current efforts to increase recertification completion rates and correct data errors have resulted in SLHA-managed properties experiencing a 25% decrease in outstanding recertifications in August, earning a 97.4% reporting rate.

### **Capital Projects**

**Clinton-Peabody Redevelopment:** SLHA and Preservation of Affordable Housing (POAH) are making significant strides in revitalizing the Clinton-Peabody community. Through ongoing resident engagement, design development, and collaboration with city and federal agencies, the redevelopment project is gaining momentum. Recent highlights include a successful back-to-school event that provided haircuts and 180 backpacks to approximately 50 families. The event not only served as a community gathering, but also demonstrated SLHA and POAH's commitment to supporting the needs of the Clinton-Peabody residents. As the project progresses, SLHA and POAH are actively preparing for a potential Choice Neighborhood grant application. By conducting focus groups, addressing temporary onsite transfers, and navigating the environmental review process, the development team is positioning itself for a strong submission.

### **Community Engagements**

**Successful Circle of Friends Annual Report:** SLHA's Circle of Friends (CoF) program ended its grant cycle on a high note: expanding its reach and making a significant impact on the lives of senior residents. With the generous support of the St. Louis Senior Fund, the program has provided essential social opportunities for seniors living in public housing through weekly meetings, outings, and special events. Key accomplishments during the 2023-2024 grant cycle include:

- Increased participation: The number of active participants has grown by 55% above the original goal.
- Expanded reach: Two new CoF groups have been established, serving residents from diverse communities.
- Improved social connectedness: Evaluation results demonstrate significant reductions in loneliness and social isolation among participants.
- Successful events: A variety of activities, including holiday celebrations, educational workshops and community outings, have been organized for seniors.

SLHA remains committed to providing valuable social services to its senior residents and will continue to expand the CoF program to meet their evolving needs.

**FSS Program Graduation and Success:** SLHA successfully held its first FSS graduation ceremony in 10 years on August 22, 2024. Nine participants completed the program in 2024, achieving a combined escrow savings of \$91,279.73. At the graduation, graduates received valuable presentations from local financial institutions and organizations, aligning with their personal goals. Keynote speaker Melva Paden-Moore provided inspiring insights on financial empowerment and overcoming challenges. The FSS graduation ceremony marks a significant milestone for SLHA, demonstrating the program's effectiveness in helping residents achieve financial stability and improve their quality of life.