



ST. LOUIS  
**HOUSING**  
AUTHORITY

# **BOARD OF COMMISSIONERS**

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**REGULAR MEETING**

**APRIL 24**

**2025**





at the corner of family and future

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, April 24, 2025, commencing at 4:30 p.m., to consider and act upon items shown on the attached agenda. An Executive Session may be convened to discuss legal actions, causes of actions, communications with attorneys, personnel matters, leasing, purchase or sale of real estate and bid specifications.

DATED: April 18, 2025

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, APRIL 24, 2025, 4:30 P.M.  
ST. LOUIS HOUSING AUTHORITY, 3520 PAGE BOULEVARD  
ST. LOUIS, MISSOURI 63106  
**AGENDA**

**ROLL CALL**

**CONSENT AGENDA**

1. Approval of Minutes, Regular Meeting, March 27, 2025

**RESIDENTS' COMMENTS ON AGENDA ITEMS**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**CHAIRMAN'S REPORT**

**DIRECTOR'S REPORT**

**RESIDENTS' CONCERNS**

**COMMISSIONERS' CONCERNS**

**SPEAKERS TO ADDRESS THE BOARD**

**EXECUTIVE SESSION**

The Executive Session may be convened pursuant to Section 610.021 of the Missouri Revised Statutes, to discuss legal actions, causes of actions or litigation, personnel matters relating to the hiring, firing, disciplining and promoting of employees, negotiations with our employees, leasing, purchase or sale of real estate and specifications for competitive bidding.

**ADJOURNMENT**

Please note that this is not a public hearing or forum. Anyone wishing to address the Board must follow the St. Louis Housing Authority's Speaker's Policy. (Contact the Executive Division at Central Office for a copy of the policy.)

**APPROVAL OF MINUTES**  
**MARCH 27, 2025**

BOARD OF COMMISSIONERS  
ST. LOUIS HOUSING AUTHORITY  
REGULAR MEETING  
MARCH 27, 2025  
4:30 p.m.

**CALL TO ORDER**

The Board of Commissioners of the St. Louis Housing Authority held a Regular Meeting via Zoom on Thursday, March 27, 2025. Chair Regina Fowler called the meeting to order at approximately 4:33 p.m.

Present: Rachel D'Souza  
Margaret English  
Dara Eskridge  
Regina Fowler  
Benita Jones

Absent: Sal Martinez  
Constantino Ochoa, Jr.

**CONSENT AGENDA**

**Approval of Minutes**

Commissioner Jones moved to approve the minutes of February 27, 2025. Commissioner D'Souza seconded the motion. The motion passed with all commissioners voting aye.

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**Resolution No. 3031**

Approving and Authorizing the St. Louis Housing Authority to Submit a Rental Assistance Demonstration (RAD) Application to HUD for a RAD/Section 18 Blend Conversion of Public Housing Units at Parkview Elderly Apartments.

Presenting Resolution No. 3031, Latasha Barnes, Executive Director, stated that in accordance with the St. Louis Housing Authority's (SLHA) Agency Plan and Asset Repositioning Strategy, Parkview Apartments (Parkview) has come up on the list for repositioning. She noted that Parkview is a 13-story high-rise building located in the Central West End that was built in the early 1970s. She said being over the age of 50, this property requires redevelopment of critical building systems, infrastructure and the interior spaces. She stated that Parkview has also experienced a lot of deferred maintenance over the years and the rear parking deck is in dire need of replacement to the tune of several million dollars. Ms. Barnes stated that given the significant national backlog of public housing modernization needs, HUD has been encouraging housing authorities to utilize the Rental Assistance Demonstration (RAD) conversion process to better protect some of their subsidized housing from the federal funding uncertainties and fluctuations that are currently being seen. She noted that the RAD process will convert SLHA's Section 9 public housing units to long-term Section 8 HAP contracts and through this conversion, will ultimately aim to establish a higher and more predictable subsidy level, as well as allow the agency to bring in additional resources to support the types of capital improvements that its buildings need. Ms. Barnes stated that board approval was requested to submit a RAD/Section 18 application for Parkview to maximize funding and to better preserve the agency's assets.

Commissioner Jones asked Ms. Barnes if the RAD conversion will increase Parkview's Tenant Participation Funds or change it.

Ms. Barnes stated that she was not sure if the RAD process will change how Tenant Participation Funds are calculated or allocated. She deferred to Jason Hensley, Director of Real Estate, for a response.

Mr. Hensley stated that his recollection is that the Tenant Participation Funds will remain the same and the residents will still be eligible to organize and have a tenant board.

Commissioner Fowler recalled the board having discussions some time ago about the conversions to RAD that were very helpful. She asked Ms. Barnes to give the board an overview of what RAD is and why it is favorable funding for SLHA.

Ms. Barnes stated that essentially RAD will take the current public housing subsidy that the agency receives and transition it into a higher subsidy. She noted that Section 8 rents are typically higher and the agency gets a greater subsidy level for those rents than it does for Section 9. She stated that housing authorities across the nation have been doing RAD conversions for over 10 years as a method to improve their cashflow. She said for SLHA in particular, it has had some budgetary challenges with Parkview and this will allow the agency to improve the cashflow for that property and to have additional resources to perform some of the more major capital improvements projects that are needed at the site.

Mr. Hensley added that the funding for public housing has a tendency to fluctuate wildly and there does not seem to be much rhyme or reason to it, but the funding for Section 8 historically has risen at a steady pace. He said by converting to the RAD platform, the Section 8 HAP Contract should give SLHA a steadier and more known cashflow in the future. He noted that another advantage to this with Parkview is that it unlocks private financing for SLHA to access. He said the agency cannot bind public housing dollars to raise debt, but it can use future cashflows if needed with the RAD process, unlocking additional funds for redevelopment.

Commissioner Eskridge asked Ms. Barnes if there is any indication that Section 8 funding will be impacted by the federal changes.

Ms. Barnes stated that it is possible. She said with the Continuing Budget Resolution that was currently passed, Section 8 funding has remained stable, but not at a level that will allow the agency to effectively address some of the inflationary measures, rent increases and things of that nature. She noted that of the two subsidy programs, Section 8 is more stable and tends to have more bipartisan support in Congress and is the less riskier option.

Commissioner Fowler asked Ms. Barnes if Parkview would be the first to go through the RAD conversion process.

Ms. Barnes stated that it will be for SLHA's public housing portfolio. She noted that Clinton-Peabody is currently going through this conversion as a part of its redevelopment effort and King Louis Square Phases I and II are also going through this process as a part of their redevelopment effort as well.

Commissioner Fowler asked if there were any further questions and/or comments regarding Resolution No. 3031.

There were none.

Commissioner Jones moved to approve Resolution No. 3031. Commissioner English seconded the motion. The motion passed with all commissioners voting aye.

#### **DIRECTOR'S REPORT**

Providing an update on funding fluctuations that the St. Louis Housing Authority (SLHA) had seen this first quarter, Ms. Barnes stated that the agency continues to work diligently to navigate the evolving federal landscape. She noted that SLHA has experienced several decreases in its public housing operating subsidy and lower prorations in its HCV administrative fees. She said SLHA is currently utilizing a very conservative fiscal approach to maintain program stability and is continuing to identify ways to maximize resources and reallocate where appropriate. She noted that the agency remains committed to supporting its residents and to build programs and community with the families that it serves.

Ms. Barnes stated that SLHA's HCV program is thriving and has reached a 100% utilization rate. She said the agency has paused pulling families from the Section 8 wait list because it is at 100% of its budget authority for the HCV program, leaving approximately 5,100 families on the list and in need of housing assistance. She said SLHA will continue to operate its special voucher programs, such as the Mainstream

Voucher program and VASH Voucher program, which have a separate funding stream. She noted that these programs will continue to operate as normal pending available funding.

Ms. Barnes stated, on the public housing side, that the agency is working steadily to reactivate vacant units and is making steady progress. She noted that 23 developments have achieved an occupancy rate of 90% or higher and that the agency is continuing to explore additional ways to bring units back online with minimum resources.

Ms. Barnes announced that Clinton-Peabody is making good progress in its RAD/Section 18 conversion process, with plans for demolition of the first 71 units later this year. She stated that SLHA's Resident Initiatives team continues to invest in the families that SLHA serves through the self-sufficiency programs and by hosting onsite utility clinics. She noted that SLHA has ramped up work through the Community Development Administration Neighborhood Transformation grant and has been having beautification events at several of the public housing developments. She said she would share the dates with the board in the event that any of the commissioners are interested in volunteering. She stated that SLHA will also be hosting its second annual jamboree next month, which is an opportunity for SLHA families to have some fun, participate in activities, get free food, prizes and partake in community resources. She said volunteers are welcome.

Commissioner Fowler asked Ms. Barnes to send the board members a reminder of anything they could volunteer for or participate in.

Ms. Barnes responded, "Absolutely." Continuing, she deferred to Sergeant Teeter with the St. Louis Metropolitan Police Department (SLMPD) to present to the board.

Sgt. Teeter stated that 12 complaints were generated last month: five in Clinton-Peabody, four in LaSalle Park, one in Blumeyer and two in Cochran. He noted that some of the serious crimes involved were an unlawful use of a weapon, property damage and two aggravated assault incidents in which one was an assault first shooting and the other involved recklessness with a firearm. He also provided details of the incidents. He stated that a pizza delivery man was robbed at gunpoint and an individual was arrested for unlawful possession of a firearm as well. Additionally, Sgt. Teeter stated that the discharging of firearms within the city limits were down, with only one report generated, and so were the recovery of stolen autos, with only two recovered from within the complexes. He noted that the video cameras are a huge help, as they not only help to observe certain incidents, but they also help to identify subjects involved.

Commissioner Fowler stated that hearing of the various crimes can be heartbreaking, but overall, crime is down for the year and that is something to be appreciative of.

Sgt. Teeter agreed. He said although the Housing Authority Unit (Unit) is very low on manpower, visibility of the officers within the complexes helps, but does not stop the calls for domestic disturbances and things of that nature. He noted that crime is down considerably, however, summer is approaching and bad things tend to happen when more people start to come out. He said hopefully the Unit will be able to get some additional officers.

#### **ADJOURNMENT**

Commissioner D'Souza moved to adjourn the meeting into Executive Session. Commissioner Eskridge seconded the motion. The vote was in favor of passing the motion with all commissioners voting aye. The meeting thereupon adjourned at 4:53 p.m.

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Regina Fowler, Chair  
Board of Commissioners  
St. Louis Housing Authority

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

(SEAL)

# **EXECUTIVE DIRECTOR REPORT**

## Executive Department

### MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: April 18, 2025

Subject: Executive Director Report

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The following reports details our collective efforts to strengthen community ties, enhance resident opportunities, and ensure sustainable housing solutions. For more detailed information, please refer to the accompanying Monthly Activity Reports.

#### **Financial Stability and Economic Influences**

SLHA is proactively managing challenges posed by a dynamic federal funding and economic landscape. Recent decreases in Public Housing Operating Subsidy Obligations and HCV Administrative Fees necessitate a conservative fiscal approach to ensure program stability. These funding constraints, coupled with broader economic uncertainties, such as the potential impact of new tariffs, underscore SLHA's commitment to maximizing resource allocation and safeguarding resident services. SLHA is closely monitoring the potential impact of announced tariffs on the cost of building and maintaining affordable housing for SLHA and its housing partners.

#### **Housing Choice Voucher Program: Performance and Adaptations**

The Housing Choice Voucher (HCV) program has achieved a 99.65% inspection completion rate. While the HCV program continues to operate at 100% of its current budget authority, federal funding limitations have necessitated a pause in drawing families from the HCV waitlist, which currently includes approximately 5,100 families. SLHA continues to serve families through specialized voucher programs, including:

- **Mainstream Vouchers:** SLHA administers 87 Mainstream Vouchers, targeting non-elderly persons with disabilities, with 25 families currently under lease. In partnership with the Department of Human Services (DHS) and its broad homeless provider network, SLHA has issued 29 new vouchers through the Emergency Winter Housing Pilot program. The widely supported Community Housewarming Collection has raised sufficient resources to equip new residents with essential household items.
- **Tenant Protection Vouchers (TPVs):** These vouchers, with 156 active participants and 26 families currently searching for units, aim to prevent displacement of low-

income residents due to various actions affecting subsidy assistance, providing rent security for property owners and preserving occupancy stability.

- **Emergency Housing Vouchers (EHVs):** HUD published Notice PIH 2025-07, "Emergency Housing Vouchers Leasing," on March 26, 2025, requiring the immediate cessation of voucher issuance under this program designed to assist individuals and families experiencing or at risk of homelessness, fleeing domestic violence, or recently homeless. HUD has indicated that current EHV funding is expected to last until 2026, due to increased per-unit costs driven by rising rental prices. These changes, combined with final HAP allocations, necessitate careful management of existing EHV resources to support current households. SLHA will continue to monitor HUD guidance to adapt program delivery as needed.

### **Promoting Community Safety**

SLHA is actively pursuing a multi-faceted approach to enhance resident safety and well-being. This strategy incorporates direct engagement with law enforcement, collaborative partnerships, and the adoption of evidence-based intervention models. SLHA maintains its existing security contract with the St. Louis Metropolitan Police Department (SLMPD), ensuring close collaboration and cooperation to promote community safety. SLMPD officers recently participated in a resident meeting at Clinton-Peabody to directly address safety concerns and work to build stronger community relations. Simultaneously, Resident Initiatives has taken a leadership role in convening meetings with a diverse group of community stakeholders, including the St. Louis Mental Health Board, the Violence Prevention Commission, Lincoln University, a private security consultant, and SLMPD to formulate and implement violence prevention strategies in the LaSalle Park community. These strategies aim to re-activate public spaces, strengthen community bonds, and create a safer environment for residents, as evidenced by the success of recent events like the Utility Clinic and Easter Egg Hunt and the upcoming Summer Food and Fun Series.

Recognizing the importance of equipping staff with effective tools, five SLHA members received training from national experts, Roca and the National Network for Safe Communities, through the Save Lives Now! Advisory Council's Regional Cognitive Behavioral Theory Violence Prevention Training. Cognitive Behavioral Theory (CBT) provides evidence-based strategies to help individuals manage emotions and make constructive choices, thereby interrupting cycles of violence.

### **Portfolio Stabilization and Strategic Asset Repositioning**

SLHA is committed to revitalizing its public housing portfolio through strategic asset repositioning and ongoing stabilization efforts.

- **Clinton-Peabody Transformation:** Significant progress continues in the RAD/ Section 18 Blend conversion of public housing units at the Clinton-Peabody site. The development team has collaborated with the RAD Resource team to plan the next steps in unit conversion and prepare for the demolition of the first 71 units in six buildings. HUD approval for the removal of these units is anticipated soon, allowing demolition to occur after environmental review completion.

- **RAD Program:** The Rental Assistance Demonstration (RAD) program is a key component of our asset repositioning strategy. The conversion of units from the Annual Contributions Contract (ACC) to RAD provides a more stable funding source of subsidy, which allows PHAs to safely leverage private capital to finance property rehabilitation or replacement. Conversion to RAD through long-term Section 8 contracts ensures that the units are perpetually affordable through the requirement that the contracts be renewed, as well as Use Agreements that preserve HUD's interest in the property. The RAD funding source is stable, receives a cost-of-living increase on an annual basis (OCAF), and is protected from the uncertainty of annual Federal funding decisions.
- **Capital Improvements:** SLHA is actively engaged in capital projects and improvements to enhance resident safety and the quality of housing. Ongoing initiatives include the rehabilitation of vacant units to increase availability, which will bring over 50 units back into productive use. Furthermore, significant upgrades are underway to improve the functionality and security of existing properties; these include first-floor renovations and new access controls at Parkview Apartments to enhance security and accessibility; security upgrades at Cochran Plaza and California Gardens to ensure resident safety; sewer repairs at Badenhau to maintain healthy living conditions; elevator replacements at Parkview, West Pine, and California Gardens; and roof replacements at West Pine, Lookaway, Badenhau, Walnut Park, and Cochran.

SLHA is also focused on strategic planning and development for the future. This includes the LaSaison project, which is adding new single-family homes for low to moderate-income households, and the pursuit of grant funding to support further improvements, such as safety and security enhancements at Lafayette Apartments.

### **Investing in Resident Success**

SLHA strives to support its residents through self-sufficiency programs:

- **Resident Opportunity and Self-Sufficiency (ROSS):** The ROSS program has 150 enrollees, reaching 75% of the 200-enrollment goal. A resident enrollment program with incentives has been launched to further motivate participation and referrals.
- **Family Self-Sufficiency (FSS):** The FSS program currently has 82 enrollees, and an enrollment campaign with employee and participant incentives is underway to attract new families.
- **Resident Initiatives Jamboree:** The 2nd Annual Resident Initiatives Jamboree is scheduled for Tuesday, April 29, from 12:00 PM to 3:00 PM, and volunteers are being sought to support the event.