



ST. LOUIS  
**HOUSING**  
AUTHORITY

# BOARD OF COMMISSIONERS

---

REGULAR MEETING

AUGUST 28

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, August 28, 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: August 22, 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, AUGUST 28, 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, July 24, 2025

**RESIDENTS' COMMENTS ON AGENDA ITEMS**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**2. Resolution No. 3049**

Approving and Authorizing the Tentative Election Schedule and Policy and Procedures for the Resident Board of Commissioner's Election

**CHAIR'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**  
**JULY 24, 2025**

BOARD OF COMMISSIONERS  
ST. LOUIS HOUSING AUTHORITY  
REGULAR MEETING  
JULY 24, 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, July 24, 2025. Chair Regina Fowler called the meeting to order at approximately 4:32 p.m.

Present: Rachel D'Souza  
Margaret English  
Dara Eskridge  
Regina Fowler  
Benita Jones  
Sal Martinez  
Constantino Ochoa, Jr.

**CONSENT AGENDA**

**Approval of Minutes**

Commissioner Martinez moved to approve the minutes of June 26, 2025. Commissioner D'Souza seconded the motion. The motion passed with Commissioners D'Souza, English, Eskridge, Fowler, Martinez and Ochoa voting aye.

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**Resolution No. 3046**

Authorizing and Approving the St. Louis Housing Authority Cost-Saving Measures for the Housing Choice Voucher Program.

Latasha Barnes, Executive Director, stated that this resolution seeks board approval for the St. Louis Housing Authority (SLHA) to implement some crucial cost-saving measures for the Housing Choice Voucher (HCV) program. She noted that the measures are detailed in Exhibited A that is attached to the resolution. She stated that SLHA experienced some significant federal cuts for fiscal year 2025 as it pertains to the Housing Assistance Payments and HCV Administrative Fees and as a result, the agency has been depleting its Housing Assistance Payment reserve. She said in an effort to reduce some of the HCV program expenses without impacting the number of families the agency is able to serve, SLHA is proposing to implement some of the cost-saving measures outlined in Chapter 35 of the HCV Administrative Plan. She noted that the measures include reducing the payment standards to 100% of the fair market rent, no moves to higher cost areas, no repayment agreements for failure to report income, no new project-based vouchers and increase efforts to discover unreported income.

Ms. Barnes stated that HUD implemented a new policy this year that changed the payment standards, making them higher for certain zip codes, which took the agency above its budget authority. She said reducing the payment standards to 100% of the fair market rent will allow the agency to come back within that existing budget authority. She said it is anticipated that this measure will take effect for current voucher holders at their next re-examination and once the lower payment standard is implemented and it is time for the voucher holder to recertify, the lower payment standard will go into effect at that time.

Ms. Barnes stated that limiting HCV moves to higher cost areas pertains to vouchers ported out of SLHA's jurisdiction to another state. She noted that typically when a voucher holder ports to another state, SLHA pays whatever that state's rent is, which could be higher than what SLHA's payment standard is. She said the regulations allow SLHA to restrict families from moving into those areas unless the housing authority agrees to absorb them into their program, meaning they would become financially responsible for the payments and not SLHA. She noted that SLHA would do the same and would absorb a voucher from other housing authorities if a family wants to move to the St. Louis region and it is a higher cost area.

Ms. Barnes stated that SLHA would also like to implement restricting payment agreements for individuals who fail to report their income. She noted that the agency pays more out in HAP expenses than it would otherwise pay if families on the program are not paying their share of the rent for failure to report their income. She said in the past, SLHA allowed those households to enter into repayment agreements, but due to the impact to the program, SLHA is proposing to restrict repayment agreements in those situations. She stated that any existing repayment agreements in place will be honored, but future instances of failure to report income or fraudulently obtaining more benefits than a household is entitled, SLHA will not offer a repayment agreement to allow the agency to continue to serve the maximum number of families through the HCV program.

Ms. Barnes stated that families currently residing in project-based Section 8 units, which is where the voucher is attached to the unit itself, do not have an unfettered right to continue accessing that housing assistance if they leave that unit. She said SLHA has been allowing families the opportunity to convert the project-based voucher to a tenant-based voucher, which allows them to move anywhere. She noted that this has created some challenges with managing the HCV budget, especially if the participant takes that voucher and moves to a higher cost area or to a more expensive unit. She stated that through this measure, SLHA would have the discretion to not issue tenant-based vouchers unless the circumstances are warranted, such as an instance of domestic violence, a reasonable or medical accommodation or if the conditions in a unit are such that a family cannot live there safely. She said SLHA would exercise discretion to allow those families to move, but as a measure, SLHA would restrict moves.

Ms. Barnes stated that the last cost-saving measure is to increase efforts to discover unreported income to ensure that SLHA is paying its appropriate share of the rental portion and the families are paying their fair portion.

Ms. Barnes stated that these are a few of the measures that the agency is looking to implement in an effort to better manage its existing resources and to be able to continue to assist as many families as possible. She noted that these measures are options and have been a part of SLHA's system and utilized at different points and times when it became necessary to have stricter reigns on the budget.

Commissioner Fowler asked if there were any questions.

Commissioner Eskridge asked which measure has the potential for having the biggest positive impact on the HCV program's resources.

Ms. Barnes stated that the payment standards, restricting moves to higher cost areas and being intentional about verifying income are the three measures that would provide the agency with the greatest level of cost-savings.

Carla Matthews, Director of the HCV Program, noted that all of the cost-saving measures will be beneficial at different times.

Commissioner Fowler asked, with implementing the 100% fair market rent measure, if the voucher would cover the rent and any share of utilities instead of just the rent.

Ms. Matthew stated that the payment standards, also called the small area fair market rents, is the maximum amount that SLHA can pay for rent and utilities. She noted that the rent amount is determined by the services and amenities, which includes utilities that the landlord or the tenant may pay.

Commissioner Eskridge asked which measure will require the most resources of the staff to implement.

Ms. Matthews stated that these are activities that the staff normally do; therefore, implementing the measures would not increase or decrease their workload or cause a burden for them or any of the families.

Commissioner Fowler asked if a Section 8 participant would still be able to use their voucher anywhere in the St. Louis region.

Ms. Matthews responded, "Yes." She noted that St. Louis City and St. Louis County share the jurisdiction.

Commissioner Fowler asked, in terms of the budget cuts, how much of the gap will be filled by implementing these cost-saving measures.

Ms. Matthews stated that it may be hard to measure initially, but the measures would be tracked to ensure that costs are decreasing.

Ms. Barnes stated that staff have been meeting with HUD on a regular basis and a meeting was recently held to look at cost-saving measures. She said SLHA is currently on track to receive shortfall funding and this is a necessary step to get HUD to release the funding. She noted that SLHA has to try different measures to see how they impact the agency's budget authority and overall expenses so that HUD will know how much to contribute to allow SLHA to serve the maximum number of families.

Commissioner Fowler asked if HUD had recommended taking these steps.

Ms. Barnes responded, "Yes." She noted that it is a requirement and something that SLHA has to do before HUD will consider the agency for shortfall funding.

Commissioner Eskridge asked when is the earliest the payment standards reduction will affect the HCV families.

Ms. Matthews stated that if SLHA implements the payment standards now, it would go into effect immediately should a family move, but if a family does not move, the change would not affect them until the anniversary of their move-in date two years from now. She noted that all families receive a notice of an increase at least 30 days before the increase is to take place, but for annual re-examinations, SLHA tries to notify families 120 days before the effective date of their anniversary to give them a chance to prepare for the increase.

Commissioner Eskridge asked if the families could be given notice earlier since it is known that this is something that will be put in place.

Ms. Matthews stated that if SLHA provides notice any sooner, it would cause a burden on the staff, as they have large caseloads, and it would require them to do more annual re-examinations. She noted that staff currently completes between 60 to 70 annual re-examinations per month and if done earlier, their caseload could increase to 140 annual re-examinations a month. She said another downside is that landlords are allowed to request a rent increase at the time of the annual re-examination, which would then not align with SLHA doing the annual re-examination early.

Ms. Barnes stated that SLHA is required to have a communications plan around the cost-saving measures as a part of this process and it has to be publicly published. She said SLHA can share the information with the families when it is made public.

Commissioner Eskridge stated that sharing the communications plan with the families earlier alleviates her concerns, as she was not asking for the process to start early.

Ms. Matthews stated that if the cost-saving measures are approved, not only will the participants be notified, but the landlords will be notified as well.

Commissioner Fowler asked if there were any further questions or concerns regarding Resolution No. 3046.

There were none.

Commissioner Martinez moved to approve Resolution No. 3046. Commissioner Eskridge seconded the motion. The motion passed with all commissioners voting aye.

### **Resolution No. 3047**

Authorizing and Approving the Retention of Voya Financial and Retirement Plan Advisors as the New Full-Service Providers for the St. Louis Housing Authority's 401(a) Money Purchase Plan and the 457 Deferred Compensation Plan.

Commissioner Fowler recalled this matter being previously discussed at a couple of meetings and she noted that when the resolution was first presented, she had a series of questions about the process. She stated that staff then added new steps or verified that certain steps had been done and in their conversations with Voya, staff allowed her to be a part of the discussions. She said she felt very comfortable with their approach to handling the retirement plan and she deferred to Ms. Barnes to present Resolution No. 3047.

Presenting Resolution No. 3047, Ms. Barnes stated that this resolution authorizes SLHA's new retirement plan service providers to implement the new plan documents. She noted that SLHA selected Voya Financial and Retirement Plan Advisors through its procurement process as its new full-service provider to service its 401(a) Money Purchase Plan and its 457 Deferred Compensation Plan. She said approval of this resolution would allow the agency to move forward with implementing the new plan documents as previously approved through Resolution No. 3029 on February 27, 2025. She stated that SLHA's current providers, Principal Financial Services, Nationwide and Security Benefit Group, had been notified that new providers had been selected. She noted that after a series of meetings with the new providers, SLHA was able to review the prior plan documents and the terms of those documents and refresh them to ensure that the new plan documents are consistent with the agency's desires for how it wants to roll out the plans and implement them, as well as being consistent with the level of services and benefits the agency wants to provide to its employees. Ms. Barnes provided an overview of Exhibit A, Adoption Agreement and Plan Amendments for the 401(a) Money Purchase Plan, which is an employer-only contributing plan, and Exhibit B, Adoption Agreement and Plan Amendments for the 457 Deferred Compensation Plan, which is an employee contribution plan. She noted that the updated plan documents are in compliance with all legal requirements and she thanked Sarah Turner, General Counsel, Stacy Taylor, Director of Human Resources, and the team for stepping up to learn this information and for working closely with SLHA's consultant to get this done. Ms. Barnes stated that if approved by the board, the changes would go into effect effective October 1, 2025, which is the start of SLHA's new fiscal year, and the new service providers will present to the staff at the agency-wide staff meeting on August 13, 2025.

Commissioner Fowler asked Ms. Barnes, on the 401(a) Plan, if an employee has to be 65 years old to withdraw or if they retire early, is there a possibility of withdrawing before the age of 65.

Ms. Barnes stated that the way she understood it, by law, SLHA was not able to set the age limit lower than 65. She said the retirement age had to be between 65 and 70, but no greater than 70.5, so SLHA set it at 65. She said if special circumstances arise, the agency could do a plan amendment that specifically authorizes a withdrawal at a lower age.

Commissioner Fowler asked Ms. Barnes if enrollment in the 457 Plan was automatic and a person has to opt out.

Ms. Barnes stated that there is no automatic enrollment for the 457 Plan. She said the employee has to opt in.

Commissioner Fowler asked Ms. Barnes if SLHA has a defined benefit plan where all of the investment is done through the agency's plan and then the employee is sent a check every month.

Ms. Barnes responded, "No, not that she was aware of."

Commissioner Jones asked if all of the employees would be in the 457 Plan.

Ms. Barnes stated that any employee can participate in the 457 Plan and in the 401(a) Plan. She noted that full-time employees can participate after completing their six-month probationary period and she believes the same applies to part-time employees working over 30 hours a week.



Commissioner Jones asked if it was a choice.

Ms. Barnes stated that it is the employee's choice for the 457 Plan.

Commissioner Fowler asked if there were any further questions regarding Resolution No. 3047.

There were none.

Commissioner Martinez moved to approve Resolution No. 3047. Commissioner D'Souza seconded the motion. The motion passed with all commissioners voting aye.

#### **Resolution No. 3048**

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 2025.

Presenting Resolution No. 3048, Ms. Barnes stated that SLHA was notified by HUD that its fiscal year 2025 Capital Fund Program allocation award will be \$9.2 million. She said in preparation for this funding, SLHA completed the fiscal year 2025 Capital Fund Annual Statement in accordance with its latest Capital Fund Five-Year Plan. She noted that the board approved the Capital Fund Five-Year Plan on June 26, 2025 via Resolution No. 3045 as a part of the agency's Agency Plan process. She said now that the official funding allocation has been received, the information has been updated. Ms. Barnes stated that Jason Hensley, Director of Real Estate Development, was present to answer any questions.

Commissioner Fowler asked if there was a difference in the allocation amount and what had been budgeted and if so, how much.

Mr. Hensley responded, "No." He said because HUD provides this information late in the year and SLHA has to get the Agency Plan out, the amount is estimated and when the allocation is received, it is reallocated. He said SLHA typically tries to budget lower than what is thought that HUD will allocate and any increase is put in certain categories.

Commissioner Fowler asked if there were any further questions regarding Resolution No. 3048.

There were none.

Commissioner Martinez moved to approve Resolution No. 3048. Commissioner Eskridge seconded the motion. The motion passed with all commissioners voting aye.

#### **CHAIR'S REPORT**

Commissioner Fowler reminded the commissioners that the Joint Fund Development Meeting would take place on August 11, 2025 at 10 a.m. She encouraged the board members to be a part of that as they continue to discuss funding options for SLHA.

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

Providing an update on key performance and highlights, Ms. Barnes stated that SLHA received its preliminary financial condition score for the recent fiscal year that will be a part of the PHAS assessment and the agency received a score of 24.39 out of a maximum of 25 points. She congratulated Bridgette Harvey, Director of Finance, Darlisha Cooper, Finance Manager, and the Finance team.

Ms. Barnes stated that SLHA's Housing Choice Voucher (HCV) program continues to remain at 100% utilization and she noted that the agency is currently serving over 5,800 households. She shared that the staff is actively preparing for the upcoming SEMAP certification and the current projections indicate that the program will receive high performer status for this fiscal year. She said as a result of the agency's strong performance in the HCV program, HUD recently awarded SLHA some extra vouchers to assist with displaced families from a local multifamily development. She congratulated Ms. Matthews and her team for their success.

Ms. Barnes shared that HUD recently announced that the Emergency Housing Voucher program, which is different from the Emergency Winter Housing Pilot program, would be winding down and that funds would no longer be dedicated to support the vouchers for the program. She noted that current projections are that the funding would run out in 2026. She stated that the Emergency Housing Voucher program was implemented several years ago and allowed SLHA to partner with its local Continuums of Care (COCs) and homeless service providers. She noted that SLHA has been monitoring the appropriation levels and thinking about alternative programming options to see how the agency can continue to support those households, which are about 175 voucher holders. Ms. Barnes stated that HUD recently released some guidance on how to wind down the program and SLHA is eagerly anticipating additional guidance and administrative flexibilities that will hopefully allow the agency to shift the families over into public housing programs or other types of subsidies that might become available. She said there is currently a lot of advocacy at the national level around extending financial support for these programs or alternatively converting the vouchers from Emergency Housing vouchers to Tenant Protection vouchers. She noted that the Emergency Housing Voucher program is a fairly substantial program that SLHA administers and quite a few households would be impacted if the program has to wind down. She said she would keep the board informed throughout the process.

Ms. Barnes stated that occupancy remains a priority for SLHA and she noted that the agency achieved a 95% occupancy rate by the end of the last fiscal year, but the occupancy rate waxed and waned throughout this fiscal year based on tenant attrition and some other things and is currently at 93%. She said consistent with HUD's recent guidance to the agency, SLHA's current target is to reach the 95% occupancy rate again. She noted that SLHA is monitoring occupancy very closely and as of last month, 24 sites had obtained an occupancy rate of 90% or higher, with 14 of those sites reaching an occupancy rate of 95% or higher. She stated that over the next two months, SLHA is again doing another occupancy push and is pairing it with some of the agency's disaster relief efforts.

Commissioner Fowler asked Ms. Barnes, in terms of occupancy and turning units, if there was any way that SLHA could streamline the process to make it more efficient, like bidding and designing to use multiple contractors to move the work along.

Ms. Barnes stated that the Director of Policy and Procurement and the Property Management Department have been meeting regularly about how the agency can do procurement differently to speed up the process. She noted that some of the initial budget cuts slowed the agency down and then the storm hit in May and impacted four buildings, which cause the agency to shift gears to address the needs of the residents and to take care of the facilities. She said the Development and Modernization Department has been active, supportive and assisting with the procurement process, overseeing the large-scale vacant unit turn processes and helping to manage some of the money that the agency was initially awarded by the City of St. Louis, which brought a lot of additional capacity and is helping to get additional unit ready, however, those processes take a while. She noted that every department has been extremely involved in the occupancy push in an effort to get the agency where it needs to be by end the fiscal year.

Commissioner Fowler asked Ms. Barnes if SLHA was still pushing for the 95% occupancy rate by the end of the fiscal year.

Ms. Barnes responded, "Yes."

Commissioner Jones asked if that would mean more tenant participation funding for the TAB boards.

Ms. Barnes responded, "Potentially."

Continuing with her report, Ms. Barnes stated that the Resident Initiatives Department has been doing some amazing things engaging the youth and with the community beautification programming. She noted that through the grant received from the Community Development Administration, SLHA's Resident Coordinator lead several impactful community engagement events, ranging from community clean-ups to virtual block parties to ribbon cuttings and she worked closely with the residents to help them identify beautification improvement activities to do at their site. She said in addition to the community engagement events, Lincoln University asked SLHA if it would be a host site for their Bridge the Gap Summer Camp,

which was a six-week summer program and required the Resident Initiatives team to quickly mobilize resources to support the initiatives. Ms. Barnes deferred to Vontriece McDowell, Director of Resident Initiatives, to present on the summer camp and the LaSalle Park summer youth hub.

Ms. McDowell stated that the Resident Initiatives team wanted to be intentional about focusing on youth engagement this year and was fortunate to oversee a summer camp at the Clinton-Peabody Al Chappelle Community Center, which was open to all SLHA families. She noted that the summer hub at LaSalle Park and the Clinton-Peabody summer camp was a collaborative effort and could not have been done without the Property Management Department and the management teams at both sites. She said SLHA had some very significant partners for the camp at Clinton-Peabody, which included Behind It All Foundation, City Faces, Ready Readers and Lincoln University Cooperative Extension, and licensed teachers worked with the children. She deferred to Ms. Eugenia Jones to present on the Clinton-Peabody summer camp.

Ms. Jones stated that the Clinton-Peabody summer camp closed out with the kids spending the day two hours away from St. Louis with the other groups that Lincoln University Cooperative Extension (Lincoln) had provided resources. She noted that it was an amazing event and an awesome experience with a great group of kids. She said there were between 26 to 28 kids registered for the program and on a daily basis, about an average of 16 to 18 kids attended camp. Ms. Jones stated that Lincoln provided a handful of curriculums to implement in which one focused on hydroponics and there were some emotional and social learning curriculums that were pushed inside and outside of the curriculum. She said to see the kids engaged and investing their time and effort was awesome. She noted that they also spent quite a bit of time with some of the other partners previously mentioned by Ms. McDowell and they got to cupcake decorate, did vision boards and an artist did some oil painting with the kids. She said it was awesome to see the kids engaged in things focused around social engagement, as well as stem classes. Ms. Jones stated that the camp was great and she thanked Ms. McDowell for allowing her to hang out with the kids.

Ms. McDowell stated that it was very powerful to see the impact that the summer programs had on the youth and the parent volunteers, specifically at the Al Chappelle Community Center. She shared that one parent had been at the Clinton-Peabody camp since the first day and had subsequently enrolled in the FSS program, working very closely with the FSS Coordinator on some personal life goals. She stated that the LaSalle Park summer hub was very important for the Resident Initiatives team because they wanted to get ahead of any activity that may happen at the site. She noted that they partnered with Ready Readers, BJC, VPC and the YMCA Mobile Gaming Bus. She said the kids looked forward to the summer hub every Thursday and SLHA was excited about the opportunity, as well as the opportunity to strengthen its relationship with the residents and to reactive the community spaces with them. Ms. McDowell stated that SLHA now has to think about fall programs because its partners do not want to leave the agency.

Commissioner Jones asked if the summer program is a yearly thing and if SLHA's partners would be coming back next year.

Ms. Barnes stated that this was new for SLHA and she noted that the families and the children really enjoyed it. She said it is hoped to continue the relationships and that there will be opportunities to expand the summer program to other sites.

Commissioner Jones asked if there would be transportation for other sites to get to the camps if SLHA's partners come back next year.

Ms. Barnes stated that it is a funding issue and SLHA would have to see what happens. She noted that it is something that SLHA should be thinking about and seeing how it can fundraise around. She said she would keep it on the list of things to review with the Fund Development Committee.

Continuing with her report, Ms. Barnes highlighted SLHA's disaster recovery efforts, stating that immediately after the storm hit in May, the entire agency jumped into response mode, as nine of the agency's buildings sustained some level of utility outages and four developments sustained damage. She said SLHA collaborated with stakeholders, including current elected officials, former elected officials, the City of St. Louis, community partners and corporate partners to make sure that its residents had access. She noted that the agency served a little over 1,700 hot meals to its residents and hosted several large-

scale distributions of essential items across seven affordable housing communities, which included water, non-perishable food, hygiene products, household supplies, flashlights, batteries, solar-powered devices and toys. She said there were approximately 100 volunteers that included SLHA staff, community partners, nonprofit partners and churches that helped with food distributions, supply distributions and/or just cleaned up debris around the properties.

Ms. Barnes stated that for the HCV program, SLHA maintained close communication with the landlords and the participants and the HCV Department implemented a tracking system for impacted households, as well as provided targeted supports towards the rehousing efforts to streamline and implement a streamlined voucher issuance and leasing process for the families. She said SLHA also became super-involved in broader community initiatives and partnered with Employment Connection, Lincoln University, Urban Strategies and the Renaissance Place Tenant Association to host the "Paula Foster Day & Care Fair", which allowed Ms. Foster's memories and legacy to be honored, along with providing critical community support to families residing in the 11<sup>th</sup> Ward, especially those living at Renaissance Place.

Ms. Barnes stated that SLHA has also been working closely with the Department of Human Services, the Community Development Administration, the Recorder of Deeds Office, the Red Cross, HOPE STL, FEMA and some other partners, including the St. Louis Public Schools, to host housing recovery fairs. She noted that it is a three-part series and that two fairs had been held to serve as a connection point to bring housing providers and housing services together in one place where impacted households could get some type of housing solution. She thanked Val Joyner, Director of Communications, who took on the heavy lift for the first two fairs held at Chaifetz Arena and Delmar DiviNe as a part of the disaster assistance center, which served a little over 290 household. She stated that SLHA will partner with the St. Louis Public Schools for the last fair, which is scheduled for August 5, 2025, and will be in conjunction with their back-to-school block party.

Ms. Barnes stated that SLHA is also involved in the City of St. Louis' recovery taskforce and meets with stakeholders, including the Red Cross, FEMA, HUD, CDA and other City agencies to start planning for the next steps and how SLHA can be an active part. She said in addition, SLHA has been working with the Red Cross to assist displaced households that are currently in hotels and being served by the Red Cross and Urban League to update their status preference on the agency's waitlist. She noted that to date, SLHA had assessed approximately 200 households for the new waitlist preference in partnership with the Red Cross and Urban League and had updated statuses for families already on the waitlist. She stated that SLHA will open its public housing waitlist the week of August 18, 2025 with the new preference in place, which will be open to everyone, and it is hoped to serve impacted households as new units come online.

Providing an update on the emergency disaster recovery initiatives, Ms. Barnes shared that over 40 hours of leave had been donated to the Care Leave Fund that SLHA team members could tap into and as of July 15, 2025, seven applications had been received for disaster relief payments, with five being approved and a total of \$12,500 issued in direct financial support to SLHA staff members working to recover from the impacts of the disaster. She thanked the board for approving the initiatives and allowing the agency to be a part of these continuing efforts.

Ms. Barnes acknowledged the Development and Modernization team, noting that the team continues to make progress on the Clinton-Peabody redevelopment and has started preparing buildings for demolition. She said progress is also being made on Parkview's transformation, including the RAD application and an upcoming application for submission to the Missouri Housing Development Commission for low-income housing tax credits. She said in addition to doing extra work with helping turn units and working on the RAD processes at some of the sites, the Development and Modernization team also completed two applications to CDA for neighborhood transformation grants. She noted that one application was for essential make-ready work at Cochran Plaza, which will allow the agency to house larger families, and the other application was submitted to continue to support the work that is happening at Parkview Elderly Apartments.

Concluding, Ms. Barnes stated that the remainder of her reports focused on federal and state changes.

Commissioner Jones stated, regarding the housing fairs, that she would love to be involved in any kind of way and she could bring additional volunteers.

Ms. Barnes stated that she and Commissioner Jones could talk offline to get that coordinated.

Commissioner Fowler thanked Ms. Barnes for highlighting what SLHA is doing for the community and its staff members. She said it was appreciated, as that is important for the board members to understand every once in a while.

### **RESIDENTS CONCERNS**

Edith Guthrie, President of the City-Wide TAB Board and the Blumeyer/Renaissance Place Tenant Association, stated that a grievance hearing was recently held, but she could not present on the matter or address the issue until after the results are received. She did, however, share that SLHA is Blumeyer/Renaissance Place Tenant Association's banker and did not inform them that funds had been taken out of their account. She said she could not trust SLHA if the agency takes money out of their account without informing them.

Ms. Guthrie stated that McCormack Baron deciding to implement a new system requiring the residents to do their recertification online is another concern. She said they decided to do this back in January 2025 and did not let the residents or the TAB board know first and none of them have been trained. She noted that McCormack Baron did say that if the residents called and made an appointment that the office staff would help them, but they are short-staffed and no one answers the phone. She suggested that McCormack Baron have a training session on the online recertification process.

Ms. Guthrie stated that communication with the TAB board presidents is also a big issue. She noted that the managers are allowed to mistreat them in the way they speak to them when conducting business and the vice-presidents of the mixed-finance property management companies who do not live in St. Louis and have no knowledge of how the TAB boards operate are disrespectful and talk to them any kind of way, which needs to be addressed. She said she would like to go back to requiring the managers to attend the City-Wide TAB board meeting quarterly to go over the rules and to learn how the TAB boards operate. Ms. Guthrie stated that as board members, they are to address issues and concerns of the developments and when they do, they are attacked. She noted that that had recently happened to her and that she owed Ms. Barnes an apology for something she said in one of her emails. She stated that she is very passionate about what she does and she is a very direct person, which comes across to some people as too much. Ms. Guthrie stated that the managers are also starting to intimidate them by wearing body camera. She noted that the managers do hurtful things and they treat the TAB board presidents like they are nobody, which is not okay, as they are supposed to work together. She said she works hard to serve and help the residents as best she can, but they are not taken seriously. She requested that a meeting be held with the SLHA commissioners, the City-Wide TAB board and HUD to go over the roles and responsibilities of the TAB boards. She said the TAB boards should also have some type of training and continue to have training to address the concerns of the residents properly and to respond to the managers properly. Ms. Guthrie asked Commissioner Fowler and Ms. Barnes if the City-Wide TAB board could go back to meeting with the managers quarterly meetings to get on one accord. She said they are supposed to work together and she feels like she is in a battle with SLHA and the managers.

Commissioner Fowler thanked Ms. Guthrie for bringing her concerns to the board. She said they would wait until the results from the grievance hearing are publicized to address that concern more clearly. She said in terms of meeting with McCormack Baron, Renaissance Place is a mixed-finance development. She noted that some of the residents are supported by SLHA and others are not; therefore, Ms. Barnes would address that matter. She said in terms of if words were said to Ms. Guthrie, she is confident that Ms. Barnes and her team would address that issue as well.

Ms. Guthrie stated that she was speaking for every TAB board president, not just herself.

Commissioner Fowler stated that Ms. Barnes would look into that concern and report back to the board on what happened and what will be done to improve those relationships. She said she would also like to get



Commissioner Jones and Commissioner English's take on it, which may help the commissioners to understand a little better about some things.

Addressing Ms. Guthrie's apology, Ms. Barnes stated that it was not owed for any comment made because she did not feel that way. She said to the point of people attending the City-Wide TAB meetings, she did not have any objection to that, however, the City-Wide TAB meetings are governed by the TAB board presidents and they determine who participates. She said if the TAB boards would like to have SLHA's managers to attend the meeting, she would support its staff participating, but the managers of the mixed-finance sites, McCormack Baron and Carleton, are not SLHA staff members, so that is not something SLHA would be able to ensure, but would definitely encourage them to participate. Regarding Ms. Guthrie's comment about body cameras being worn, Ms. Barnes stated, for clarity, that it was a manager at a mixed-finance site, not an SLHA team member, and the issue had been addressed with their leadership. She noted that most recently, Paul Werner, Director of Policy and Procurement, had spoken to their team about the reports SLHA was getting regarding that manager wearing a body camera and they have been asked to address it so that it is not a violation of privacy for the families residing in that complex.

Ms. Barnes stated that the grievance matter remains with the hearing panel, which included three public housing residents and three SLHA staff members, and SLHA is awaiting their decision. She noted that any reports received at the agency about SLHA team members are investigated and addressed internally in accordance with its personnel policy and those things remain confidential as required. She said SLHA does not publicize those or share those matters with the residents and SLHA is not allowed to share those matters back with the residents.

Ms. Guthrie stated that she understood, but they are still being treated that same.

Commissioner Fowler stated that she believed that there would be a change in treatment over time and that Ms. Guthrie would see a difference, but if she did not, she could let the board members know.

Commissioner Jones stated, regarding the issues with management, that a lot of times management looks at the public housing residents and the Section 8 participants in a different light because of their status at that particular time. She said she notices that disrespect sometimes comes from that. She noted that training is necessary and that there should be a yearly panel whereby everybody get together to understand what each group is responsible for, what they do and how they represent themselves. She said training for the TAB boards should be continuous so that each TAB board president and every member on their board know exactly what they are doing because the managers try to run the boards and they do not know what they are doing. She stated that communication is an issue period.

Additionally, Commissioner Jones stated that most of the TAB board members are older people and sometimes it may take a bit longer for them to understand technology than other groups of people. She said it also needs to be understood that they all are partners and their main function is the residents and how to improve their lives and living standards, which is what she believes they all are there for, whether it is their job or they are doing volunteer work. She stated that if they keep the purpose of everything in the forefront, things could improve.

Commissioner Fowler suggested that maybe a couple of SLHA staff members, not Ms. Barnes, but someone she assigns, could work with a couple of the TAB board members and Commissioner Jones and Commissioner English to come up with some ideas to improve the communication and to address the training, as well as come up with some things that would help. She asked that they include input from members of the TAB boards and then present something to SLHA's board that could possibly be implemented to ensure that there is an understanding of the training that is needed, the communication that is needed and how the board could make sure that it gets done, which would be helpful to the residents overall and ensure that they are on the right track in working with SLHA communities and the managers.

Ms. Guthrie stated that whoever is chosen to serve on the committee, she would not like for it to be a double-standard, meaning that she would like for SLHA to support the residents and not speak against them when communicating with the managers.

Commissioner Fowler stated that that is where Commissioner Jones and Commissioner English would help to make sure everyone stays on track because not only do they represent SLHA's board, but they represent the residents too and it is really important that they weigh in on this.

Ms. Guthrie thanked Commissioner Fowler.

Commissioner Jones stated that she is an advocate for the residents and she tries to represent SLHA's board as best as she can. She said she would love to be a connection for SLHA's board, SLHA and the City-Wide TAB board.

Commissioner Fowler asked Commissioner Jones if she would be willing to work with the group to come up with some ideas.

Commissioner Jones responded, "Yes."

Commissioner English stated that it will always be two sides to each story and they have to work towards both meaningfully or they will always have the same revolving circle. She said it should be said that they are having an open discussion and not say that it is management versus the TAB boards. She noted that the more they work together, they could come to a better understanding.

Commissioner Fowler stated that it was her hope that Commissioner English would also participate to work with this small team.

Commissioner English agreed.

Commissioner Fowler stated that she would have Ms. Barnes to pull that together. She noted that the meeting was longer than normal, but the board members were updated on a lot of things. She said the work that SLHA is doing is appreciated and all of the comments expressed help the board members to appreciate the residents and all that they are doing as well.

#### **ADJOURNMENT**

Commissioner D'Souza moved to adjourn the meeting. Commissioner English seconded the motion. The vote was in favor of passing the motion with all commissioners voting aye. The meeting thereupon adjourned at 5:56 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)

# **RESOLUTION No. 3049**



## Resident Initiatives Department

3520 Page Blvd. ■ St. Louis, MO 63106 ■ p 314.531-4770 ■ f 314.531.0184 ■ tdd 314.286.4223 ■ [www.slha.org](http://www.slha.org)

### MEMORANDUM

TO: Board of Commissioners

THROUGH: Latasha Barnes, Executive Director

FROM: Vontrice McDowell, Director of Resident & Community Engagement

DATE: August 22, 2025

SUBJECT: Resolution No. 3049  
Authorizing and Approving the Tentative Election Schedule and Policy and  
Procedures for the Resident Board of Commissioner's Election

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Board approval is requested for the tentative Election Schedule and Policy and Procedures for the resident members of the Board of Commissioners.

**Authorizing and Approving the Tentative Election Schedule and Policy  
and Procedures for the Resident Board of Commissioner's Election**

WHEREAS, pursuant to 99.051 RSMo, the St. Louis Housing Authority (SLHA) is authorized to provide for the election of two commissioners who are public housing residents; and

WHEREAS, the two resident commissioners' terms are expiring; and

WHEREAS, an election is necessary to appoint successors; and

WHEREAS, SLHA will designate an independent group or agency, such as the League of Women Voters, Coalition of 100 Black Men, Mound City Bar Association or fraternal organizations to conduct the election and to serve as Election Judges and the Certifying Agency for the election.

WHEREAS, SLHA will present the Resident Board of Commissioner's policy and procedures and election schedule to the St. Louis Tenant Affairs Board for review and input at their September meeting; and

WHEREAS, the date of December 6, 2025 has been selected as the appropriate time to conduct said election.

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

1. The Resident Board of Commissioner's tentative election schedule and policy and procedures are approved.
2. The election for the resident commissioners shall be held on December 6, 2025 and shall be conducted by an independent group or agency.
3. The Executive Director of the St. Louis Housing Authority is authorized and directed to do all things necessary for conducting this election.



**TENTATIVE SCHEDULE FOR RESIDENT COMMISSIONER'S ELECTION FOR 2025**  
**(Election Date: December 6, 2025)**

8/28/25	Request the Board of Commissioner's permission to hold the Resident Commissioner's Election on December 6, 2025 from 8:00 a.m. to 5:00 p.m.
9/5/25	Establish Credentials Committee.
9/17/25	St. Louis TAB reviews election policy and procedures and election schedule and revise as necessary.
9/23/25	Credentials Committee first meeting to be held – 2 <sup>nd</sup> Floor Glass Conference Room. Time to be determined.
9/25/25	Board of Commissioners to review and approve Resident Commissioner's Policy and Procedures.
9/30/25	Mail out election notices to residents notifying them of the election and solicit candidate nominations/inform management of notices/request management or worker be on site for election.
10/30/25	Deadline to file for candidacy. All forms must be completed and turned in to the management office or to SLHA (3520 Page Blvd.) by 5:00 p.m. Management submits all completed candidate checklist information.
11/4/25	Credentials Committee reviews all candidates to ensure they meet qualifications. Eligible, as well as ineligible, candidates are notified.
11/10/25	Notify candidates of their status.
11/14/25	Meet with all eligible candidates at SLHA, 3520 Page Blvd., regarding the policy and procedures of the election/take pictures of candidates to post at sites/forums – location and times will be announced
11/18/25	Post eligible candidates at each development.
11/25/25	Deadline to order lunch for all election help.
12/3/25	Send out reminder for management to have a staff person on duty during election.
12/5/25	Deliver election boxes to sites.
12/6/25	Election Day (from 8:00 a.m. to 5:00 p.m.).
12/8/25	First day of appeals.
12/9/25	Second day of appeals.
12/10/25	Last day of appeals.
12/11/25	Credential Committee reviews all appeals.



## ELECTION POLICY AND PROCEDURES FOR RESIDENT BOARD OF COMMISSIONERS

### **I. DEFINITIONS**

- A. "Residents in Good Standing" is defined as an individual who is or has:
- (1) resides in a St. Louis Housing Authority (SLHA) development pursuant to a current lease for a dwelling unit with the SLHA.
  - (2) complied with all rules, regulations and resident obligations as prescribed in the Dwelling Lease (rent, maintenance charges, air conditioning charges, etc.); this includes being current in any approved repayment agreement.
  - (3) no member of his/her household who has received a citation resulting in an arrest and/or court appearance from any official police department having legal jurisdiction in the area served by the SLHA during the previous twelve (12) months prior to the filing deadline.
  - (4) not under a rent and possession or unlawful detainer suit as of the filing deadline.
- B. SLHA shall mean the Public Housing Authority located within the City of St. Louis.
- C. Board of Commissioner ("BOC") shall mean the SLHA seven (7) member Board of Commissioners, two (2) elected by the residents and five (5) appointed by the Mayor of the City of St. Louis to formulate policy for the SLHA.
- D. Resident Management Corporation ("RMC") shall mean any duly recognized Resident Management Corporation operating within the SLHA's jurisdiction.
- E. Resident Council ("RC") shall mean any duly recognized Resident Council operating within the SLHA's jurisdiction (known as "Tenant Affairs Board" or "TAB").
- F. Jurisdictionwide Resident Council (also known as "Resident Advisory Board" or "St. Louis Tenant Affairs Board" or "City Wide TAB") shall mean any duly elected recognized Council representing the interests of all residents within the SLHA's jurisdiction.
- G. Credentials Committee shall mean the committee established by the SLHA BOC, in conjunction with the TAB, to oversee the election and election process. SLHA staff will provide technical assistance to the Credentials Committee and provide management files for each candidate to be reviewed for "good standing". The Credentials Committee shall be composed of:

- (1) five (5) SLHA public housing residents in “good standing”; one (1) of the residents shall be a member of the SLHA St. Louis TAB and at least one (1) of the residents shall be a member of the TAB.
- (2) one organization that has no interest in SLHA or TAB affairs, such as League of Women Voters, Coalition of 100 Black Women, Coalition of 100 Black Men, Mound City Bar Association or a fraternal organization.

## **II. VOTING ELIGIBILITY**

- A. In order to be eligible to vote in the SLHA election, you must:
  - (1) have been a SLHA resident for at least one year to be verified by the current Dwelling Lease in effect at the time of election.
  - (2) be a resident in “good standing” as defined in Section II-A(1)-A(4).
  - (3) be eighteen (18) years of age or older and on a SLHA Dwelling Lease.
- B. All voters must provide identification at the time of voting. Acceptable identification includes:
  - (1) valid driver’s license
  - (2) valid State identification card
  - (3) valid school or employment identification
- C. Absentee voting and/or proxy voting is not allowed. Upon request, exceptions may be made for those that are disabled or homebound.

## **III. CANDIDACY ELIGIBILITY**

- A. In order to be eligible to run for Resident BOC Office, you must:
  - (1) have resided in a SLHA development for at least one (1) year prior to date of filing for candidacy.
  - (2) be a tenant of SLHA to be verified by the current Dwelling Lease in effect as of the date of the notice (announcement) of election.
  - (3) be a resident in “good standing” as defined in II. A.(1)-(4).
  - (4) be twenty-one (21) years of age or older and on a Dwelling Lease.
- B. To file for candidacy, a filing form must be completed and returned to a SLHA’s Manager’s Office and forwarded to the Central Office to the attention of the Credentials Committee within ten (10) days notices went out. Filing forms may be obtained from

any SLHA Management Office and the SLHA's Central Office. Persons whose filing forms are not received on or before the ten (10) days from the date notices went out will not have their names listed on the ballots.

- C. All filing forms will be reviewed by the Credentials Committee to determine eligibility of individuals to run for office. Candidates deemed eligible/ineligible shall receive written notification from the Credentials Committee at least thirty (30) days before the election.

#### **IV. QUALIFICATIONS OF RESIDENT COMMISSIONERS**

- A. Qualified commissioners shall not have any conflicts of interest as defined by the ACC or any applicable State, Local or Federal laws or regulations.
- B. A commissioner shall not be employed in any capacity by the SLHA.
- C. Only one commissioner of the SLHA may be an officer or employee of the city or county for which the SLHA is created.

#### **V. ELECTION DATES**

- A. The election date for the SLHA Resident BOC will be held the first Saturday in November, beginning November 3, 1993, and every (4) years thereafter. The SLHA reserves the right, with the approval of the BOC to set the election on any other date as deemed to be in the best interest of the Authority and residents.
- B. Special elections shall be held in compliance and in conformance under Federal and State laws.
- C. The polls will be open from 8:00 a.m. until 5:00 p.m.

#### **VI. POLLING PLACES AND CAMPAIGNING**

- A. Polling places shall be located in community centers, lobbies, and/or other designated polling areas of public housing developments in a manner that will neither hinder normal traffic entering or exiting the site nor adversely impact the ability of candidates to do normal campaigning.
- B. Residents will vote in the building where they reside, unless another area has been designated by SLHA staff.
- C. Candidates and campaign workers will not be allowed in the polling places except to vote. Any campaigning and campaigning material must be at least 100 feet of the polls. Campaign workers and material must be registered by name, address and telephone number with the Credentials Committee. Campaign workers will not be permitted on SLHA property if information is not registered in advance with the Credentials Committee. Any violation of this section will result in the disqualification of the candidate's eligibility to run for office.

- D. All campaign workers must conduct themselves in a civil manner.

## **VII. ELECTION JUDGES**

- A. The SLHA BOC will designate an independent group or agency such as the League of Women Voters, Coalition of 100 Black Men, Mound City Bar Association or fraternal organizations to conduct the election. These groups will serve as Election Judges and the Certifying Agency for the election.
- B. The Election Judges will supervise the election on election day and make all decisions concerning eligibility of voters, receipt of all ballots, tallying ballots and certifying the election results to the BOC.
- C. Under the direction of the SLHA BOC, Election Judges will be designated to work in each development.

## **VIII. CHALLENGERS**

- A. Any challenge to the election, including voters' eligibility, candidacy eligibility, or campaign violations shall be governed by this section.
- B. Final authority with respect to the entire election process rests with the certifying agency unless challenged in a court of competent jurisdiction.
- C. Challenges before election day:
  - (1) Any challenge to any aspect of the election prior to election day must be submitted in writing at least 72 hours before the election to the Resident BOC Election Credentials Committee, St. Louis Housing Authority, 3520 Page Boulevard, St. Louis, Missouri 63106.
  - (2) The Credentials Committee shall make its decision known to the SLHA and notify the challenger of the decision by 5:00 p.m. on the day prior to the election.
- D. Challenges on election day:
  - (1) Any challenge to the election on election day will be presented to the Election Judges for a decision.
  - (2) The Election Judges will make all decisions with respect to voter eligibility. The voter bears a responsibility for complying with the requirements of Section II A(1)-(3) and Section II B(1)-(3).
  - (3) If the Election Judges deem a person is not eligible to vote, the voter may appeal the decision by 5:00 p.m. on the first business day following the election to the Credentials Committee, St. Louis Housing Authority, 3520 Page Boulevard, St. Louis, Missouri 63106.



E. Challenges after election day:

- (1) Any challenge to any aspect of the election after election day must be submitted in writing prior to 5:00 p.m. within the third business day following the election. Such challenges should be addressed as follows: Resident Board of Commissioners Election Certifying Agency, c/o Executive Director, St. Louis Housing Authority, 3520 Page Boulevard, St. Louis, Missouri 63106.
- (2) The Credentials Committee/Election Judges will make a decision within (30) days and notify the challenger of the decision.

**IX. TALLYING OF VOTES**

A. Collection of Ballots:

- (1) Promptly at the close of election, the League of Women Voters will pick up ballot boxes from each polling site, and deliver them to the designated site where ballots will be counted.
- (2) Ballots will be counted and tallied by the Election Judges, and then secured by League of Women Voters until the election is certified by the Credentials Committee.

**X. ELECTION TIES**

Any election for office which results in a tie vote will be resolved by a run-off election on the second Saturday following the election between 9:00 a.m. and 6:00 p.m. under the direction of the BOC, the SLHA will be responsible for conducting the run-off election in conjunction with the Election Judges.

**XI. ELECTION CERTIFICATIONS**

The Election Judges, upon receipt of the results, shall hold these results until the election is certified by the Credentials Committee.

The Election Judges shall notify the BOC and the Department of Housing and Urban Development (HUD) of the election results. When the elections are certified, notification to both successful and unsuccessful candidates shall be mailed to all candidates, and the results will be posted in each management office and the Central office. The BOC shall conduct a swearing in ceremony for all duly elected candidates.

**XII. RESIGNATION OF RESIDENT COMMISSIONERS**

In the event a resident commissioner forfeits his or her office by ceasing to be a tenant of SLHA, a special election shall be held for the purpose of filling the vacancy.

# **EXECUTIVE DIRECTOR REPORT**

## MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: August 19, 2025

Subject: Executive Director Report

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This report provides a comprehensive overview of SLHA's program management and transformative community initiatives. For more detailed information, please refer to the accompanying Monthly Activity Reports.

### **Strong Performance in the Housing Choice Voucher Program**

Our Housing Choice Voucher program continues to demonstrate robust performance, maintaining full utilization at 100% and currently serving over 5,800 households. The program also achieved a 100% inspection completion rate. We are actively preparing for the upcoming SEMAP certification, with current projections indicating the program will achieve High Performer Status for this fiscal year.

The agency is actively working to expand participation in the Foster Youth to Independence (FYI) Vouchers program. This crucial initiative provides up to 36 months of housing assistance and supportive services to youth ages 18-24 who have aged out of foster care and are at risk of or experiencing homelessness. To enhance the program's success and ensure eligible youth are connected to housing, we are actively seeking to build strong collaborations with local partners, including Public Child Welfare Agencies (PCWAs) and Continuums of Care (CoCs). This collective effort is a key investment in preventing and ending youth homelessness within our community.

### **Optimizing Public Housing Occupancy**

Occupancy remains a paramount agency priority. As of July 2025, an impressive 23 sites achieved an occupancy rate of 90% or higher, with 17 of those sites reaching an exceptional occupancy rate of 95% or more. Currently, there are approximately 500 HUD-approved offline units awaiting modernization or redevelopment, with sites like Clinton-Peabody, Parkview, and Cambridge Heights representing the largest vacant portfolios.

August 19-25, 2025, the public housing waitlist was opened for several communities in an effort to expand housing opportunities to households in need.

### **Pioneering Redevelopment at Clinton-Peabody**

SLHA and POAH are making significant progress on the Clinton-Peabody redevelopment. A community engagement meeting held on July 17, 2025, provided residents with updates on upcoming demolition work, which is currently in progress. The project has

garnered strong support from stakeholders, including newly elected 8th Ward Alderwoman Jami Cox-Antwi.

Staff and community partners are also working to empower residents through valuable programs such as the Mobile Y, City Faces, and Ready Readers. Additionally, the Clinton-Peabody Tenant Association Board has been highly active, hosting several successful community events, including the Show Me Peace Community Block Party, a Youth Game Day, a "Relax Your Mind" adult self-care day, and a highly successful Back to School Bash that provided meaningful community engagement activities for the Clinton-Peabody residents.

### **Back to School Celebrations**

On August 5, 2025, SLHA proudly partnered with St. Louis Public Schools (SLPS) for its annual Back to School Block Party. This event provided free food, shoes, clothing, electronics, and school supplies to thousands of St. Louis City students and families. A key highlight was SLHA's Home Again: ReHousing Recovery Fair, which connected over 68 households (including 148 children) to vital housing resources, ensuring they could start the school year with stability.

Furthermore, several SLHA Tenant Association Boards, including West Pine and North Sarah, hosted their own back-to-school events, and the Behind it All Foundation organized a special celebration for LaSalle Park families at the Magic House.

### **Enhancing Senior Programming**

In partnership with Urban League, SLHA's Senior and Disabled Services Coordinator Marvin Bostic is offering a 12-week digital literacy course for up to sixteen (16) seniors across our portfolio. The program, sponsored by AT&T, began on August 5, 2025.

### **Staff Development & Retirement Plan Transition**

In anticipation of our upcoming transition to new retirement plan providers, Retirement Plan Advisors conducted a valuable training session for all staff on August 13, 2025. This training provided comprehensive education on retirement and financial planning. To ensure every employee receives personalized guidance, a sign-up sheet will be made available for one-on-one meetings. We are excited about the new plan, which will offer several significant enhancements, including lower fees, enhanced investment options, and personal financial advice.

### **Federal Housing Landscape: Evolving**

Securing robust federal funding for housing assistance has presented ongoing challenges since January 2025. Below please find a chart highlighting current proposals for future funding:

<b>Discretionary Programs (\$ Millions)</b>	<b>FY 2025 Currently Enacted</b>	<b>FY 2026 Proposed</b>	<b>FY 2026 House</b>	<b>FY 2026 Senate</b>
Public Housing Operating Fund <sup>1</sup>	\$5,476	—	\$4,975	\$4,873
Public Housing Operating Fund Shortfall	\$25	—	\$25	\$214
Public Housing Capital Fund <sup>1</sup>	\$3,200	—	\$2,286	\$3,200
Resident Opportunities and Self-Sufficiency	\$40	—	\$35	\$45
Emergency Capital Needs	\$30	—	\$30	\$30

Choice Neighborhoods Initiative	\$75	—	—	\$40
Section 8 Housing Assistance Payment Renewals <sup>1</sup>	\$32,145	—	\$32,145	\$33,974
Administrative Fees	\$2,771	—	\$1,975	\$2,906
State Rental Assistance Block Grant	—	\$31,787	—	—
HUD-VASH	\$15	—	—	\$15
FUP/FYI Vouchers	\$30	\$25	\$30	\$30
Section 811 Mainstream Vouchers	\$743	—	\$743	\$810
Family Self-Sufficiency (FSS)	\$141	—	\$125	\$156
Community Development Block Grant	\$3,300	—	\$3,300	\$3,100
HOME Investment Partnerships Program	\$1,250	—	—	\$1,250
Homeless Assistance Grants <sup>3</sup>	\$4,051	\$4,020	\$4,158	\$4,530

Most notably, all current proposals (President, House, and Senate) include decreases to the general public housing operating fund, which could be detrimental to our ability to preserve and maintain existing public housing units. While the legislative process is ongoing, SLHA, in collaboration with national housing advocates, continues to educate stakeholders on the critical importance of these programs and the urgent need for adequate funding in light of the national housing affordability and supply crisis. We remain vigilant in monitoring these developments and advocating for the resources necessary to continue our vital mission.