

# BOARD OF COMMISSIONERS

REGULAR MEETING



ST. LOUIS  
HOUSING  
AUTHORITY

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OCTOBER 23

2025



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, October 23, 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: October 17, 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, OCTOBER 23, 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, September 25, 2025

**RESIDENTS' COMMENTS ON AGENDA ITEMS**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**2. Resolution No. 3055**

Authorizing and Approving the Submission of the Fiscal Year 2025 Section Eight Management Assessment Program Certification (SEMAP)

**3. Resolution No. 3056**

Authorizing and Approving the Allowances for Tenant-Furnished Utilities and Other Services for the Housing Choice Voucher Program

**4. Resolution No. 3057**

Authorizing and Approving the Payment Standards (Small Area Fair Market Rents) for the Housing Choice Voucher Program

**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  
SEPTEMBER 25, 2025**

BOARD OF COMMISSIONERS  
ST. LOUIS HOUSING AUTHORITY  
REGULAR MEETING  
SEPTEMBER 25, 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, September 25, 2025. Chair Regina Fowler called the meeting to order at approximately 4:31 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 Fowler asked that the minutes be modified to reflect Ms. D. Fowler instead of Ms. Fowler to distinguish that it is Deborah Fowler versus herself.

Commissioner Martinez moved to approve the minutes of August 28, 2025 with the suggested change. Commissioner Jones seconded the motion. The motion passed with Commissioners D'Souza, Fowler, Jones, Martinez and Ochoa voting aye.

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**Resolution No. 3050**

(For Informational Purposes Only – Approved by Telephone September 19, 2025)

Authorizing and Approving the Removal and Appointment of New Trustees for the St. Louis Housing Authority's 401(a) Money Purchase Plan and 457 Deferred Compensation Plan.

Latasha Barnes, Executive Director, stated that this resolution, which authorizes and approves the removal and appointment of new trustees for the St. Louis Housing Authority's (SLHA) 401(a) and 457 deferred compensation plans, was presented to the board and approved by telephone vote. She noted that as a part of SLHA's deconversion process and transitioning to new providers, it was realized that the trustees on the accounts had not been updated for quite some time and that the individuals listed as trustees had not been with the agency for several years. She stated that it was appropriate to update the individuals and she noted that a core group of SLHA team members, as well as the chair of SLHA's board, were identified to serve as trustees for the plans moving forward. She thanked the commissioners for their attention to this matter and noted that SLHA would be moving forward with the deconversion process with Principal.

Commissioner Fowler added that training had also been set up for the new trustees to get an understanding of what their duties are and she expressed appreciation to Ms. Barnes for setting up the training.

**Resolution No. 3051**

Authorizing the Write-Off of Vacated Tenant Account Receivable Balances.

Presenting Resolution No. 3051, Ms. Barnes stated that this resolution authorizes the write-off of uncollectible tenant accounts for the period of September 1, 2024 through August 31, 2025, totaling a little over \$400,000. She noted that compared to prior years, SLHA's bad debts have fluctuated

significantly post-pandemic. She said in 2023, SLHA saw a 54% increase and in 2024, another 52% increase in which a part of that debt was contributed to SLHA taking over management of its own properties and reconciling tenant accounts, as well as identifying prior recording errors and prior management concerns. She stated that compared to 2024, SLHA is at a 54% decrease, but last year was an anomaly and if the bad debt write-off for 2025 was compared to 2023, which was probably a more comparable year, the agency is at a 28% reduction. Ms. Barnes stated that SLHA is moving in the right direction and its fluctuations are very consistent with current national trends for all housing authorities post-pandemic. She noted that at the national level, tenant account receivables have ballooned to over three times their pre-pandemic levels and although this number seems very high, the agency is trending downward. She said the agency's current focuses on tenant engagement, collection policies and amplifying economic mobility programs are steering the agency in the right direction and SLHA will continue to proactively work to sustain the downward trend.

Commissioner Fowler asked if there were any questions regarding Resolution No. 3051.

There were none.

Commissioner Martinez moved to approve Resolution No. 3051. Commissioner D'Souza seconded the motion. The motion passed with Commissioners D'Souza, English, Fowler, Jones, Martinez and Ochoa voting aye.

#### **Resolution No. 3052**

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

Presenting Resolution No. 3052, Ms. Barnes stated that SLHA's team worked in collaboration with the City-Wide Tenant Association Board and their leadership to confirm the schedule of activities that will lead up to the resident commissioner election in December. She noted that SLHA will distribute the election notices next week and interested candidates will have until the end of October to file for candidacy. She stated that the Credentials Committee, which will vet candidates for approval, has also been established and includes residents and TAB leaders.

Commissioner Fowler asked if there were any questions regarding Resolution No. 3052.

There were none.

Commissioner Jones moved to approve Resolution No. 3052. Commissioner Martinez seconded the motion. The motion passed with Commissioners D'Souza, English, Fowler, Jones, Martinez and Ochoa voting aye.

#### **Resolution No. 3053**

Authorizing and Approving the Operating Budget for the Fiscal Year Ending September 30, 2026.

Commenting on Resolution No. 3053, Commissioner Fowler stated that the commissioners received the budget on September 19, 2025. She noted that she had gone over the budget and felt comfortable with it, but Commissioner Martinez, as Treasurer, had not gone through the budget with the staff because of some delays due to HUD and because it is large, they may not have had the time to go through it in detail. She said if the board did not feel comfortable approving the budget, they could convene again by September 29, 2025 to vote on it because it must be submitted to HUD by September 30, 2025, but if they were comfortable with the fact that she had reviewed it, they could proceed with considering approval. She asked that it be known by a nay vote if they were not comfortable with approving the budget.

There were no nay votes.

Commissioner Fowler asked Ms. Barnes and Bridgette Harvey, Director of Finance, go over the budget highlights.

Ms. Barnes stated that Resolution No. 3053 authorizes the proposed budget for the next fiscal year. She noted that federal funding challenges remain and significant cuts have been proposed to the public housing operating fund and a flat level Housing Choice Voucher funding has been proposed. She said in response to some of the concerns and items that have been seen throughout the year and what is expected to occur next fiscal year, which starts October 1, 2025, SLHA has adopted a very conservative federal subsidy calculation to prepare for the challenges and will continue to actively monitor developments where necessary. She deferred to Ms. Harvey to provide an analysis of the proposed budget.

Ms. Harvey reiterated that SLHA is doing a very conservative budget for fiscal year 2026. She stated that HUD normally does a proration of 97%, but SLHA is doing 93% of operating subsidy that consists of three components: 1) Project Expense Level, which is a 3% proration factor that HUD automatically assigns; 2) Utility Expense Level proration, which is also 3%; and 3) Formula Income Calculation. She noted that these three components play a major role in how SLHA calculates its operating subsidy and it is based on figures and information that HUD provides to the agency based on SLHA's last approved financial report sent to HUD. Ms. Harvey stated that SLHA is showing a \$2.6 million shortfall that solely has to do with the funding proration for operating subsidy, which is 93% and equates to \$1.1 million. She said another factor is SLHA will receive approximately \$400,000 less administrative fee income from the Housing Choice Voucher program and will no longer be funded for the Emergency Housing Voucher program, which is a loss of about \$1 million. She noted that to accommodate the shortfall, SLHA renegotiated contracts to reduce expenses. She stated that the major categories reduced, based on SLHA's expense level from last year, were protective services to the tune of about \$350,000, maintenance materials in the amount of \$245,000, maintenance contracts in the amount of \$493,000 overall, resulting in a small decrease in the janitorial cleaning services contract of about \$30,000, the plumbing contract will be about \$40,000 less and the grounds and landscaping services of about \$135,000, as well as a savings of \$130,000 in fire protection costs and a savings of about \$58,000 with the extermination contract. She noted that areas in allocated overhead where SLHA could cut costs were also identified and the agency will roughly save \$150,000 in administrative expenses for its central office. Ms. Harvey stated that SLHA is currently running around 96.5% of its 2025 subsidy and it is not known the exact funding level that HUD will provide for 2026, which could be more or less than 93%.

Commissioner Fowler thanked Ms. Harvey for highlighting where the cuts would be and shared that Ms. Barnes had also noted in the chat that the cuts stemmed from SLHA renegotiating most of its contracts. She noted that she is a CPA by profession and understands what is being done. She said she appreciates the conservative approach and thinks it is the right approach to take, although she hopes SLHA is funded greater than 93%, but if it is funded at that level, at least the agency is prepared and if it gets greater funding, the agency can make changes as necessary. Commissioner Fowler stated that she appreciated Ms. Barnes, Ms. Harvey and all of the staff for the work they are doing. She asked if there were any questions regarding the budget.

There were none.

Commissioner Martinez moved to approve Resolution No. 3053. Commissioner Jones seconded the motion. The motion passed with all commissioners voting aye.

Commissioner Fowler shared that it was agreed that the staff would try to get the budget to the board two weeks before it has to be voted on going forward and will always give the treasurer an opportunity to review it with the staff before the entire board sees it. She expressed appreciation to the board for trusting her as a CPA to have looked at the budget even though she is not the treasurer.

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

Commissioner Fowler shared that the Clinton-Peabody demolition has begun. She also recalled that residents attended the last meeting to express concerns to the board. Providing an update, she stated that Linda Dailey, a resident at Cambridge Heights, got a refrigerator and staff worked hard to ensure a safe and clean apartment for Nausha Anderson, a resident at Cochran. She said the board appreciates that the staff listened to these residents and did something towards it. She noted that the staff had also been working with the Cambridge Heights management team and some other important corrections were made at that property that will ultimately benefit the residents.

## **DIRECTOR'S REPORT**

Highlighting some of the agency's performances, Ms. Barnes stated that the Housing Choice Voucher (HCV) program is still operating at a 100% utilization rate and is serving 5,800 households. She said SLHA has been actively working to expand the HCV program that includes a recent application for VASH (Veterans Affairs Supportive Housing) vouchers to support additional veterans, developing an application to support foster youth and their independence and being thoughtful and intentional about the Emergency Housing Voucher (EHV) program that HUD has projected to end next fiscal year. She noted that staff is looking for potential public housing units within SLHA's portfolio that might be available to transition those EHV families to based on their household sizes and SLHA will be meeting with the EHV technical assistance team to start identifying other potential strategies. She stated that SLHA is exploring a variety of opportunities and pathways to better support those EHV families in the event that the funding does end.

Ms. Barnes stated that on the public housing side, occupancy remains a top priority for the agency and staff is working hard to get the occupancy rates up. She noted that a meeting was recently held with HUD and SLHA currently has a 95.03% occupancy rate, which exceeds the 94% goal HUD set for the agency. She said coming from third-party management where occupancy rates were in the 80's range and extremely low, SLHA's team has been working very hard and very diligently in the face of a lot of the budget cuts and federal funding challenges to make vacant units ready. She commended the staff for their effort and thanked them for all their hard work.

Ms. Barnes stated that SLHA continues its work with the St. Louis Metropolitan Police Department. She noted that Sergeant Teeter was unable to attend the meeting, but he provided a written report for the board's consideration. She deferred to Paul Werner, Director of Policy and Procurement, to provide an update on some of the activities that had been happening in SLHA's communities.

Mr. Werner stated that 14 police reports were generated for the month of August: two in LaSalle Park, five in Clinton-Peabody, two in Blumeyer/Renaissance and five in Cochran. Providing a breakdown of the incidents, he said there were five assaults, five stealing, one discharging of a firearm within city limits in which shell casings were located, but no suspect information was available, one burglary, one destruction of private property and one recovered article. Noting some of the more serious incidents, he provided details of an assault and noted that the investigation was ongoing. He said there was an unlawful use of a weapon incident, which was an assault third. He provided details of the incident and noted that the victim was unable to provide enough information for the suspect to be entered as wanted. He stated that the recovered article was a gun. He provided details and noted that the gun was not stolen, but was seized as evidence. Mr. Werner stated that the Housing Authority Unit officers also arrested a suspect for unlawful use of a weapon and burglary, which were generated from a District 4 wanted notice and District 4 detectives are working on the investigation. Concluding, he said there were no stolen vehicles reported in any of the complexes.

Ms. Barnes thanked Mr. Werner. Continuing with her report, she stated that in response to a recent uptick in activity in one of SLHA's communities, the agency participated in a safety meeting in partnership with McCormack Baron, local elected officials and the St. Louis Metropolitan Police Department to discuss concerns at Arlington Grove. She said the meeting resulted in a multi-faceted safety and security plan that was created for the property and includes an improved built environment, security camera installation, regular property inspections, increased lease enforcement, increased SLMPD patrols and enhanced resident services and engagement efforts. She noted that she was impressed with the McCormack Baron team's effort to address some of the challenges. She stated that Mr. Werner has also been in communication with SLHA's mixed-finance partners and the agency will be encouraging all of its partners, as well as working internally, to do something similar for its communities.

Highlighting significant progress that the agency has been making, Ms. Barnes stated that the redevelopment plan for Clinton-Peabody is moving forward and it is hoped to have all of the buildings in Phase I completely demolished by the end of November. She noted that it is a huge milestone and something that the agency has been working on for years preceding her. She said it is encouraging to finally see the project coming into fruition and that good work begin.

Ms. Barnes stated that SLHA's Rental Assistance Demonstration (RAD) application for Parkview Apartments was approved by HUD in June and SLHA recently submitted a low-income housing tax credit (LIHTC) application to the Missouri Housing Development Commission and gave a presentation on the LIHTC application to the City of St. Louis Mayor's administration, Community Development Administration and other City officials on September 22, 2025, which was very well received. She said SLHA is excited to move forward with the \$50 million redevelopment, which will stabilize that valuable community asset and allow the agency to continue providing needed housing for SLHA's older adults and the community.

Ms. Barnes shared that after her report was completed, SLHA got news that the City of St. Louis had approved and awarded the agency \$700,000 to turn vacant units at Parkview Apartments. She said with those additional funds, the agency will be able to make 40 vacant units available, which will help with the occupancy rates.

Highlighting the resident economic mobility programs, Ms. Barnes stated that the agency has been very intentional and thoughtful about engaging residents and signing them up for SLHA's ROSS and FSS programs, resulting in a 22% enrollment increase in the ROSS program over the past six months and an enrollment increase in the FSS program by 83% since February 2025. She noted that this is important because the FSS program allows SLHA residents to save money and think about wealth-building opportunities. She shared that an FSS participant recently graduated with \$39,000.00 in their account that they can use to pursue other goals. Ms. Barnes stated that she was incredibly proud of the Resident Initiatives team and their efforts, as well as all of the staff that had been thoughtful and intentional about raising awareness of these programs and encouraging families to enroll. She said to further this effort and momentum, SLHA has been in discussion with SLATE about applying for a Jobs Plus grant to further incentivize and support its families along their economic journeys. Concluding, she asked if there were any questions.

Commissioner Fowler stated that the staff is doing a great job. She said they are not only concerned about where people live, but also how they live and she appreciates that they care.

Additionally, Commissioner Fowler applauded the staff for achieving a 95.03% occupancy rate. She noted that it had been somewhat stressful for those of them that have been on the board for a few years and have seen the numbers so low. She expressed appreciation to Ms. Barnes, Mr. Bennett and all of the staff that worked hard to achieve this goal.

### **COMMISSIONERS' CONCERNS**

Commissioner Jones asked Commissioner D'Souza to share details about what transpired at the Special Committee meeting that she attended with the group on September 11, 2025.

Commissioner D'Souza recalled that a conversation had started over the summer between some of the commissioners, SLHA staff and board members of Ascend, which is the nonprofit arm of SLHA, to talk about alternative opportunities for raising money in these uncertain times with the agency experiencing cuts in federal funding. She noted that they have continued to hold discussions over the course of the last few months and had the opportunity to focus on some local grant opportunities to impact what the residents want to experience with their families and to hopefully add to the experience of quality of life that they have within their buildings. Commissioner D'Souza shared that the Deaconess Foundation has a grant opportunity that has four cycles throughout the year and the last one in 2025 opens in October. She said the maximum amount of funds available is about \$20,000.00 that will be used over the course of 2026. She stated that she and Jessica Payne, one of the Ascend directors, had a conversation with Edith Guthrie, President of the City-Wide TAB and BVTA/Renaissance TAB, Commissioner Jones, Commissioner English and Vontrice McDowell, SLHA's Director of Resident and Community Engagement, to talk about how they might approach the TAB leadership to source some ideas of how these funds might be used and Ms. McDowell was able to send out a survey for the TABs to communicate what they felt could be done with the resources. She said the results of the survey have been received and she and Ms. Payne will be meeting to draft a grant application for the TAB leadership to review and afterwards, they will submit the application on behalf of the TABs by the October 30, 2025 deadline. She noted that the funds are not guaranteed, but it is believed that what they came up with deeply aligns with what the Deaconess Foundation desires to fund and it was sourced by the residents.

Commissioner Fowler thanked Commissioner D'Souza for going above and beyond what she has to do as a board member. She noted that it was appreciated.

**ADJOURNMENT**

Commissioner Ochoa moved to adjourn the meeting. Commissioner Martinez seconded the motion. The vote was in favor of passing the motion with all commissioners voting aye. The meeting thereupon adjourned at 5:11 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. 3055**



## MEMORANDUM

To: Board of Commissioners

Through: Latasha K. Barnes, Executive Director

From: Carla Matthews, Director of Operations for Housing Choice Voucher

Date: October 8, 2025

Subject: Resolution No. 3055  
Authorizing and Approving the Submission of the Fiscal Year 2025 Section Eight Management Assessment Program Certification (SEMAP)

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Board approval is requested for the submission of the 2025 Section Eight Management Assessment Program Certification.

The Section Eight Management Assessment Program (SEMAP) measures the performance of public housing agencies that administer the Housing Choice Voucher program in 14 key areas. SEMAP helps HUD target monitoring and assistance to PHA programs that need the most improvement.

**AUTHORIZING AND APPROVING THE SUBMISSION OF THE FISCAL YEAR 2025  
SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION**

WHEREAS, required by 24 CFR Section 985.1 (effective October 13, 1998), the United States Department of Housing and Urban Development is authorized to conduct an annual Section Eight Management Assessment Program (SEMAP) and housing authorities administering a Section 8 tenant-based assistance program must submit a certification; and

WHEREAS, the staff of the St. Louis Housing Authority has compiled required data and completed the required Certificate (attached hereto as Exhibit A); and

WHEREAS, the actions contemplated are in compliance with all local, state and federal requirements, statutes and rules promulgated by the United States Department of Housing and Urban Development.

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

1. The Board of Commissioners approves the enclosed Section Eight Management Assessment Program response.
2. The Chair is authorized to sign the Section Eight Management Assessment Program Certification and the Secretary is authorized to attest to that signature.
3. The Executive Director is directed to do all things necessary to submit the Certification.

# Section 8 Management Assessment Program (SEMAP) Certification

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

OMB Approval No. 2577-0215  
(exp. 02/29/2020)

Public reporting burden for this collection of information is estimated to average 12 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. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

**Instructions** Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
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**Check here if the PHA expends less than \$300,000 a year in Federal awards**

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

## Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

**PHA Response** Yes  No

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

**PHA Response** Yes  No

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

**PHA Response** Yes  No

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

**PHA Response**  At least 98% of units sampled  80 to 97% of units sampled  Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

**PHA Response**  At least 90% of files sampled  80 to 89% of files sampled  Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

**PHA Response** Yes  No

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

**PHA Response** Yes  No

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

**PHA Response**  At least 98% of cases sampled  Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

**Applies only to PHAs with jurisdiction in metropolitan FMR areas.**

**Check here if not applicable**

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

**PHA Response** Yes  No

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

**PHA Response** Yes  No

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

**PHA Response** Yes  No

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

**PHA Response** Yes  No

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

**PHA Response** Yes  No

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

**PHA Response** Yes  No

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

**PHA Response** Yes  No  \*Payment Standards Attached

Enter current FMRs and payment standards (PS)

0-BR FMR \_\_\_\_\_ 1-BR FMR \_\_\_\_\_ 2-BR FMR \_\_\_\_\_ 3-BR FMR \_\_\_\_\_ 4-BR FMR \_\_\_\_\_  
PS \_\_\_\_\_ PS \_\_\_\_\_ PS \_\_\_\_\_ PS \_\_\_\_\_ PS \_\_\_\_\_

**If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.**

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

**PHA Response** Yes  No

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

**PHA Response** Yes  No

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

**PHA Response** Yes  No

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

**PHA Response** Yes  No

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

**PHA Response** Yes  No

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

**Applies only to PHAs required to administer an FSS program.**

**Check here if not applicable**

**PHA Response**

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

**Applies only to PHAs required to administer an FSS program .**

**Check here if not applicable**

**PHA Response**      **Yes**       **No**

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

**Deconcentration Bonus Indicator** (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

**or**

- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

**PHA Response**      **Yes**       **No**       **If yes, attach completed deconcentration bonus indicator addendum.**

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

**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)

Executive Director, signature

Chairperson, Board of Commissioners, signature

\_\_\_\_\_  
Date (mm/dd/yyyy) \_\_\_\_\_

\_\_\_\_\_  
Date (mm/dd/yyyy) \_\_\_\_\_

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

# SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) \_\_\_\_\_

PHA Name \_\_\_\_\_

Principal Operating Area of PHA \_\_\_\_\_  
(The geographic entity for which the Census tabulates data)

**Special Instructions for State or regional PHAs** Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area \_\_\_\_\_

## Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) \_\_\_\_\_ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.  
\_\_\_\_\_ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.  
\_\_\_\_\_ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).  
Is line c 50% or more? Yes  No
- 2) \_\_\_\_\_ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.  
\_\_\_\_\_ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.  
\_\_\_\_\_ c. Number of Section 8 families with children who moved during the last completed PHA FY.  
\_\_\_\_\_ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).  
Is line d at least two percentage points higher than line a? Yes  No
- 3) \_\_\_\_\_ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.  
\_\_\_\_\_ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.  
\_\_\_\_\_ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.  
\_\_\_\_\_ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).  
Is line d at least two percentage points higher than line a? Yes  No

**If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.**

**See instructions above concerning bonus points for State and regional PHAs.**



SEMAP SUMMARY SCORE SHEET  
FISCAL YEAR END SEPTEMBER 30, 2025

SEMAP Indicators		Self Certification Score				
		Sample Size	Met Criteria	Points Earned	Possible Points	SEMAP (Percent)
Indicator 1	Selection from the Waiting List	14	14	15	15	100%
Indicator 2	Reasonable Rent	49	49	20	20	100%
Indicator 3	Determination Adjusted Income	49	49	20	20	100%
Indicator 4	Utility Allowance Schedule	N.A.	N.A.	5	5	100%
Indicator 5	HQS Quality Control Inspections	50	50	5	5	100%
Indicator 6	HQS Enforcement	18	18	10	10	100%
Indicator 7	Expanding Housing Opportunities	N.A.	N.A.	5	5	100%
Indicator 8	Payment Standards	N.A.	N.A.	5	5	100%
Indicator 9	Annual Reexaminations	N.A.	N.A.	10	10	98%
Indicator 10	Correct Tenant Rent Calculations	N.A.	49	5	5	100%
Indicator 11	Pre-Contract HQS Inspections	N.A.	49	5	5	100%
Indicator 12	Annual HQS Inspections	N.A.	N.A.	10	10	98%
Indicator 13	Lease-Up	N.A.	N.A.	20	20	100%
Indicator 14 (A)	Family Self-Sufficiency Enrollment	7	7	5	5	100%
Indicator 14 (B)	Percent of FSS with Escrow	7	7	5	5	100%
Total				145	145	<b>100%</b>
Indicator 15	Deconcentration Bonus				5	

PIC Score		
PIC Score	Possible Points	Met Criteria
15	15	
20	20	
20	20	
5	5	
5	5	
10	10	
5	5	
5	5	
10	10	98%
5	5	100%
5	5	100%
10	10	98%
20	20	100%
5	5	100%
5	5	100%
145	145	<b>100%</b>
	5	

SEMAP Self Certification Score: 100%  
 SEMAP Self Certification Rating: High Performer  
 SEMAP PIC Score: 100%  
 SEMAP PIC Rating: High Performer

# **RESOLUTION No. 3056**



## MEMORANDUM

To: Board of Commissioners

Through: Latasha K. Barnes, Executive Director

From: Carla Matthews, Director of Operations for Housing Choice Voucher

Date: October 8, 2025

Subject: Resolution No. 3056  
Authorizing and Approving the Allowances for Tenant-Furnished Utilities and Other Services for the Housing Choice Voucher Program

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In accordance with 24 CFR 982.517 (4)(c) *Revisions of Utility Allowance Schedule*, a PHA must review its schedule of utility allowances each year and must revise its allowance for a utility category if there has been a change of 10 percent or more in the utility rate since the last time the utility allowance schedule was revised. All utility allowances have been updated and revised utilizing current utility rates.

Board approval is requested for the attached Allowances for Tenant-Furnished Utilities and Other Services for Section 8.

**AUTHORIZING AND APPROVING THE ALLOWANCES FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES FOR THE HOUSING CHOICE VOUCHER PROGRAM**

WHEREAS, it is necessary to revise the Tenant-Furnished Utility Allowances for Section 8 to be consistent with current utility rates and regulatory requirements; and

WHEREAS, the attached Tenant-Furnished Utility Allowances replace the previous utility allowances; and

WHEREAS, the attached Tenant-Furnished Utility Allowances comply with all Federal rules and regulations; and

WHEREAS, the utility allowances will be implemented on contracts effective January 1, 2026.

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

1. The attached Tenant-Furnished Utility Allowances for Section 8 is hereby adopted and approved.
2. The Executive Director is hereby directed to take any and all necessary action to implement the Tenant-Furnished Utility Allowances.

**Allowances for Tenant-Furnished Utilities And Other Services**

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

Locality: <b>St Louis, MO</b>		Unit Type: Single Family Detached, Town House/ Row House, Manufactured Home						Date: <b>1/1/2026</b>		
		Monthly Dollar Allowances; Number of Bedrooms								
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
<b>Heating</b>	a. Natural Gas	44	52	59	67	79	87	97	108	120
	b. Electric: Resistance	31	38	45	52	66	75	87	99	115
<b>Cooking</b>	a. Natural Gas	4	5	7	8	10	12	13	15	18
	b. Electric	8	11	14	17	22	25	28	32	37
<b>Other Electric/Lighting</b>		30	37	45	53	65	73	83	94	106
<b>Air Conditioning</b>		15	21	27	33	42	48	56	64	74
<b>Water Heating</b>	a. Natural Gas	8	11	14	18	23	26	30	34	39
	b. Electric	20	28	36	44	56	64	74	85	97
<b>Water</b>	a. St Louis City	20	25	33	46	59	71	84	97	109
	b. St Louis County	37	50	76	115	154	193	232	270	309
<b>Sewer</b>	[All areas]	47	55	70	93	116	140	163	186	209
<b>Trash Collection</b>	a. St Louis City	14	14	14	14	14	14	14	14	14
	b. St Louis County	20	20	20	20	20	20	20	20	20
<b>Range/Microwave</b>		16	16	16	16	16	16	16	16	16
<b>Refrigerator</b>		17	17	17	17	17	17	17	17	17

**Actual Family Allowances** To be used by the family to compute allowance.  
Complete below for the actual unit rented.

Name of Family

---

Address of Unit

---

Number of Bedrooms

Utility or Service	Monthly Cost
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
<b>Total</b>	<b>\$</b>

**Allowances for Tenant-Furnished Utilities And Other Services**

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

Locality: <b>St Louis, MO</b>		Unit Type: Semi-Detached/Duplex/Two Family Flat						Date: <b>1/1/2026</b>		
		Monthly Dollar Allowances; Number of Bedrooms								
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
<b>Heating</b>	a. Natural Gas	42	50	57	64	75	83	92	102	114
	b. Electric: Resistance	29	36	42	48	61	70	81	92	106
<b>Cooking</b>	a. Natural Gas	4	5	7	8	10	12	13	15	18
	b. Electric	8	11	14	17	22	25	28	32	37
<b>Other Electric/Lighting</b>		30	37	45	53	65	73	83	94	106
<b>Air Conditioning</b>		14	20	25	31	39	45	52	59	68
<b>Water Heating</b>	a. Natural Gas	8	11	14	18	23	26	30	34	39
	b. Electric	20	28	36	44	56	64	74	85	97
<b>Water</b>	a. St Louis City	18	21	28	37	47	56	66	75	85
	b. St Louis County	31	41	60	89	118	147	177	206	235
<b>Sewer</b>	[All areas]	47	55	70	93	116	140	163	186	209
<b>Trash Collection</b>	a. St Louis City	14	14	14	14	14	14	14	14	14
	b. St Louis County	20	20	20	20	20	20	20	20	20
<b>Range/Microwave</b>		16	16	16	16	16	16	16	16	16
<b>Refrigerator</b>		17	17	17	17	17	17	17	17	17

**Actual Family Allowances** To be used by the family to compute allowance.  
Complete below for the actual unit rented.

Name of Family
Address of Unit
Number of Bedrooms

Utility or Service	Monthly Cost
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
<b>Total</b>	<b>\$</b>

**Allowances for Tenant-Furnished Utilities And Other Services**

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

Locality: <b>St Louis, MO</b>		Unit Type: Low Rise/Multi Family Attached Flat (3,4 or more Family Flat), Garden/Walk-Up, High Rise/Elevator Structure (5+ floors)						Date: <b>1/1/2026</b>		
		Monthly Dollar Allowances; Number of Bedrooms								
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
<b>Heating</b>	a. Natural Gas	36	40	45	50	57	62	68	74	82
	b. Electric: Resistance	20	25	27	31	40	45	52	60	69
<b>Cooking</b>	a. Natural Gas	4	5	7	8	10	12	13	15	18
	b. Electric	8	11	14	17	22	25	28	32	37
<b>Other Electric/Lighting</b>		30	37	45	53	65	73	83	94	106
<b>Air Conditioning</b>		9	13	16	20	25	29	33	38	44
<b>Water Heating</b>	a. Natural Gas	8	11	14	18	23	26	30	34	39
	b. Electric	20	28	36	44	56	64	74	85	97
<b>Water</b>	a. St Louis City	18	21	28	37	47	56	66	75	85
	b. St Louis County	31	41	60	89	118	147	177	206	235
<b>Sewer</b> [All areas]		47	55	70	93	116	140	163	186	209
<b>Trash Collection</b>	a. St Louis City	14	14	14	14	14	14	14	14	14
	b. St Louis County	20	20	20	20	20	20	20	20	20
<b>Range/Microwave</b>		16	16	16	16	16	16	16	16	16
<b>Refrigerator</b>		17	17	17	17	17	17	17	17	17

**Actual Family Allowances** To be used by the family to compute allowance.  
Complete below for the actual unit rented.

Name of Family
Address of Unit
Number of Bedrooms

Utility or Service	Monthly Cost
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
<b>Total</b>	<b>\$</b>

**Allowances for Tenant-Furnished Utilities And Other Services**

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

Locality: <b>St Louis, MO</b> MO-001		Unit Type:      Arlington Grove					Date: <b>1/1/2026</b>			
		Monthly Dollar Allowances; Number of Bedrooms								
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
<b>Heating</b>	a. Natural Gas		39	45	49					
	b. Electric: Resistance									
<b>Cooking</b>	a. Natural Gas									
	b. Electric									
<b>Other Electric/Lighting</b>			60	69	78					
<b>Air Conditioning</b>										
<b>Water Heating</b>	a. Natural Gas									
	b. Electric									
<b>Water</b>	a. St Louis City									
	b. St Louis County									
<b>Sewer</b>	[All areas]									
<b>Trash Collection</b>	a. St Louis City									
	b. St Louis County									
<b>Range/Microwave</b>										
<b>Refrigerator</b>										

**Actual Family Allowances** To be used by the family to compute allowance.  
Complete below for the actual unit rented.

Name of Family
Address of Unit
Number of Bedrooms

Utility or Service	Monthly Cost
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
<b>Total</b>	<b>\$</b>

**Allowances for Tenant-Furnished Utilities And Other Services**

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

Locality: <b>St Louis, MO</b> MO-001		Unit Type:      North Sarah						Date: <b>1/1/2026</b>			
		Monthly Dollar Allowances; Number of Bedrooms									
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	
<b>Heating</b>	a. Natural Gas		42	45	56						
	b. Electric: Resistance										
<b>Cooking</b>	a. Natural Gas										
	b. Electric										
<b>Other Electric/Lighting</b>			59	69	78						
<b>Air Conditioning</b>											
<b>Water Heating</b>	a. Natural Gas										
	b. Electric										
<b>Water</b>	a. St Louis City										
	b. St Louis County										
<b>Sewer</b>	[All areas]										
<b>Trash Collection</b>	a. St Louis City										
	b. St Louis County										
<b>Range/Microwave</b>											
<b>Refrigerator</b>											

**Actual Family Allowances** To be used by the family to compute allowance.  
Complete below for the actual unit rented.

Name of Family
Address of Unit
Number of Bedrooms

Utility or Service	Monthly Cost
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
<b>Total</b>	<b>\$</b>

# **RESOLUTION No. 3057**

## MEMORANDUM

To: Board of Commissioners

Through: Latasha K. Barnes, Executive Director

From: Carla Matthews, Director of Operations for Housing Choice Voucher

Date: October 8, 2025

Subject: Resolution No. 3057  
Authorizing and Approving the Payment Standards (Small Area Fair Market Rents)  
for the Housing Choice Voucher Program

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The proposed Payment Standards include the fifty-seven (57) zip codes within the St. Louis City and St. Louis County jurisdiction. The respective Small Area Fair Market Rents (SAFMR) are calculated based on 100% of SAFMR, 110% of SAFMR and 120% of SAFMR. The Department of Housing and Urban Development published the required per zip code method in 2016 and the St. Louis Housing Authority is required to adopt the per zip code method as of January 2026.

SAFMRs allow for payment standards to be established that more accurately reflect the local market. This can be helpful in providing voucher holders greater access to low-poverty and/or high-opportunity neighborhoods. The SAFMRs vary per zip code for FY 2026.

Board approval is requested for the revised Housing Choice Voucher Program Payment Standards.

**AUTHORIZING AND APPROVING THE PAYMENT STANDARDS (SMALL AREA FAIR MARKET RENTS)  
FOR THE HOUSING CHOICE VOUCHER PROGRAM FOR FY 2026**

WHEREAS, it is necessary to revise the Housing Choice Voucher Program Payment Standards to be consistent with current regulatory requirements; and

WHEREAS, the revised Housing Choice Voucher Program Payment Standards replaces the previous Housing Choice Voucher Program Payment Standards; and

WHEREAS, the revisions were made to provide a wider selection of housing options to the Housing Choice Voucher program participants; and

WHEREAS, the revised Housing Choice Voucher Program Payment Standards complies with all applicable Federal rules and regulations.

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

1. The revised Housing Choice Voucher Program Payment Standards is hereby adopted and approved.
2. The Executive Director is hereby directed to take any and all necessary action to implement the Small Area Fair Market Rents.



# **EXECUTIVE DIRECTOR REPORT**

## MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: October 15, 2025

Subject: Executive Director Report

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

### Housing Choice Voucher Program Achieves High Performer Status

Our Housing Choice Voucher (HCV) program continues to operate at the highest level of efficiency and effectiveness, as confirmed by our certification.

- Impact Highlight: The HCV program achieved High Performer status with the federal government, confirmed by our SEMAP certification.
- Key Metrics: We maintained a 100% utilization rate and a 100% inspection completion rate, ensuring maximum benefit delivery to participants and full compliance.

### Maximizing Housing Opportunities and Expanding Housing Stock

SLHA continues to demonstrate growing performance in maximizing housing availability and efficiency, reinforcing our commitment to serving more neighbors in need.

- High Performance: Our managed sites exceeded HUD's 94% occupancy goal for the fiscal year ending 9/30/25, achieving a strong 95.15% occupancy rate for the 4th quarter.
- Moving People Home: Property Management successfully completed 45 new move-ins in September 2025, prioritizing housing for disaster-impacted households.
- Focus on Efficiency: An internal training session was held in September, focusing on best practices for rapid unit-turns and occupancy strategies, setting the stage for continued strong performance.

Thanks to the support of the City of St. Louis and other partners, we have successfully secured substantial funding to create and rehabilitate more units across our portfolio:

Funding Partner	Investment Amount	Units Added/Rehabilitated	Area of Impact
<b>City of St. Louis</b>	\$2,000,000	61 new family units	Portfolio-wide
<b>Community Development Agency (CDA)</b>	\$700,000	40 new senior units	Parkview Apartments
<b>HUD Capital Funds</b>	(Amount unspecified)	25 units for rehabilitation	Portfolio-wide
<b>Total Impact</b>	<b>\$2,700,000+</b>	<b>126+ Units</b>	Significant increase in housing stock

*Note: Additional funding applications have been submitted to the City of St. Louis for heavy make-ready work at Cochran Plaza, and discussions are ongoing for further support across the portfolio.*

### Enhancing Community Safety and Protecting Assets

We are pleased to announce that the St. Louis Housing Authority was awarded a \$93,500 grant from HAI Group, our insurance provider. This significant funding will enable us to take proactive steps to reduce property loss and enhance resident safety across our portfolio.

- **Impact Highlight:** The grant will fund the installation of auto-out fire suppression canisters in 748 units over the next two years. These canisters quickly extinguish small stove-top fires, providing an essential layer of additional protection.
- **Operational Benefit:** This measure is projected to significantly reduce the number and size of fire-related insurance claims, thereby preserving agency resources that can be reinvested into resident services.

### National Night Out Drives Community Connection and Partnership

Thanks to a grant from the St. Louis Violence Prevention Commission and a strong partnership with the St. Louis Metropolitan Police Department (District 3), National Night Out at LaSalle Park was a tremendous success.

- **Community Impact:** The event brought together families, friends, and neighbors for an evening of fun, games, and educational activities, strengthening community bonds and promoting collaboration between residents and law enforcement.
- **Positive Outcome:** This event underscores the agency's commitment to creating supportive and connected environments, fulfilling our goal of building stronger, more connected communities – one event at a time!

### Accelerating Service Delivery Through Digital Expansion

The agency is moving to an expanded digital landscape to dramatically improve efficiency and enhance the resident and partner experience through automation and digitized services.

- **Phase I Launch:** We are rolling out key digital services, including a new online lease renewal process and switching to electronic payments for all resident, vendor, and landlord accounts.

- Digital Connectivity: On September 15, 2025, SLHA executed the grant package to begin drawing down \$990,000 in federally appropriated funds for Phase II of our free Wi-Fi project, which is scheduled to launch in 2026. This project is vital for bridging the digital divide for SLHA households.