



ST. LOUIS
HOUSING
AUTHORITY



CAHILL HOUSE SENIOR LIVING

JANUARY 22

2026

BOARD OF COMMISSIONERS

REGULAR MEETING



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, January 22, 2026, 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: January 16, 2026

ST. LOUIS HOUSING AUTHORITY

Attachment

***Instructions For Joining Zoom**

Meeting ID: 939 278 0715

Via Smart Phone or Computer:
<https://bit.ly/41J3uLI>

Via Phone:
1-312-626-6799
Meeting ID: 939 278 0715
Passcode:536879

BOARD OF COMMISSIONERS, ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING, JANUARY 22, 2026, 4:30 P.M.
ST. LOUIS HOUSING AUTHORITY, 3520 PAGE BOULEVARD
ST. LOUIS, MISSOURI 63106
AGENDA

ROLL CALL

CONSENT AGENDA

1. Swearing In of Resident Commissioners
2. Approval of Minutes, Regular Meeting, October 23, 2025

RESIDENTS' COMMENTS ON AGENDA ITEMS

ITEMS FOR INDIVIDUAL CONSIDERATION

3. **Resolution No. 3059**

Approving and Authorizing the St. Louis Housing Authority to Submit an Application to HUD for a RAD/Section 18 Blend Conversion of Public Housing Units at Murphy Park II and Murphy Park III

4. **Resolution No. 3060**

Authorizing and Approving a Revision to the St. Louis Housing Authority's Administrative Plan

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

OCTOBER 23, 2025

BOARD OF COMMISSIONERS
ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING
OCTOBER 23, 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, October 23, 2025. Vice-Chair Constantino Ochoa called the meeting to order at approximately 4:36 p.m.

Present: Margaret English
Dara Eskridge
Benita Jones
Sal Martinez
Constantino Ochoa, Jr.

Absent: Rachel D'Souza
Regina Fowler

CONSENT AGENDA

Approval of Minutes

Commissioner Eskridge moved to approve the minutes of September 25, 2025. Commissioner Jones seconded the motion. The motion passed with Commissioners English, Eskridge, Jones and Ochoa voting aye.

ITEMS FOR INDIVIDUAL CONSIDERATION

Resolution No. 3055

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

Presenting Resolution No. 3055, Ms. Barnes stated that the SEMAP certification is a measure of the performance of public housing agencies' Housing Choice Voucher program, covering 14 key areas. She noted that the St. Louis Housing Authority (SLHA) achieved a perfect score in all 14 areas of assessment, earning the maximum number of points to secure the designation as high performer by HUD's standards. She said since September 2023, SLHA's score had increased over 40 points. She congratulated Carla Matthews, Director of HCV, and her team for all their hard work. She stated that the agency is excited to celebrate this achievement and requests board approval to formally certify the scoring to HUD.

Commissioner Ochoa thanked Ms. Barnes and stated that it was great to hear such amazing news.

Commissioner Eskridge echoed Commissioner Ochoa's remark and expressed kudos to Ms. Barnes and her team.

Commissioner Jones moved to approve Resolution No. 3055. Commissioner English seconded the motion. The motion passed with Commissioners English, Eskridge, Jones and Ochoa voting aye.

Resolution No. 3056

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

Presenting Resolution No. 3056, Ms. Barnes stated that each year housing authorities are required to review and revise their utility allowance schedule to reflect current rates and the average consumption for comparable unit types and sizes. She said compared to last year, most utility allowances for the city of St. Louis remained consistent or may have decreased slightly across utility types, with the only exception

being at Arlington Grove and North Sarah, which increased slightly. She noted that city properties and in contrast, the county utility rates saw a fairly uniform increase across all utility types. Ms. Barnes stated that the allowances are deductions that are given to HCV participants to ensure that their total housing costs remain affordable. She said the new utility allowances established for 2026 require board approval before implementation and were being presented for the board's consideration. She noted that Ms. Matthews was present to answer any questions about how the utility allowances were established or about the different changes in the exhibit.

Commissioner Eskridge asked why did the utility allowances at North Sarah increase.

Ms. Matthews stated that the utilities are HUD-driven by regulations and are based on the average consumption. She said it is an annual requirement for SLHA to update them and the agency has little room to make any adjustments. She noted that the rates shown in the schedule are not the actual cost of the utility service in a unit, but the average cost of an energy efficient unit; therefore, the amount is usually lower than what is reflected on a utility bill.

Commissioner Ochoa asked if there were any further questions regarding Resolution No. 3056.

There were none.

Commissioner Eskridge moved to approve Resolution No. 3056. Commissioner Jones seconded the motion. The motion passed with Commissioners English, Eskridge, Jones and Ochoa voting aye.

Resolution No. 3057

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

Presenting Resolution No. 3057, Ms. Barnes stated, similar to the Resolution No. 3056, that SLHA is required to implement new payment standards each year that reflect local market, which is a reflection of the local market as evaluated and determined by HUD. She said HUD establishes the payment standards based on data they receive about the local rents and then issue them for housing authorities to adopt, consistent with whatever their zip codes and jurisdictions are. She said the new payment standards issued to SLHA by HUD are attached to the resolution. She noted that there is a different payment standard for every zip code, which is the new format that HUD has moved to, and the proposed rent standards vary by unit size and location. She stated that majority of the new rates are fairly consistent or slightly lower than last year's rates and less than two dozen increased slightly.

For clarification, Commissioner Jones asked Ms. Barnes if the payment standards either stayed the same or decreased.

Ms. Barnes stated that the payment standards are by every zip code that falls within SLHA's jurisdiction. She noted that because the agency shares a jurisdiction with the county, majority of the payment standards stayed the same or decreased slightly, but did increase somewhat in a few zip codes. She said when HUD issues the payment standards, the agency must present them to the board for consideration before adopting and implementing them.

Commissioner Jones asked Ms. Barnes if this is all over.

Ms. Barnes responded, "Yes." She stated that this happens across the nation.

Commissioner Ochoa asked Ms. Barnes if updating the payment standards annually is protocol.

Ms. Barnes replied, "Yes."

Commissioner Ochoa asked if there were any further questions regarding Resolution No. 3057.

There were none.

Commissioner Jones moved to approve Resolution No. 3057. Commissioner Eskridge seconded the motion. The motion passed with Commissioners English, Eskridge, Jones and Ochoa voting aye.

DIRECTOR'S REPORT

Highlighting some of the agency's programmatic performances, Ms. Barnes stated that the Housing Choice Voucher (HCV) team achieved high performer status for the past fiscal year, which ended September 30, 2025. She said this demonstrates that the HCV team is operating at the highest level of efficiency and effectiveness according to HUD's standards and she is incredibly proud of them for that.

Ms. Barnes stated, as it pertains to SLHA's public housing operations, that the Property Management team, which oversees the SLHA-owned and managed properties, ended the fiscal year with a 95% occupancy rate by moving in 45 new residents in the month of September, exceeding the 94% goal that HUD set for the agency.

Ms. Barnes stated that in light of some recent resource constraints and projected budget cuts expected from the federal government, SLHA is appreciative to its partners whose funding supports the agency's efforts to rehabilitate vacant units. She shared that the agency recently received \$700,000 from the Community Development Administration to make 40 new senior units available at Parkview Apartments, received notice that the Affordable Housing Commission recently awarded \$1.3 million to help prepare 53 new units at Murphy Park and received an award of \$2 million from the City of St. Louis to support the rehabilitation of family units across the agency's portfolio and SLHA is allowed to use HUD Capital funds to help make 25 vacant units available for new families. She said SLHA also has some pending funding requests that remain; a recent request to revitalize and make 21 units at Cochran Plaza available to the tune of a little over a half million dollars and another million-dollar request to the City of St. Louis to support the Parkview revitalization, which will include an additional 15 senior units, and SLHA is making preparations to submit an additional funding request to revitalize 26 vacant units at California Gardens. She noted that increasing occupancy is the agency's foremost priority and SLHA is grateful to its partners across the city and throughout the region that have been supporting this work and helping the agency achieve these goals. Ms. Barnes stated that SLHA also received a grant from its insurance provider, HAI Group, that is designed to allow the agency to install auto fire suppression canisters in over 700 of its units over the next two years. She thanked Paul Werner, Director of Policy and Procurement, for his work in putting the application together for the agency to be selected for this opportunity. She said this award will allow SLHA to add additional fire and safety protections at its sites to reduce some of the risks associated with kitchen fires, which pose tremendous risks to life and property as evidenced by some of the agency's historical claims data. While on the topic of safety, Ms. Barnes yielded to Sergeant Teeter with the St. Louis Metropolitan Police Department (SLMPD) to provide an update on SLHA's collaboration with SLMPD.

Sgt. Teeter stated that 14 police reports were generated in the last month: seven in Clinton-Peabody, one in Blumeyer/Renaissance, six in Cochran and none in LaSalle Park. He said of the 14 reports generated, three were burglary reports, three were property damage reports, two were discharging of a firearm within city limits reports in which no one was injured during those incidents, one peace disturbance report, one stealing of a motor vehicle report, one robbery report and three assault reports. Providing an account of the two more serious incidents, Sgt. Teeter stated that there was an assault first incident where two males were involved in a physical fight and one of the males shot the other one. He noted that the officers were able to arrest the suspect at the scene. He said there was a robbery first incident where a male robbed a female at gunpoint for her purse and through video surveillance, officers and detectives were able to identify a suspect, who was also responsible for two other armed robberies that had occurred within districts in the city. He noted that the detectives presented the victim with a photo lineup and she was able to positively identify the suspect who unfortunately resides within one of the complexes. He noted that they were able to later arrest the suspect, locate the stolen property and return it to the victim. Sgt. Teeter stated that there were no stolen autos recovered within any of the complexes. Concluding, he shared that SLMPD participated in National Night Out at LaSalle Park, which was a good time not only for the residents, but for the officers too.

Ms. Barnes thanked Sgt. Teeter and stated that SLHA remains extremely grateful for the continued partnership with SLMPD and looks forward to additional collaborations in the future. She stated that the National Night Out event was done in collaboration with SLMPD and SLHA is grateful for the police

department joining the agency for that effort. She said SLHA is also grateful to the St. Louis Violence Prevention Commission for the grant that allowed SLHA to fund the activity. She noted that 141 kids signed in for the event and research tells them that this type of positive police exposure builds trust and promotes positive behavioral outcomes and enhances community safety.

Ms. Barnes shared that Commissioner Jones and the North Sarah Tenant Association Board are hosting a harvest festival on Saturday, October 25, 2025, from 11 a.m. until 3 p.m. at Turner Park. She noted that the event is supported by InvestSTL and their small dollar action fund. She stated that the theme is "Boots on the Ground" and the event will include free food, games, community resources and a costume contest. She said it is an open invitation for anybody who is interested and she would be happy to share the flyer that Commissioner Jones had sent to her.

Ms. Barnes stated that SLHA, as an agency, has been working very hard to accelerate some of its digital services and to expand more into the digital landscape to help improve some of the agency's efficiency, and will thereby be switching to an online lease renewal platform as of November 3, 2025 for all of its owned and managed properties, which does not include any of the mixed-finance sites or SLHA residents that live at sites owned and managed by McCormack Baron, Fox Grove or Carleton Living. She said residents at SLHA's traditional public housing sites will be able to renew their leases online. She noted that in conjunction with this effort, SLHA has been actively switching over to electronic payments for all resident, vendor and landlord accounts, which has been a significant undertaking, in an effort to digitize services and help with streamlining the agency's processes to become a little more efficient in this current climate. Ms. Barnes stated that in order to support some of these efforts, SLHA's Senior and Disabled Services Coordinator recently partnered with Urban League of St. Louis to offer a 12-week digital literacy course to SLHA's seniors across its sites and on October 21, 2025, a graduation ceremony was held where they celebrated the completion of the program. She noted that the team is currently working on recruiting more seniors and residents for the next round of trainings that will be hosted in partnership with Urban League. She said SLHA has also been in regular communication with Lincoln University, who offers digital training courses as well, on how they can bring those courses onsite to SLHA's different developments as a part of the agency's digital roadshow that it will be hosting in November and how they are willing to train some of the residents to become digital leaders within their individual developments and receive stipends to help other residents within their communities.

Ms. Barnes stated that on September 15, 2025, SLHA executed its grant package to start drawing down the almost \$1 million grant the agency received to continue expanding its free Wi-Fi project across its sites. She noted that the work will begin in 2026 and will be in partnership with Lincoln University, who has committed to providing additional digital literacy training for SLHA families across all of its portfolio. Concluding, she asked if there were any questions or concerns.

There were none.

Commissioner Jones thanked InvestSTL and SLACO. She noted that InvestSTL and the small dollar grant are doing a lot of good things in the communities.

Commissioner Eskridge thanked Commissioner Jones.

Commissioner Ochoa thanked Commissioner Eskridge as well and noted that she had been recently recognized nationally for the work that she does with InvestSTL.

Commissioner Eskridge expressed her appreciation. She said truly there are so many wonderful organizations, resident collectives and people working hard for St. Louis and she is happy to represent all of their collective work.

RESIDENTS' CONCERN

Edith Guthrie, President of the City-Wide TAB Board and the Blumeyer/Renaissance Tenant Association, stated that she was invited to a resident meeting at Parkview. She noted that she went to hear the residents' concerns and that their issues were very alarming. She said she would send an email pertaining to the specifics of an incident where a resident was attacked three times. She stated that she informed

Dwayne Hildred, president of the Parkview TAB board, that he needs to speak on the residents' issues at the SLHA's board meeting.

Ms. Guthrie stated that it was reported that security sleeps at the front desk and she was shown pictures of them asleep at the desk. She said she was informed that security does not call the police when asked and instead tells the residents that the police would not come to address any issues because Parkview is a nuisance property, which is also very alarming. She said she was told that people are breaking into apartments, leaving residents' doors open and leaving the exit doors open. She noted that there are cameras in the building and that she advised the residents to write down the dates and times to give to management so they could check the cameras. She said the residents indicated that they had done that and management had not done anything. Ms. Guthrie stated that the residents are concerned about their security and non-protection from the police department and something needs to be done. She said she had spoken with Paul Werner, Director of Policy and Procurement, and Vontriece McDowell, Director of Resident and Community Engagement, about starting a meeting with the police department and the presidents of each individual TAB board to get support for their developments and buildings. She asked if they could get some assistance with setting up a meeting to help the residents at Parkview.

Ms. Barnes thanked Ms. Guthrie for sharing the residents' concerns. She noted that Parkview is owned and managed by SLHA and that Lucius Bennett, Director of Property Management, could work with his team to identify the residents who have concerns and he can work with the manager at Parkview, the security firm contracted to work at Parkview and the local police department to schedule a safety meeting.

Ms. Guthrie stated that the residents expressed that they are afraid of retaliation; therefore, she would send an email to Ms. Barnes and Mr. Bennett of all the concerns, including names.

Linda Dailey, President of the Cambridge Heights TAB, stated that Cambridge Heights, operated by Carleton Living, is currently experiencing an all-time high in break-ins in the vacant units. She noted that the last time she called the police she was told that they would not return until the units were secured. She said unfortunately, boarding up the vacant units is not securing them. She noted that flooding is also experienced on a regular basis due to vandalism. Ms. Dailey stated that there have been three temporary property managers within the last couple of months and there is only one permanent maintenance guy. She said there is no permanent property manager and she wants to know what is going to happen with the property. She stated that the residents are unsure about their living situation and she has asked that Carleton Living come to St. Louis to address their issues because they cannot see what the residents are experiencing while in Texas. Ms. Dailey shared that Carleton Living has been taking care of the lawn care, but the vandalism, break-ins and floodings have not stopped. She noted that the parking lots do not have any lighting and that pest control services are needed. She stated that repairs have started at Cambridge Heights, but the residents are being given old appliances that do not work. She said the residents have no idea what is going to happen at Cambridge Heights and need answers from Carleton Living.

Ms. Barnes thanked Ms. Dailey for sharing her concerns and noted that SLHA's partners, Ashley Shelite and Amy Goodman, were present to respond to the concerns raised.

Ms. Shelite shared that Carleton Living is working very closely with the Missouri Housing Development Commission to provide funding for the property and an offer was recently made for a permanent community manager. She noted that Carleton Living hears the residents' concerns and they are doing everything in their power to provide personnel coverage onsite, but they cannot control the vagrants breaking into the units, which has been an ongoing concern for several years. She stated that they board up the units and try to secure them as best they can, yet people break into them and cut out the copper piping, resulting in units flooding.

Ms. Barnes stated, as a follow-up, that SLHA's team could reach out to the St. Louis Metropolitan Police Department to assist with scheduling a safety meeting to talk with local law enforcement about interventions and initiatives that Carleton Living may be able to use to help curve some of the additional activity at the site.

Ms. Shelite stated that any additional resources and support that they can provide to their residents at Cambridge Heights is greatly appreciated.

Ms. Guthrie stated that she attended a resident meeting at Cambridge Heights. She said the residents were very upset and wanted to speak with upper management about if they will have a place to live and to inquire about why the units are not being repaired and move-ins are happening. She noted that Mr. Werner was at that meeting and was asked to set up an in-person meeting with Ms. Shelite and Ms. Goodman.

Ms. Barnes stated that Mr. Werner has been in regular communication with the Carleton Living team and her understanding is that they are finalizing their flight details and will be in St. Louis in November. She said once the flight details are confirmed, information of when the meeting will be held would be shared with the residents.

Ms. Goodman stated that they are looking to come to St. Louis either November 12 or November 13 and as soon as the date is locked in, everyone would be notified of the time of the meeting. Addressing the comment about securing vacant units, Ms. Goodman stated that they board up the windows and doors and put locks on them to keep the vagrants out. She said she was open to other ideas to secure the units, which could be discussed at the November meeting. Regarding having a third manager in place, Ms. Goodman stated that they are doing working interviews to try to find the best fit for Cambridge Heights. She asked if there were any other items that needed to be addressed.

Ms. Barnes stated that there was a comment about the exterior lighting and the need for additional pest control services.

Ms. Goodman stated that they are working with Ameren on the exterior lighting and are waiting for their help with that issue, which is also affecting the gates and the lighting that are connected to the same power source. She noted that they have also found a pest control vendor that will start servicing Cambridge Heights at the end of October. She said if anyone needs service, they should put in a work order.

Ms. Barnes thanked Ms. Dailey, Ms. Shelite and Ms. Goodman and stated that SLHA looks forward to receiving confirmation of the resident meeting.

ADJOURNMENT

Commissioner Martinez 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 5:26 p.m.

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

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

(SEAL)

RESOLUTION No. 3059

Development & Modernization Department

3520 Page Blvd. ■ St. Louis, MO 63106 ■ p 314.531.4770 ■ f 314.531.0184 ■ tdd 314.286.4223 ■ www.slha.org

MEMORANDUM

To: Board of Commissioners

Through: Latasha K. Barnes, Executive Director

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

Date: January 7, 2026

Subject: Resolution No. 3059

Approving and Authorizing the St. Louis Housing Authority to Submit an Application to HUD for a RAD/Section 18 Blend Conversion of Public Housing Units at Murphy Park II and Murphy Park III

The St. Louis Housing Authority (SLHA) is seeking Board support and approval to submit a Rental Assistance Demonstration (RAD) application, which will include a Section 18 Blend component, to HUD. This blended application will be for the conversion of public housing units at Murphy Park II (64 units) and Murphy Park III (65 units) to project-based rental assistance (PBRA), a HUD-direct Section 8 subsidy.

Murphy Park II & III

In partnership with SLHA, McCormack Baron Salazar (MBS) developed the properties using mixed-finance tools in 2000 (MP Phase II) and 2003 (MP Phase III) and continues to own the improvements and manage the property. SLHA owns the land and will sign a new ground lease if the subsidy conversion is approved.

Redevelopment Process – The Missouri Housing Development Commission (MHDC) awarded McCormack Baron 4% Low-Income Housing Tax Credits (LIHTC) in late 2025 for Murphy Park II and Murphy Park III. This award from MHDC will allow MBS to move forward with the renovation and resyndication of all 253 units at Murphy Park II and Murphy Park III. The developer is expecting to close on the financing over the summer of 2026 and begin renovations by the end of 2026.

Development	LIHTC	Converting Units / Public Housing	Market-Rate	Total
Murphy Park II	16	64	47	127
Murphy Park III	16	65	45	126
Totals	32	129	92	253

The RAD/Section 18 applications to HUD will request subsidy conversion of the public housing units in Murphy Park II and Murphy Park III from Section 9 (public housing) to Section 8 (project-based rental assistance (PBRA). PBRA is a HUD-direct Section 8 subsidy to the property owner, in this case McCormack Baron. HUD will directly manage the Section 8 HAP contract with McCormack Baron and oversee all compliance. SLHA is recommending PBRA in this case because there is an incentive in the RAD notices to encourage developments in Opportunity Zones to convert to PBRA. The incentive is an additional \$100 per unit boost in subsidy, which will help to ensure that these units have enough funding to be maintained for use as affordable housing.

SLHA Asset Repositioning Background

Rental Assistance Demonstration (RAD) – The RAD program was approved by congress in 2012 as a way to encourage Public Housing Authorities (PHAs) to use a new funding source to meet the large and growing capital improvement needs of the nation's aging public housing stock. The program works by converting the public housing assistance, or Annual Contributions Contract (ACC), to long-term Section 8 HAP contracts.

HUD is encouraging PHAs to utilize RAD to insulate subsidized housing units from Federal funding decisions impacting public housing. Nationally, there is a \$70 billion backlog of construction and modernization projects needed for public housing as a result of years of congressional underfunding of the ACC, or Capital Fund. SLHA itself has a \$200 million capital improvements need for modernization projects over the next ten (10) years and is expected to get less than a quarter of that amount over the next 10 years for Capital Improvement projects.

Asset Repositioning Plan – On November 15, 2023, the Board approved the SLHA Asset Repositioning Plan, which gave a blueprint for repositioning the entire SLHA portfolio from Section 9 subsidy to project-based Section 8. RAD and Section 18 are key components of the asset repositioning strategy.

RAD Conversion –The conversion of units from public housing (Section 9) to RAD (Section 8) provides a more reliable funding source of subsidy that allows PHAs to safely leverage private capital to finance property rehabilitation or replacement. Conversion to RAD through long-term Section 8 contracts ensures that the units are perpetually affordable through the requirement that the contracts be renewed and Use Agreements that preserves HUD's interest in the property. The RAD funding source is stable, it receives a cost-of-living increase on an annual basis (OCAF) and it is kept from the uncertainty of annual Federal funding decisions.

Section 18 Component – By adding a portion of the unit conversion to Section 18 disposition, converted units will have higher subsidy rents afforded through the Section 18 process for a portion of the units. All tenant protections that are provided through the RAD conversion process attach to the Section 18 units (right-to-return, tenant representation, moving expenses, etc.).

Approving and Authorizing the St. Louis Housing Authority to Submit an Application to HUD for a RAD/Section 18 Blend Conversion of Public Housing Units at Murphy Park II and Murphy Park III

WHEREAS, the Murphy Park II and Murphy Park III developments are in need of redevelopment; and

WHEREAS, the United States Department of Housing and Urban Development (HUD) created the Rental Assistance Demonstration (RAD) program to preserve and improve affordable housing and to address the \$26 billion nationwide backlog of deferred maintenance on public housing developments; and

WHEREAS, it is a goal of the St. Louis Housing Authority (SLHA) to “reposition, redevelop and create new SLHA properties” within the SLHA Strategic Plan 2020-2024; and

WHEREAS, the SLHA Agency Plan FY2025, Section B.2 – New Activities, Item number B.2(f), specifically states that SLHA will pursue the conversion of 129 public housing units in Murphy Park II and Murphy Park III to Section 8 HAP Contracts under RAD/Section 18 blend conversion; and

WHEREAS, the SLHA Agency Plan FY2024, Section B.2 – New Activities, Item number B.2(d), states that SLHA will pursue the conversion of public housing to tenant-based or to project-based HAP Contracts under RAD conversion; and

WHEREAS, SLHA is committed to using all tools available to support affordable housing, including conversion of public housing units to Section 8 HAP contracts, low-income housing tax credits, affordable housing grant opportunities, RAD and Section 18 conversion, and all other funding opportunities; and

WHEREAS, the Missouri Housing Development Commission has awarded McCormack Baron Salazar 4% tax credits in support of the redevelopment of Murphy Park II and Murphy Park III; and

WHEREAS, SLHA is committed to supporting the redevelopment of Murphy Park II and Murphy Park III through every available means.

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

1. The Executive Director is authorized to submit a Rental Assistance Demonstration (RAD) application with Section 18 component to HUD for the conversion of 129 Public Housing Units at Murphy Park II (AMP # MO001000045) and Murphy Park III (AMP # MO001000046).
2. The Executive Director is authorized to execute all additional supplemental documents as required by HUD that are necessary to complete RAD/Section 18 blend conversions with such modifications as may be reasonably necessary or desirable to carry out and comply with the intent of this Resolution.

RESOLUTION No. 3060

HCV/Section 8 Department

3520 Page Blvd. ■ St. Louis, MO 63106 ■ p 314.531.4770 ■ f 314.531.0184 ■ tdd 314.286.4223 ■ www.slha.org

MEMORANDUM

To: Board of Commissioners

Through: Latasha K. Barnes, Executive Director

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

Date: January 7, 2026

Subject: Resolution No. 3060
Authorizing and Approving a Revision to the St. Louis Housing Authority's Administrative Plan

Board approval is requested to revise the St. Louis Housing Authority's Administrative Plan. The St. Louis Housing Authority (SLHA) must adopt a written Administrative Plan that establishes local policies for administration of the program in accordance with HUD requirements. The Administrative Plan and any revisions of the plan must be formally adopted by the Board of Commissioners.

The Administrative Plan must be in accordance with HUD regulations and requirements. The Administrative Plan is a supporting document to the PHA Plan and must be available for public review. The PHA must revise the Administrative Plan, if needed, to comply with HUD requirements.

As an additional cost saving measure, the voucher term [24 CFR 982.303] is being adjusted to the federal requirement of 60 days. The family must submit a Request for Tenancy Approval (RFTA) within the 60-day period, unless SLHA grants an extension.

Board approval is requested of the revisions to the Housing Choice Voucher Program Administrative Plan.

**AUTHORIZING AND APPROVING REVISIONS TO THE
ST. LOUIS HOUSING AUTHORITY'S ADMINISTRATIVE PLAN**

WHEREAS, the St. Louis Housing Authority (SLHA) desires to revise its Housing Choice Voucher Program Administrative Plan to provide additions, clarifications and changes in accordance with Federal regulations with the U.S. Housing Act of 1937; and

WHEREAS, the revisions to the Housing Choice Voucher Program Administrative Plan have been prepared in accordance with the requirements of 24 CFR Part 903, 982; and

WHEREAS, SLHA must administer the Housing Choice Voucher Program in accordance with its Administrative Plan; and

WHEREAS, the SLHA Housing Choice Voucher Program Administrative Plan covers all local policies for administration of the program, including policies on its project-based voucher program.

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

1. The revised St. Louis Housing Authority's Administrative Plan is hereby adopted and approved.
2. The Executive Director is hereby directed to take all actions necessary to implement the revisions to the Administrative Plan

Chapter 17 Family Briefing and Voucher Issuance [24 CFR 982.301, 982.302]

17.1 Overview

SLHA will conduct mandatory briefings for applicant families. The briefing provides a broad description of unit owner and family responsibilities, explains SLHA's procedures, and includes instructions on how to lease a unit. This chapter describes how briefings will be conducted, specifies what written information will be provided to families and lists the family's obligations under the program. In addition, this chapter describes the voucher issuance process.

17.2 Family Briefing

SLHA will give each applicant family a briefing and provide the family with a briefing packet containing written information about the program. Families will be briefed in groups. Generally, the head of household is required to attend the briefing. At least one adult family member must attend the briefing session. Families that attend group briefings and still need individual assistance will be referred to an appropriate SLHA staff person. Briefings will be conducted in English.

17.2.1 Notification and Attendance

SLHA will notify families via email or U. S. Postal service mail to attend the briefing when they are eligible for assistance. The notice will identify who is required to attend the briefing, as well as the date and time of the scheduled briefing. Applicants who fail to attend a scheduled briefing will automatically be scheduled for another briefing. SLHA will notify the family of the date and time of the second scheduled briefing. If the notice is returned by the post office with no forwarding address, the applicant will be denied assistance, and their name will be removed from the waiting list. If the notice is returned by the post office with a forwarding address, the notice will be resent to the forwarding address. Applicants who fail to attend two scheduled briefings, without the prior approval of SLHA, will be denied assistance and removed from the waiting list.

17.2.2 Oral Briefing

SLHA shall provide the following information at each briefing session:

- How the Housing Choice Voucher program works
- Family and unit owner responsibilities
- Where the family can lease a unit, including renting a unit inside or outside SLHA's jurisdiction
- For families eligible under portability, an explanation of portability (SLHA cannot discourage eligible families from moving under portability)
- For families living in high-poverty census tracts, an explanation of the advantages of moving to areas outside of high-poverty concentrations

17.2.3 Briefing Packet

In addition to the briefing, SLHA shall provide each family with a briefing packet that contains the following information:

- The term of the voucher and SLHA's policies on any extensions or suspensions of the term
- A description of the method used to calculate the housing assistance payment for a family, including how SLHA determines the payment standard for a family, how SLHA determines total tenant payment for a family, and information on the payment standard and utility allowance schedule
- An explanation of how SLHA determines the maximum allowable rent for an assisted unit
- Where the family may lease a unit
- For a family that qualifies to lease a unit outside SLHA jurisdiction under portability procedures, the information must include an explanation of how portability works
- The HUD-required tenancy addendum, which must be included in the lease

- The form the family must use to request approval of tenancy and a description of the procedure for requesting approval for a tenancy
- A statement of SLHA policy on providing information about families to prospective unit owners
- SLHA subsidy standards, including when and how exceptions are made
- The HUD brochure on how to select a unit
- The HUD pamphlet on lead-based paint entitled Protect Your Family from Lead in Your Home
- Information on federal, state and local equal opportunity laws and a copy of the housing discrimination complaint form, including information on how to fill out and how to file a housing discrimination complaint
- Via a web-based application, a list of unit owners or other parties willing to lease to assisted families or help families find units, including outside areas of poverty or minority concentration
- Notice that if the family includes a person with disabilities, the family may request a list of available accessible units known to SLHA
- Family obligations under the program
- Grounds on which SLHA may terminate assistance for a participant family because of family action or failure to act
- SLHA informal hearing procedures, including when SLHA is required to offer a family the opportunity for an informal hearing and how to request the hearing
- Maps showing areas with housing opportunities outside areas of poverty or minority concentration, both within its jurisdiction and its neighboring jurisdiction
- An explanation of how portability works, including a list of portability contact persons for neighboring PHAs with names, addresses and telephone numbers
- Information about the protections afforded by the Violence Against Women Act (VAWA) to victims of domestic violence, dating violence, sexual assault and stalking
- “Is Fraud Worth It?” (Form HUD-1141-OIG), which explains the types of actions a family must avoid and the penalties for program abuse
- “What You Should Know about EIV,” a guide to the Enterprise Income Verification (EIV) system published by HUD

17.3 Family Obligations

Family obligations include responsibilities the family is required to fulfill, as well as prohibited actions to participate in the HCV program. SLHA will inform families of these obligations during the briefing and the same information will be included in the briefing packet.

When the family’s unit is approved and the HAP contract is executed, the family must meet those obligations in order to continue participating in the program. Violation of any family obligation may result in termination of assistance, as described in Chapter 29. A family’s obligations under the HCV program are as follows:

- The family must:
 - Supply any information that SLHA or HUD determines to be necessary, including evidence of citizenship or eligible immigration status and information for use in a regularly scheduled reexamination or interim reexamination of family income and composition (All information the family supplies must be true and complete)
 - Disclose and verify social security numbers, and sign and submit consent forms for obtaining information
 - Supply any information requested by SLHA to verify that the family is living in the assisted unit or information related to family absence from the unit
 - Promptly notify SLHA in writing when the family is away from the unit for an extended period of time in accordance with SLHA policies
 - Allow SLHA to inspect the unit at reasonable times and after reasonable notice

- Notify SLHA and the unit owner in writing before moving out of the unit or terminating the lease
- Use the assisted unit for residence by the family (the assisted unit must be the family's only residence)
- Promptly notify SLHA in writing of the birth, adoption or court-awarded custody of a child
- Request SLHA written approval to add any other family or household member as an occupant of the unit
- Promptly notify SLHA in writing if any family member no longer lives in the unit
- Give SLHA a copy of an assisted unit owner eviction notice
- Pay utility bills and provide and maintain any appliances that the unit owner is not required to provide under the lease
- Pay the SLHA assigned portion of rent to the unit owner
- The family (including each family member) must not:
 - Own or have any interest in the assisted unit (other than in a cooperative or the unit owner of a manufactured home leasing a manufactured home space)
 - Commit any serious or repeated violation of the lease
 - Commit fraud, bribery or any other corrupt or criminal act in connection with the program
 - Engage in drug-related criminal activity or violent criminal activity, or other criminal activity that threatens the health, safety or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises
 - Sublease or let the unit, or assign the lease or transfer the unit
 - Receive HCV program housing assistance while receiving another housing subsidy, for the same unit or a different unit under any other federal, state or local housing assistance program
 - Damage the unit or premises (other than damage from ordinary wear and tear) or permit any guest to damage the unit or premises
 - Receive HCV program assistance while residing in a unit owned by a parent, child, grandparent, grandchild, sister or brother or any member of the family unless SLHA has determined (and has notified the unit owner and the family of such determination) that approving rental of the unit, notwithstanding such relationship, would provide reasonable accommodation for a family member who is a person with disabilities
 - Engage in abuse of alcohol in a way that threatens the health, safety or right to peaceful enjoyment of the other residents and persons residing in the immediate vicinity of the premises

17.4 Voucher Issuance [24 CFR 982.302]

17.4.1 General

Once an applicant family has completed the mandatory briefing, SLHA will issue the family a Housing Choice Voucher (form HUD-52646). The voucher is the family's authorization to search for housing. It specifies the unit size for which the family qualifies and includes both the date of voucher issuance and date of expiration. It contains a brief description of how the program works and explains the family obligations under the program. The voucher is evidence that SLHA has determined the family to be eligible for the program and expects to have funding available to subsidize the family if the family finds an approvable unit. SLHA also issues vouchers for special admission or when a participant family wants to move to another unit. The policies for issuing those vouchers are described in Chapters 25 and 32.

17.4.2 Sufficient Funding

Prior to issuing any vouchers, SLHA will determine whether it has sufficient funding. If funds are insufficient to house the family at the top of the waiting list, SLHA will wait until it has adequate funds before it calls another family from the list. SLHA may, if it experiences funding shortfalls in a given calendar year, stop issuing vouchers and may recall vouchers from families that are searching for units. When SLHA determines it has sufficient funding, it will resume issuing vouchers.

If SLHA is not assisting the required number of HUD-Veterans Affairs Supportive Housing (VASH) families when it resumes issuing vouchers, it must issue vouchers first to these special purpose voucher categories of families on its waiting list until SLHA is assisting its required number of VASH families. Should SLHA have to terminate families from its HCV program due to a funding shortfall, VASH families that comprise the required number of families served must be last to be terminated.

17.5 Voucher Term, Extensions, and Suspensions

17.5.1 Voucher Term [24 CFR 982.303]

The initial voucher term is 60 calendar days. The family must submit a Request for Tenancy Approval (RFTA) within the 60-day period unless SLHA grants an extension.

17.5.2 Extensions of Voucher Term [24 CFR 982.303(b)]

A family may submit a written request for an extension of the voucher time period. All requests for extensions must be received prior to the expiration date of the voucher. SLHA may grant an extension of up to 60 days for the following reasons:

- Extenuating circumstances such as hospitalization or a family emergency for an extended period of time, which has affected the family's ability to find a unit within the initial 60-day period (verification is required)
- The family was prevented from finding a unit due to disability accessibility requirements or large size bedroom unit requirement

SLHA will decide whether to approve or deny an extension request and will provide the family notice of its decision. A decision by SLHA not to approve an extension or suspension of a voucher term is not subject to an informal review for applicants or informal hearing for participants. If an applicant or participant family's voucher expires the family must reapply when the waiting list is open.

17.5.3 Suspensions of Voucher Term [24 CFR 982.303(c)]

When a RFTA is received by SLHA, the term of the voucher will be suspended while SLHA processes the request. Suspension means stopping the clock on a family's voucher term from the time a family submits the RFTA until the time SLHA approves or denies the request.

17.5.4 Expiration of Voucher Term

If an applicant or participant family's voucher term or extension expires before the family has submitted a RFTA, the family is no longer eligible for assistance. If the family still desires assistance, the family must reapply when the waiting list is open.

EXECUTIVE DIRECTOR REPORT

Executive Department

MEMORANDUM

To: Board of Commissioners
From: Latasha Barnes, Executive Director
Date: January 15, 2026
Subject: Executive Director Report

As we embark on a new year, I am pleased to share a comprehensive overview of our program management, strategic redevelopment, and community initiatives through the close of 2025. This report reflects our collective commitment to operational excellence and our mission of providing a "bridge" to stability and homeownership for the families we serve.

I. Housing Choice Voucher Program: Achieving Excellence

Our Housing Choice Voucher (HCV) program closed the year operating at its highest level of efficiency, ensuring maximum impact for families transitioning to housing stability.

- **High Performer Designation:** We have officially achieved High Performer status for Fiscal Year 2025 under the Section 8 Management Assessment Program (SEMAP). This elevation from a "Standard" rating in 2024 is a testament to our team's dedication to federal compliance and service delivery.
- **Operational Benchmarks:** In December, the program maintained a 100% utilization rate and a 100% inspection completion rate for all 544 scheduled units.
- **A Path to Homeownership:** On December 4, 2025, SLHA hosted a Bridge to Homeownership Convening with over 50 partners. This initiative remains a top priority as we work to convert rental assistance into mortgage opportunities for 500 families.
- **Proactive Transition Support:** To safeguard the 125 families affected by the October 2026 conclusion of the Emergency Housing Voucher (EHV) program, we have been in consultation with HUD technical assistance to identify stable housing alternatives. These pathways include relocation to public housing units and/or voucher portability, ensuring a seamless transition and zero loss of residency.

II. Maximizing Opportunities: Occupancy & Strategic Investment

We continue to see strong performance in our managed portfolio, driven by intentional leasing strategies and the successful pursuit of external funding.

- **Occupancy Success:** The overall SLHA-managed portfolio occupancy rate rose to 95.75% in December. All 12 developments maintained levels above the HUD 94% threshold, with seven sites exceeding the HUD standard of 96%.
- **Leasing Momentum:** Our Property Management team successfully completed 34 move-ins during November and December, continuing our progress to extend housing opportunities to households in need.
- **Investment in our Future:** Through aggressive fundraising, SLHA and its partners have secured critical funding support to preserve our existing affordable housing portfolio:

Funding Partner	Investment Amount	Area of Impact	Units Impacted
MHDC (Tax Credits/Grants)	\$9,500,000	Parkview RAD Conversion	295
Affordable Housing Comm.	\$500,000	Clinton-Peabody Redevelopment	44 (Phase I)
CDA (Make-Ready)	\$2,000,000	Portfolio-wide Modernization	61
CDA (Unit Turns)	\$250,000	Rapid Re-occupancy / Disaster Relief	25
City of St. Louis	\$700,000	Parkview Senior Unit Prep	40
Total Strategic Impact	\$12,950,000	Rehabilitating 465+ Units	

III. Redevelopment & Capital Projects Update

We are maintaining significant forward momentum on our large-scale revitalization efforts across the city.

- **Parkview Elderly Apartments:** We are entering a "watershed moment" for this property. The \$9.5 million MHDC award facilitates a comprehensive \$54 million renovation. We expect to begin bidding on construction documents this month, with financial closing scheduled for later this year.
- **Clinton-Peabody:** Phase I demolition is complete. We are currently finalizing the financial closing for this phase, scheduled for late February 2026, which will allow construction to begin immediately.
- **Murphy Park:** We are pleased to announce a major MHDC LIHTC award of \$2,945,561 and \$1.43M in AHAP credits, impacting 253 affordable housing units. This is supplemented by a \$914k award from the Affordable Housing Commission to ensure the long-term quality of this community.
- **California Gardens:** California Gardens has been undergoing modernization, with updated security enhancements: security cameras, fence replacement, and new access control systems. Security enhancements are 90% complete. While unit repairs are underway, we are providing diligent oversight on the elevator replacement design to ensure the long-term structural integrity of the development.

IV. Community Connections & Resident Empowerment

Our work extends beyond housing; we are focused on the holistic well-being of our residents.

- **Thanksgiving Outreach:** In partnership with the Demetrious Johnson Foundation, SLHA distributed turkey and food baskets to families at Clinton-Peabody and LaSalle Park for Thanksgiving. The agency also partnered with Love in Action to provide prepared Thanksgiving meals to residents across SLHA affordable housing communities.
- **All Aboard the Holiday Express:** On December 18, we hosted a landmark celebration for residents of Clinton-Peabody, LaSalle Park, and King Louis Square III, providing festive meals and toy giveaways for hundreds of youths.
- **Site-Specific Highlights:**
 - **James House & Euclid Plaza:** Celebrations included a holiday party and a "Holiday Bingo" social event for residents.
 - **West Pine & Parkview:** In partnership with Washington University, seniors received holiday outreach and gift bags. West Pine youth also received wrapped toys through their Tenant Advisory Board.
 - **Renaissance Place:** Collaborated with Bethlehem Missionary Baptist Church and Ascend STL to provide over 50 new coats and toys for resident youth.
 - **Section 8 Giving:** Ascend STL and Great Southern Bank sponsored a "Lighting Up the Holidays" giveaway for Section 8 families, further extending our reach beyond public housing sites.
- **Empowering Residents:** With a combined savings of \$192,352, the Family Self-Sufficiency (FSS) program continues to thrive with 142 participants, 26 of whom have escrow accounts, as they progress toward financial independence.

Charting Our Future: Strategic Planning and Mission Alignment

As we look toward the future, the agency is finalizing a comprehensive Strategic Plan that will serve as our roadmap for continued growth and mission alignment over the next five years. This plan is centered on core pillars of operational excellence, housing expansion, and holistic resident support. To ensure these goals are relevant, ambitious, and achievable, we utilized a robust data-driven approach, integrating CDA community data, alongside direct survey feedback from our staff, residents, and Section 8 participants and landlords. The process was further enriched by six strategic planning sessions, including a leadership pre-planning retreat and an all-staff open forum. A preliminary draft has been provided to the Board for your feedback as we refine this vision to better serve the community.