



ST. LOUIS
HOUSING
AUTHORITY



BADENFEST APARTMENTS

FEBRUARY 26

BOARD OF COMMISSIONERS

REGULAR MEETING

2026



TO THE COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY
ST. LOUIS, MISSOURI

PUBLIC NOTICE OF MEETING

Take notice that the **annual meeting** of the commissioners of the St. Louis Housing Authority will be held via **Zoom*** on Thursday, February 26, 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: February 20, 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
ANNUAL MEETING, FEBRUARY 26, 2026, 4:30 P.M.
ST. LOUIS HOUSING AUTHORITY, 3520 PAGE BOULEVARD
ST. LOUIS, MISSOURI 63106
AGENDA

ROLL CALL

CONSENT AGENDA

1. Election of Officers
2. Approval of Minutes, Regular Meeting, January 22, 2026

ITEMS FOR INDIVIDUAL CONSIDERATION

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
JANUARY 22, 2026**

BOARD OF COMMISSIONERS
ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING
JANUARY 22, 2026
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, January 22, 2026. Chair Regina Fowler called the meeting to order at approximately 4:36 p.m.

Present: Pamela Bush
Rachel D'Souza
Dara Eskridge
Regina Fowler
Constantino Ochoa, Jr.
Andrea Bush

Absent: Sal Martinez

CONSENT AGENDA

Swearing In of Resident Commissioners

Commissioner Fowler administered the oath of office to the newly elected Resident Commissioners, Pamela Bush and Andrea Powell. Afterwards, she congratulated and welcomed them as official members of the Board of Commissioners for the St. Louis Housing Authority.

CONSENT AGENDA

Approval of Minutes

Commissioner Bush moved to approve the minutes of October 23, 2025. Commissioner Powell seconded the motion. The motion passed with all commissioners voting aye.

ITEMS FOR INDIVIDUAL CONSIDERATION

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.

Presenting Resolution No. 3059, Ms. Barnes stated that the St. Louis Housing Authority (SLHA) has been working in collaboration with McCormack Baron Salazar (McCormack Baron) who is the owner and management team for Murphy Park where SLHA has 129 public housing units. She noted that this particular property has been undercapitalized for quite some time and that SLHA's team has been working to move it towards redevelopment and resyndication to preserve the affordability at the site. She said as a part of that process, McCormack Baron submitted an application to the Missouri Housing Development Commission to request low-income housing tax credits (LIHTC) to support the redevelopment and resyndication of the site and were approved for a 4% LIHTC award in December 2025, which will allow them to move forward with their redevelopment plans. Ms. Barnes stated that as a part of this effort, SLHA's goal is to transition the existing public housing units at Murphy Park to Section 8 vouchers, which is something that HUD has been encouraging public housing authorities to do. She noted that over the past 10-15 years there has been a decrease in funding for public housing units, but a stabilization of funding for Section 8 vouchers and by converting the existing public housing units at Murphy Park Phases II and III from public housing to Section 8, SLHA will be allowed to preserve affordable housing and will not continue to put that affordability at jeopardy due to funding trends at the federal level. She said the next step in the process, now that the LIHTC has been approved and awarded, is for SLHA to submit an application to HUD to request permission to proceed with the conversion process. Ms. Barnes stated that this resolution authorizes SLHA to request HUD's approval to begin the transition of the units at Murphy Park Phases II and III from public housing to Section 8. She asked if there were any questions and noted that Jason

Hensley, SLHA's Director of Real Estate Development, was present to address any technical questions or concerns about the proposal or development process.

Commissioner Fowler asked Ms. Barnes how many public housing developments does SLHA plan to convert to RAD in the next 10 years.

Ms. Barnes responded, "All of them." She noted that in November 2023, the board approved SLHA's Asset Repositioning Plan that set a course and a timeline for all of the public housing sites. She said SLHA is moving relatively aggressively through that process and has about 30% of its portfolio at some varying stage of resyndication or redevelopment thanks to Mr. Hensley's team and their credit.

Commissioner Fowler asked Ms. Barnes if SLHA anticipates converting all of its properties faster than 10 years.

Ms. Barnes stated that SLHA has been having conversations with HUD regarding its vacancy mitigation plan and part of their request is that the agency explore ways to speed up the process because it is understood that SLHA's portfolio has been undercapitalized. She noted that it has only been two and a half years and SLHA is currently at 30%, which is ahead of where the agency's initial 10-year plan was.

Commissioner Fowler asked if there were any further questions regarding Resolution No. 3059.

There were none.

Commissioner Eskridge moved to approve Resolution No. 3059. Commissioner D'Souza seconded the motion. The motion passed with all commissioners voting aye.

Resolution No. 3060

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

Presenting Resolution No. 3060, Ms. Barnes stated that SLHA, facing similar budget adjustments at the federal level, is exploring additional cost-saving measures that it can implement in the Section 8 program to be able to continue to serve the maximum number of households with the existing subsidy that HUD gives to the agency. She said this resolution proposes a revision to SLHA's Administrative Plan to allow the agency to implement another cost-saving measure. She deferred to Carla Matthews, Director of the Housing Choice Voucher Program, to talk about the cost-saving measure and to answer any specific questions.

Ms. Matthews stated that under the guidance of HUD through a PIH Notice, SLHA is required to save as many funds as it can to serve more families. She noted that this change will reduce the voucher search time from 120 days to 60 days, but will still include the totaling and suspension time and reasonable accommodation by requirement, and SLHA will continue to follow the Code of Federal Regulation, Section 982.303. She said the voucher search time at 120 days does not allow SLHA to know for certain what its budget spending will be; therefore, to better serve families, SLHA would like to reduce the voucher search time to 60 days. She said SLHA will continue to work with the families and will monitor all search attempts in case there are any discrepancies. Ms. Matthews stated that this was the only cost-saving measure being presented and she noted that other cost-saving measures had already been implemented by HUD directly.

Ms. Barnes asked Ms. Matthews to speak to some of the other cost-saving measures already implemented for the Housing Choice Voucher (HCV) program.

Ms. Matthews stated that SLHA has asked all project-based families to remain in the project-based units until the agency has further funding. She noted that subsidies are attached to the units and after one year of tenancy, the family can convert their project-based voucher to HCV, which increases the vouchers on the HCV side, along with the agency receiving additional project-based participants into the program. She said SLHA will also no longer transfer families to other housing authorities that have higher fair market rents or small area fair market rents and SLHA has implemented online recertifications to reduce paper and staffing.

Ms. Barnes stated that SLHA has also started billing other housing authorities when families moved to St. Louis from different jurisdictions to not exhaust its revenue. She noted that historically, the agency absorbed those families and paid for them to live in SLHA's jurisdiction.

Commissioner Fowler asked if 60 days is truly reasonable for people to find places to live and if SLHA will ultimately be looking at a lot of extensions. She said it seems like people have been having a hard time finding places with the longer time period.

Ms. Matthew stated that reducing the search time is a recommendation of the HUD PIH Notice. She said SLHA is required to give 60 days, however, the agency added in the additional time for the reasonable accommodation. She noted that SLHA also totals in suspension of time, meaning that the moment the family's Request for Tenancy Approval packet is received, the voucher time stops until a decision is made by the agency and if there is any breakdown in the process, time is given back to the family and SLHA will always consider a reasonable accommodation. She stated that reducing the timeframe is to give SLHA a better account of who is actually searching and who may or may not use the voucher.

Commissioner Fowler asked if reducing the search time to 60 days will save the agency money and where exactly would the savings come from.

Ms. Matthews stated that Indicator #13 of the Section Eight Management Assessment Program, which is Utilization, is what is being monitored with this cost-saving measure. She said SLHA is overspending, so this cost-saving measure will help the agency reduce spending and will allow the agency to expire vouchers not being used.

Ms. Barnes added that SLHA has to project expenditures for the vouchers that are issued and include them in its budget authority; therefore, this cost-saving measure will allow the agency to better plan and keep track of what is actually being expended and/or expected to be expended.

Commissioner Fowler asked if there were any additional questions regarding Resolution No. 3060.

Commissioner Eskridge asked what has been the average search time for voucher holders.

Ms. Matthews stated that the average search time would be hard to determine because families sometimes move seamlessly from one unit to another with the same landlord. She said if that is the case, it takes approximately 14 days, but the average search time is hard to determine.

Ms. Barnes noted that some families do not search for housing, do not turn in a packet nor do they communicate. She said although the regulations recommend 60 days, SLHA has been lenient with the process to give families an opportunity to find a home they really want, if finding a suitable landlord had been a barrier for them. She stated that it is not common practice, but SLHA was trying to help families and it put the agency in a challenging position as far as trying to estimate and project.

Commissioner Eskridge asked if SLHA monitors or tracks the time from when a voucher is issued and when the family turns in their packet so that the agency has knowledge of how long it typically takes families to find a suitable place.

Ms. Barnes stated that SLHA's case management software tracks the time. She said when SLHA issues a voucher, it is coded in the system and when a packet is received the software totals or suspends it. She noted that SLHA can tell from an individual basis, but the agency, as a collective, has not been looking at the data as a whole to drive some averages. She said it is something that can be looked into.

Commissioner Fowler asked if there were any additional questions regarding Resolution No. 3060.

There were none.

Commissioner Bush moved to approve Resolution No. 3060. Commissioner Powell seconded the motion. The motion passed with all commissioners voting aye.

CHAIR'S REPORT

Commissioner Fowler again welcomed Commissioners Powell and Bush to the board. She said they are appreciated for serving and their role is taken very seriously because they are the voice and ears for the board to understand what is going on with the residents. She said it is hoped that they understand how important their role is to the residents and to the board.

Commissioner Fowler stated that there had been a discussion about having an onboarding process for new board members. She said it is hoped that Commissioners Powell and Bush could go through the process as soon as possible, if it had not already happened.

Commissioner Fowler inquired about the new hire for the St. Louis Housing Authority.

Ms. Barnes stated that the new hire would be discussed in Executive Session.

DIRECTOR'S REPORT

Providing some agency updates, Ms. Barnes stated that SLHA ended the year with the resident leaders hosting Thanksgiving events and holiday and Christmas events for the residents at their particular site that included partnerships with the Demetrious Johnson Foundation, the Clinton-Peabody redevelopment team, the Violence Prevention Commission, Love in Action, Washington University Redevelopment Center and Bethlehem Baptist Church. She acknowledged and thanked the resident leaders for their service and hard work in trying to build community with their neighbors and for taking leadership to pull partners together to host events and make opportunities available for the families at the sites.

Ms. Barnes stated that on a programmatic level, the Section 8 Management Assessment Program (SEMAP) certification for the Housing Choice Voucher (HCV) program is official and the final assessment has been approved by HUD. She noted that SLHA is officially a high performer of administration of the HCV program and she congratulated Ms. Matthews and her team. She said they worked incredibly hard and this acknowledgement is to their dedication and excellence in service delivery. She stated that because the HCV team has reached the high performer standard, alternative ways are being considered to serve the families participating in the HCV program, particularly relaunching the homeownership program to allow them to convert their rental subsidy into a mortgage payment. She shared that SLHA hosted a convening in December 2025 that garnered over 50 partners from lending institutions, community partners and realtors who all expressed an interest in partnering with the agency to make homeownership possible for 500 HCV families, which is the targeted goal. She stated that SLHA is thinking about how to use its existing programs to build wealth and equity for the families it serves and is looking forward to mobilizing in that space.

Ms. Barnes stated that HUD has established an end date for the Emergency Housing Voucher (EHV) program, which is October 2026. She said SLHA has been in consultation with a HUD technical assistance firm to identify potential housing stability options for those households and those pathways currently include relocating participating families to existing SLHA public housing units and/or working with neighboring or other housing authorities to transfer the families to jurisdictions where they are continuing to administer the program or a similar program. She noted that SLHA's goal is to have a plan that will allow a seamless transition for the families and to mitigate any homelessness through the transition process. She said she would keep the board updated as SLHA continues to explore options to identify alternative housing arrangements.

Ms. Barnes stated, on the public housing side, that the occupancy rate for the month of December remained at 95%, exceeding the 94% threshold that HUD set for the agency, and SLHA is continuing to press and strive for 96% or higher. She noted that for the months of November and December, SLHA completed 34 new move-ins. She said occupancy is a priority for the agency and all opportunities to turn, rehab or modernize vacant units are being explored. She stated that SLHA has been working very closely with St. Louis City and in addition to the \$700,000 award that they gave to the agency to help turn 40 vacant units at Parkview, SLHA received an additional \$250,000 to help turn more units across its portfolio, which is in addition to the other funds the agency was awarded to the tune of \$2 million for unit make-ready and unit modernization. She said SLHA is moving forward and is looking at approximately 125 units or so that should gradually come back online in phases over the next couple of months.

Ms. Barnes shared that Parkview received a low-income housing tax credit award (LIHTC) in the amount of \$9.5 million. She noted that SLHA has been doing a lot of work at Parkview to try to improve the facilities, starting with the elevators and access control system and the first-floor renovations. She said it is known that a lot of work still needs to be done there and the LIHTC award will help the agency complete the \$54 million renovation of that building. She stated that SLHA is very excited about the award and she congratulated Mr. Hensley and his team for their work on the application and getting the agency to this point.

Ms. Barnes stated that Clinton-Peabody received a \$500,000 award from the Affordable Housing Commission to help SLHA move forward with Phase I. She noted that SLHA recently completed demolition of Phase I and is currently in the process of preparing to close, which is expected to happen in late February and will allow construction to start immediately. She stated that Murphy Park also received a LIHTC award to the tune of around \$4.4 million and a supplemental award from the Affordable Housing Commission for a little over \$900,000. She said SLHA is excited about these funding awards, which will allow the agency to preserve affordable housing and to stabilize opportunities for families.

Ms. Barnes shared that SLHA is winding up its strategic planning process and has identified some preliminary goals and action items for the next five years, which is based on data that the agency received from the community and data and feedback received from SLHA staff and residents and Section 8 participants and landlords. She said SLHA is looking forward to bringing the process to a close and moving forward with the initiatives to stabilize some of the agency's operations and to continue to advance the agency's mission with the resources it has been provided.

Concluding, Ms. Barnes stated that SLHA's partners with the St. Louis Metropolitan Police Department were unavailable to attend the meeting, but SLHA would make sure that the board receives a report and get an additional update at the next meeting.

Commissioner Fowler asked Ms. Barnes when would the strategic plan be presented.

Ms. Barnes responded, "At the next meeting."

COMMISSIONERS' CONCERNS

Commissioner Bush stated that since becoming a senior building again, Parkview does not have a mailbox. She said the mailbox was taken away to be fixed and was never returned. She the senior residents need the mailbox returned.

Ms. Barnes stated that she made a note of the concern and SLHA's team would reach out to the post office regarding the removal of the mailbox.

Commissioner Powell stated that she is concerned about the safety of the residents. She noted that security is just not enough sometimes. She said she knows that this topic has been addressed before, but she would like to see something done moving forward because the residents at West Pine do not feel safe.

Ms. Barnes thanked Commissioner Powell for sharing her concern. She noted that there had been an incident at West Pine and that SLHA has been discussing some temporary measures internally to enhance some safety features at the site. She stated that West Pine is next on SLHA's list for converting to RAD and she would make sure that Lucius Bennett, Director of Property Management, continue to keep Commissioner Powell updated. She said she would also follow up to see when the resident meeting will be held and if this is something she needs to address, she would make herself available for that meeting.

Commissioner Powell expressed that nine times out of 10, it is not the residents that are doing things, but their guests and she lets them know that they are responsible for their guests, which is in their lease.

Commissioner Fowler stated that the board appreciates Commissioner Powell for putting that responsibility on the residents and on SLHA as well.

Commissioner Bush stated that security is also an issue at Parkview.

ADJOURNMENT

Commissioner D'Souza moved to adjourn the meeting into Executive Session. Commissioner Powell seconded the motion. The vote was in favor of passing the motion with all commissioners voting aye. The meeting thereupon adjourned at 5:14 p.m.

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

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

(SEAL)

EXECUTIVE DIRECTOR REPORT

MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: February 20, 2026

Subject: Executive Director Report

The St. Louis Housing Authority (SLHA) remains focused on operational excellence, housing expansion, and the holistic well-being of our residents. This report highlights our strategic progress and the data-driven initiatives currently shaping the future of our agency.

I. Charting Our Future: The 2030 Strategic Plan

The 2030 Strategic Planning process is complete. This roadmap represents a pivotal shift from our previous recovery phase toward a vision of intentional growth and mission-aligned impact.

- **Data-Driven Pillars:** The plan centers on three core pillars: Operational Excellence, Housing Expansion, and Holistic Resident Empowerment. To ensure these objectives are both ambitious and attainable, the plan is grounded in a robust framework integrating direct feedback from residents, staff, and Section 8 partners, with broader community surveys.
- **Unified Vision:** We have initiated a parallel planning process for Ascend STL to ensure our supportive services and development goals are fully harmonized with the agency's five-year roadmap.

II. Navigating the Federal Landscape: Fiscal Resilience

On February 3, 2026, Congress passed legislation providing full-year funding for several critical departments, including Transportation-Housing and Urban Development (THUD), restoring stability through September 30, 2026.

- **Proration and Fiscal Strategy:** The bill provides \$77.3 billion for HUD. While this is an overall increase, several specific formula grants face downward adjustments:
 - **Public Housing Operating Fund:** Allocated at \$4.687 billion (a \$789 million decrease from FY 2025). We anticipate a proration below 86%. Because initial payments were based on higher estimates, the agency is continuing its conservative posture to reconcile these differences.

- **HCV Administrative Fees:** Preliminary estimates suggest an 82% proration for ongoing fees.
- **Expansion of Targeted Support:** The bill includes notable funding increases for the HUD-Veterans Affairs Supportive Housing (HUD-VASH) and Foster Youth to Independence (FYI) programs, which SLHA is actively exploring to expand our programming options.

III. Operational Excellence: Performance & Digital Innovation

Maximizing occupancy and leveraging technology to streamline services remain top agency priorities.

- **Public Housing Occupancy:** As of January, 10 of our 12 SLHA-managed developments are maintaining occupancy levels above the HUD 94% threshold. Across the broader portfolio – including mixed-finance partners – the majority of sites are reporting occupancy rates at or exceeding 90%.
- **HCV Utilization & Performance:** The HCV program continues to operate at 100% utilization.
- **Digital Transformation:** We have successfully launched our new Online Annual Recertification System and remain on track for a June 2026 completion of our digitized payment systems for vendors, participants, and landlords.

IV. Housing Expansion: Strategic Redevelopment

Our redevelopment pipeline is moving forward with significant momentum, supported by strong resident engagement and federal financial awards.

- **Murphy Park (McCormack Baron):** We are pleased to announce a 4% tax credit award from the Missouri Housing Development Commission (MHDC) to renovate Murphy Park II and III, impacting 129 public housing units. On February 11, 2026, staff met with residents to celebrate this milestone and discuss next steps.
- **Parkview RAD Conversion:** On February 3, 2026, SLHA leadership attended the MHDC Developer's Convening in Kansas City to coordinate the final steps for the Parkview redevelopment and closing. A subsequent resident meeting was held to answer questions regarding the next phases of this \$54 million renovation effort.
- **Clinton-Peabody:** We continue to coordinate closely with City officials as Phase I moves toward its final financial closing and we begin demolition planning for Phase II.
- **Portfolio-Wide Modernization:** Progress continues on the CDA "Heavy Make-Ready" grant, specifically targeting mold remediation and extensive repairs at McMillan I & II and Lookaway.

V. Holistic Support: Resident Empowerment & Homeownership

Our focus on resident initiatives ensures that SLHA provides a platform for resident growth and advancement.

- **Third Annual Jamboree:** Our signature Resource Fair is scheduled for March 19, 2026 at Harris-Stowe State University. This event connects residents with critical resources and highlights the potential of our self-sufficiency programs.
- **Scaling Homeownership: Capital One Grant:** SLHA and Ascend STL recently submitted a \$4.6 million grant application to the Capital One "Scaling Pathways to Homeownership" Open Call.
 - **National Cohort:** We are partnering with the St. Louis Development Corporation and Land Reutilization Authority to apply for the Center for Community Progress's HCVs to Homeownership Cohort for Summer 2026.
- **ROSS Rapid Response:** We are exploring opportunities to expand services through ROSS Rapid Response Emergency Funding, which provides support for residents affected by natural disasters or economic disruptions.