ST. LOUIS
HOUSING
AUTHORITY

LASALLE PARK APARTMENTS

APRIL 23

2026

BOARD OF COMMISSIONERS

REGULAR MEETING

ST. LOUIS HOUSING AUTHORITY

at the corner of family and future

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

PUBLIC NOTICE OF MEETING

Take notice that the **regular meeting** of the commissioners of the St. Louis Housing Authority will be held via **Zoom*** on Thursday, April 23, 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: April 17, 2026

ST. LOUIS HOUSING AUTHORITY

Attachment

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*Instructions For Joining Zoom

Meeting ID: 939 278 0715

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

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

BOARD OF COMMISSIONERS, ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING, APRIL 23, 2026, 4:30 P.M.
ST. LOUIS HOUSING AUTHORITY, 3520 PAGE BOULEVARD
ST. LOUIS, MISSOURI 63106

AGENDA

ROLL CALL

CONSENT AGENDA

1. Approval of Minutes, Annual Meeting, February 26, 2026

ITEMS PREVIOUSLY APPROVED BY TELEPHONE VOTE

2. **Resolution No. 3062**
   (For Informational Purposes Only – Approved by Telephone Vote on March 25, 2026)
   Authorizing and Approving the St. Louis Housing Authority's 2025 - 2030 Strategic Plan

RESIDENTS' COMMENTS ON AGENDA ITEMS

ITEMS FOR INDIVIDUAL CONSIDERATION

3. **Resolution No. 3063**
   Authorizing and Approving the Execution of the Capital Fund Program (CFP) Amendment to the Consolidated Annual Contributions Contract and the Capital Fund Annual Statement for Fiscal Year 2026

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
February 26, 2026

BOARD OF COMMISSIONERS
ST. LOUIS HOUSING AUTHORITY
ANNUAL MEETING
FEBRUARY 26, 2026
4:30 p.m.

CALL TO ORDER

The Board of Commissioners of the St. Louis Housing Authority held its Annual Meeting via Zoom on Thursday, February 26, 2026. Chair Regina Fowler called the meeting to order at approximately 4:31 p.m.

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

CONSENT AGENDA

Election of Officers

Chair, Vice-Chair and Treasurer

Commissioner Martinez moved to reappoint the existing slate of officers; Commissioner Fowler as Chair, Commissioner Ochoa as Vice-Chair and himself as Treasurer. No other nominations were made. Commissioner Bush seconded the motion. The motion passed with all commissioners voting aye.

Commissioner Fowler thanked everyone for their service. She noted that it is not something that they have to do, but it is appreciated that they do it.

Approval of Minutes

Commissioner Bush moved to approve the minutes of January 22, 2026, with the noted edit. Commissioner Powell seconded the motion. The motion passed with all commissioners voting aye.

CHAIR'S REPORT

Commissioner Fowler recalled that it was expressed at the last meeting that Parkview Apartments need a mailbox at their location. She asked if SLHA was able to have a mailbox installed at Parkview.

Latasha Barnes, Executive Director, stated that the residents have individual mailboxes at the building. She noted that the concern was about to the blue collection bin that is owned and controlled by the United States Postal Services that is located outside of the building along Forest Park Avenue. She said the mailbox was decommissioned a couple of years ago and SLHA has to get approval from the Postmaster. She stated that she did communicate with the Postmaster and the Alderman to provide justification of the need to reactivate the mailbox and she is waiting to hear back from the Postmaster with a decision on SLHA's request.

Commissioner Fowler asked Ms. Barnes to follow up with an email when it is done.

DIRECTOR'S REPORT

Ms. Barnes stated that following an incident that happened last November at West Pine Apartments, Commissioner Powell had inquired about security enhancements for the site at the last meeting. She noted that SLHA had the building assessed to identify the best way to install the new security camera system and it was determined that it would have to be a wired system, given the age and height of the building. She stated that it is anticipated, once procurement is completed, that it may take approximately two months to complete the installation of the project. She said she would continue to provide updates as the process reaches a resolution.

Ms. Barnes recalled that a resolution was presented at the last meeting regarding a cost-saving measure that would shorten the voucher search time for families and some questions had been raised regarding the average time that it takes families to complete the search process. She noted that SLHA was able to run the data and historically, dating back to 2024, it has taken families around three months on average to lease up, but since October 2025, the trend has been within two months or less on average. She stated that in October 2025, 63% of the families leased up within 60 days, in November 2025, 70% of the families leased up within 60 days, in December 2025, 90% were able to lease up within 60 days and in January 2026, 77% were able to lease up, with just a few at the 90-day mark. She said it is believed that as families get accustomed to the agency enforcing this policy, they will move with a little more expediency and as the agency continues to work to develop relationships with landlords and share resources and referrals with the families, more families will fall into the 60-day mark. Ms. Barnes stated that the data currently is hard to read; therefore, SLHA is looking for the best way to format and present it to make it a monthly report.

Commissioner Fowler thanked Ms. Barnes for readdressing those concerns.

Presenting SLHA's proposed 2030 Strategic Plan, Ms. Barnes stated that she was excited to share some of the insights and updates of the plan, as well as get feedback from the board on next steps for the agency. She noted that SLHA had been working on the plan for quite some time, starting first with a pre-strategic planning session with a consultant that SLHA brought in at the end of November 2024 to do some preliminary surveys and to meet with the leadership team to help the group think outside of the box about what they would like to see for the agency moving forward.

Ms. Barnes stated that the 2030 Strategic Plan is currently set up around SLHA's core values, which has four pillars: the first being quality housing and regional synergy, thinking about how the agency can continue to advance its mission, but more in alignment with its regional partners; the second being opportunity, specifically opportunities for SLHA's residents, thinking about the best ways to serve and support them so that they can have the levels of mobility that allow them to achieve the desires they have for themselves and their families; the third being respect, which focuses very heavily on fostering a service culture through additional training and accountability; and the last being operational innovation and financial autonomy, which focuses on how the agency improves its operations, how it improves some of its fundraising efforts and how it moves to a greater state of excellence to fulfill its mission.

Ms. Barnes stated that the process involved seven strategic planning sessions with the leadership team and it involved a full day at Thinksgiving on behalf of SLHA and Ascend, in partnership with AG1, as well as included a series of surveys that comprised of staff surveys and resident surveys and surveys from Section 8 participants and landlords. She highlighted the survey data and stated that she would be happy to share the full survey results with any of the board members that might be interested and would like to have a more detailed analysis. Concluding, Ms. Barnes asked if there were any questions regarding SLHA's proposed 2030 Strategic Plan.

Commissioner Fowler stated that she wanted Ms. Barnes to give the presentation on the 2030 Strategic Plan; therefore, she asked that the board not vote on it at this meeting. She said since the plan had been provided to the board members, she asked that they read and absorb it and email Ms. Barnes any questions that they may have regarding the plan. She said Ms. Barnes she will then summarize all of the questions and provide answers so that they will be prepared to vote on the plan when they convene for the next meeting with all of their questions asked and answered. She asked the board members if proceeding this way was okay.

The commissioners concurred.

Commissioner Fowler thanked Ms. Barnes for the thorough presentation.

Ms. Barnes stated that this concluded her report, outside of the written report provided.

RESIDENTS CONCERNS

Commissioner Bush shared that a resident of Parkview Apartments is concerned about the front driveway. She noted that when leaving out of the driveway to turn west on Forest Park Avenue, which would be a right turn, residents cannot see oncoming westbound traffic due to the street signs and parking spaces there at the bus stop. She said they feel that there should be a mirror or some type of sign there to help people see better coming out of the driveway.

Ms. Barnes thanked Commissioner Bush for the feedback. She noted that both Lucius Bennett, Director of Property Management, and Jason Hensley, Director of Real Estate, were present and that a note of the concern had been made. She said she would follow up with Commissioner Bush to talk about what options may be available once the space is evaluated.

ADJOURNMENT

Commissioner Bush moved to adjourn the meeting into Executive Session. Commissioner D'Souza 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)

RESOLUTION NO. 3062

(INFORMATIONAL PURPOSES ONLY)

ST. LOUIS HOUSING AUTHORITY

At the corner of family and future

Executive 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

From: Latasha Barnes, Executive Director

Date: March 18, 2026

Subject: Resolution No. 3062
Authorizing and Approving the St. Louis Housing Authority's 2030 Strategic Plan

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This memorandum recommends the formal adoption of the St. Louis Housing Authority (SLHA) 2030 Strategic Plan—a comprehensive roadmap designed to align our operations, culture, and service delivery with the evolving needs of the St. Louis community over the next five years.

The Plan is the result of a rigorous, year-long, data-driven process to ensure SLHA remains responsive, accountable, and forward-looking. Key inputs informing this work include:

- Audits of regional community and economic development priorities
- Comprehensive staff interviews and stakeholder surveys, with more than 600 respondents
- Collaborative working sessions with executive leadership and community partners

Together, these efforts have shaped a strategic framework anchored in four core pillars:

- **Community:** Architecting quality housing and strengthening regional alignment
- **Opportunity:** Advancing resident mobility and economic empowerment
- **Respect:** Investing in our people and cultivating a service-driven culture
- **Excellence:** Driving operational innovation and advancing financial sustainability

With more than 16,000 households in our region facing severe housing cost burdens, the need for a more efficient, innovative, and autonomous housing authority has never been greater. Adoption of this Strategic Plan signals SLHA's commitment to meeting this moment with purpose and leadership.

Accordingly, I respectfully request that the Board of Commissioners adopt the attached resolution to formally enact this strategic vision.

Resolution No. 3062
Presented to the Board of Commissioners March 25, 2026

Authorizing and Approving the St. Louis Housing Authority's 2030 Strategic Plan

WHEREAS, the St. Louis Housing Authority (SLHA) is committed to providing diverse housing opportunities and enhancing the quality of life for the families and individuals it serves in the St. Louis community; and

WHEREAS, the current housing landscape in the City of St. Louis presents significant challenges, with over 16,000 households facing severe housing cost burdens, requiring a bold and innovative approach to agency operations and community development; and

WHEREAS, SLHA has undertaken a comprehensive, data-informed, and inclusive planning process to define its strategic priorities for the next five years; and

WHEREAS the resulting 2030 Strategic Plan (the "Plan") establishes a comprehensive framework designed to ensure accountability and transparency in the achievement of the agency's 2030 vision; and

WHEREAS, the Plan is attached as Exhibit A; and

WHEREAS, it is in the best interest of SLHA to adopt the Plan.

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

1. The St. Louis Housing Authority 2030 Strategic Plan is hereby approved and adopted as the official strategic guide for the agency's operations and development activities.

2. The Executive Director is authorized and directed to take all necessary actions to implement the Plan.

ST. LOUIS
HOUSING
AUTHORITY

STRATEGIC PLAN (2030)

A Five-Year Roadmap to Anchoring Neighborhoods, Transforming Futures

LATASHA BARNES
Executive Director

SETTING OUR COURSE

A Message from the Executive Director

It is with a profound sense of excitement and a clear-eyed vision for the future that I present the St. Louis Housing Authority's 2030 Strategic Plan.

The St. Louis Housing Authority is dedicated to unlocking new pathways and co-designing opportunities that bolster individual and community success alongside our residents and stakeholders. This plan is our shared roadmap, guiding us as we move with imagination and heart to anchor neighborhoods, support family stability, and build a vibrant future together.

Our work is guided by our C.O.R.E. values: Community, Opportunity, Respect, and Excellence. But these are more than words on a page; they are the standard to which we hold ourselves every day as we seek out new ways to advance our mission:

- We are building a Community through housing-led interventions and strategic collaborations that spark equitable growth and neighborhood synergy.
- We are creating Opportunity by fostering partnerships that empower our residents to build wealth, achieve stability, and realize their long-term aspirations.
- We are fostering Respect by investing in our greatest asset—our people—ensuring our workforce is supported, innovative, and empowered to lead.
- We are pursuing Excellence by finding creative ways to be increasingly efficient, embracing digital innovation, and driving toward the solutions that allow us to reinvest in our shared mission.

The data tells us that our mission has never been more critical. With over 16,000 of our neighbors facing severe housing cost burdens, the status quo is not an option. We are meeting this challenge with a bold, collaborative spirit. From the creative modernization of our portfolio through RAD conversions to our pursuit of visionary philanthropic partnerships, every action in this plan is designed to prove that housing is the foundation upon which all other success is built.

This plan is a living document—a set of strategic guideposts that will lead us into the next decade. I am thrilled to work with this incredible team as we embark on this journey toward 2030, uplifting our community one home at a time.

The future of St. Louis is bright, and SLHA is honored to be a part of the creative energy driving it forward.

With excitement and gratitude,

REGINA D. FOWLER
Chair

A VISION FOR ST. LOUIS

A Message from the Board Chair

On behalf of the Board of Commissioners, it is an honor to endorse the St. Louis Housing Authority's 2030 Strategic Plan. This plan represents a bold vision for our agency, prioritizing the modernization of our portfolio and the expansion of high-quality housing opportunities across our city.

We are committed to ensuring that SLHA remains a stable, transparent, and forward-thinking institution. By centering our work on the C.O.R.E. values of Community, Opportunity, Respect, and Excellence, we are laying the groundwork for a more equitable St. Louis and a stronger future for the people we serve.

We are especially proud of the exciting resident opportunities embedded in this roadmap. From enhanced economic mobility programs to innovative supportive services, this plan is designed to empower families to thrive. By working hand-in-hand with our residents, regional leaders, and partners, we are maximizing our resources to modernize our communities and create lasting, positive change.

To our partners, we thank you for your commitment. Together with our dedicated team, we are ready to move forward with purpose. We are building a community where every family has the foundation they need to achieve their dreams.

In partnership,

EXECUTIVE SUMMARY

Aligned with its 2030 vision of innovative housing and community development solutions that meet the changing needs of the world, this strategic plan sets forth a comprehensive framework for transforming the agency and the communities it serves. SLHA's plan focuses on four pillars that reflect both its values and its priority areas:

Community — Architecting Quality Housing & Regional Synergy: SLHA is modernizing and repositioning its housing portfolio to provide safe, sustainable, and high-quality homes that anchor neighborhoods and catalyze equitable regional growth. Strategic initiatives include expanding housing choices, fostering homeownership, implementing energy-efficient upgrades, and leveraging regional partnerships to stimulate investment and reduce vacancy.

Opportunity — Propelling Resident Mobility: Residents are empowered through a holistic Mobility Platform that connects civic engagement, workforce development, financial literacy, and wealth-building programs. Health, wellness, and youth engagement initiatives further strengthen pathways to personal development, supporting residents in achieving long-term stability and full participation in community life.

Respect — Empowering Our People & Fostering a Service Culture: A skilled, supported workforce is central to SLHA's success. Competitive compensation, modernized recruitment, and targeted professional development ensure staff excellence, while trauma-informed care, ethics, and Fair Housing practices cultivate equitable service delivery. Engagement with residents, landlords, and community partners reinforces trust, transparency, and collaborative problem-solving.

Excellence — Mastering Operational Innovation & Financial Autonomy: SLHA is advancing operational efficiency, financial stewardship, and agency autonomy. Digital transformation, process efficiencies, and transparent communication channels improve program efficacy and accessibility. Diversified revenue strategies, including affiliate optimization and competitive grant pursuit, enable the agency to reinvest in its mission and expand community impact.

By centering this plan on its mission, CORE values, and priority focus areas, SLHA is positioned to create thriving, resilient communities where affordable housing, resident prosperity, workforce excellence, and operational innovation intersect. Over the next five years, this roadmap will guide SLHA in transforming neighborhoods, elevating resident outcomes, and strengthening the long-term sustainability and impact of the agency.

TABLE OF CONTENTS

1 ABOUT SLHA
- Agency Overview
- Strategy
- Vision, Mission, and Values

2 VALUE 1: COMMUNITY

3 VALUE 2: OPPORTUNITY

4 VALUE 3: RESPECT

5 VALUE 4: EXCELLENCE

ABOUT SLHA

A Foundation for Thriving Communities

Since 1939, the St. Louis Housing Authority (SLHA) has served as a cornerstone of our city, expanding access to affordable housing through our Public Housing and Housing Choice Voucher programs. Our work goes beyond managing property; it is about building a foundation where our neighbors can truly thrive.

This commitment to community is reflected in our leadership. We are guided by a seven-member Board of Commissioners—including two members directly elected by public housing residents—ensuring that the voices of those we serve remain at the heart of every decision. With a dedicated team of over 100 staff members and an $85 million annual budget, we work alongside the U.S. Department of Housing and Urban Development (HUD) to provide stable, safe, and affordable homes for the St. Louis community.

REGINA D. FOWLER
Chair

CONSTANTINO OCHOA
Vice Chair

SAL MARTINEZ
Treasurer

PAMELA BUSH
Commissioner

RACHEL D'SOUZA
Commissioner

DARA ESKRIDGE
Commissioner

ANDREA POWELL
Commissioner

Planning with Purpose

The St. Louis Housing Authority (SLHA) undertook a comprehensive and intentional process to craft this Strategic Plan—an actionable roadmap designed to achieve three core objectives: leverage organizational strengths to advance the prosperity of the City of St. Louis; establish clear, measurable milestones to track progress; and define the strategic priorities that will shape the Agency's future.

To ensure a sustainable foundation, SLHA utilized an inclusive, data-informed planning process. This included a rigorous audit of previous Agency plans, in-depth interviews across all staff levels, and broad engagement with regional leadership, residents, community partners, and vendors. Additionally, targeted surveys provided critical insights into workplace culture and operational efficacy. These collaborative efforts ensure the Strategic Plan will guide SLHA toward long-term impact and organizational excellence.

VISION, MISSION AND VALUES

OUR VISION

Innovative housing and community development solutions that meet the challenges of our changing world.

OUR MISSION

The St. Louis Housing Authority commits to provide diverse housing opportunities and to enhance the quality of life of the families we serve.

OUR VALUES

The Values outlined below govern the actions of all SLHA Commissioners and employees and establish a standard of excellence for the Agency. Following each value are the components that each value entails. SLHA's Values can be summed up in one word, CORE.

COMMUNITY | OPPORTUNITY | RESPECT | EXCELLENCE

2

VALUE 1: COMMUNITY

02

VALUE 1: COMMUNITY
Architecting Quality Housing & Regional Synergy

SLHA is transforming its housing portfolio into a modern, sustainable, and well-managed community asset—providing safe, high-quality housing options that anchor neighborhood stability, expand housing choice, and catalyze inclusive growth across the St. Louis region.

1.1 Portfolio Transformation & Modernization: Streamline the repositioning of public housing units through targeted portfolio conversion strategies and capital leverage to preserve existing affordable housing units.

- Action 1.1.1 (Conversion Strategy): Explore portfolio-wide conversion opportunities to expedite and streamline the repositioning process and revise the master timeline and critical paths for asset repositioning.
- Action 1.1.2 (Asset Management Shift): Create a standardized Asset Management model that effectively responds to new housing conversion strategies and community needs.
- Action 1.1.3 (Sustainability Strategies): Convert public housing units into more sustainable, high-quality housing communities.
- Action 1.1.4 (Strategic Capital Leverage & Philanthropy): Pursue diverse funding sources that prioritize housing preservation and stabilization, leveraging new private capital from mission-aligned public, private, and philanthropic partners.

1.2 Sustainability & Clean Energy: Implement a Clean Energy Strategy targeting a reduction in carbon footprint and operating costs.

- Action 1.2.1 (Baseline & Targets): Establish a baseline carbon footprint and set a target aligned with industry standards.
- Action 1.2.2 (Green Retrofits): Incorporate Energy Retrofits into capital plans.

1.3 Facility Maintenance: Maintain high maintenance standards for all properties by earning and sustaining a minimum score of 80 on NSPIRE.

- Action 1.3.1 (PNA Update): Conduct a comprehensive Physical Needs Assessment (PNA) to accurately quantify capital needs across the portfolio.
- Action 1.3.2 (Major Systems & Safety): Execute a preventative maintenance and replacement schedule for all major building systems, prioritizing resident health and safety, including enhanced lighting, access controls, and security cameras.
- Action 1.3.3 (Quality Control): Standardize routine site inspection protocols to ensure facility standards are met and sustained.

1.4 Regional Development Driver: Leverage SLHA's market position to drive development activity and mitigate vacancy across the St. Louis region.

- Action 1.4.1 (Strategic Land Use): Utilize the SLHA land bank and affiliate entities to seed and support regional initiatives, acting as a catalytic partner for new community development opportunities.

- Action 1.4.2 (Regional Positioning): Align programs with regional economic development priorities to stimulate neighborhood-wide investment.
- Action 1.4.3 (Vacancy Mitigation): Collaborate on regional efforts to reduce blight and reactivate vacant spaces throughout the City of St. Louis.

1.5 Community Homeownership: Center homeownership as a pillar of neighborhood stability.

- Action 1.5.1 (Bridge to Homeownership Expansion): Expand the Housing Choice Voucher Bridge to Homeownership Program to increase the pipeline of voucher participants transitioning into homeownership.
- Action 1.5.2 (Public Housing Homeownership): Research and implement a Public Housing Homeownership Program.
- Action 1.5.3 (For-Sale Development): Explore opportunities to advance production of affordable for-sale homes.

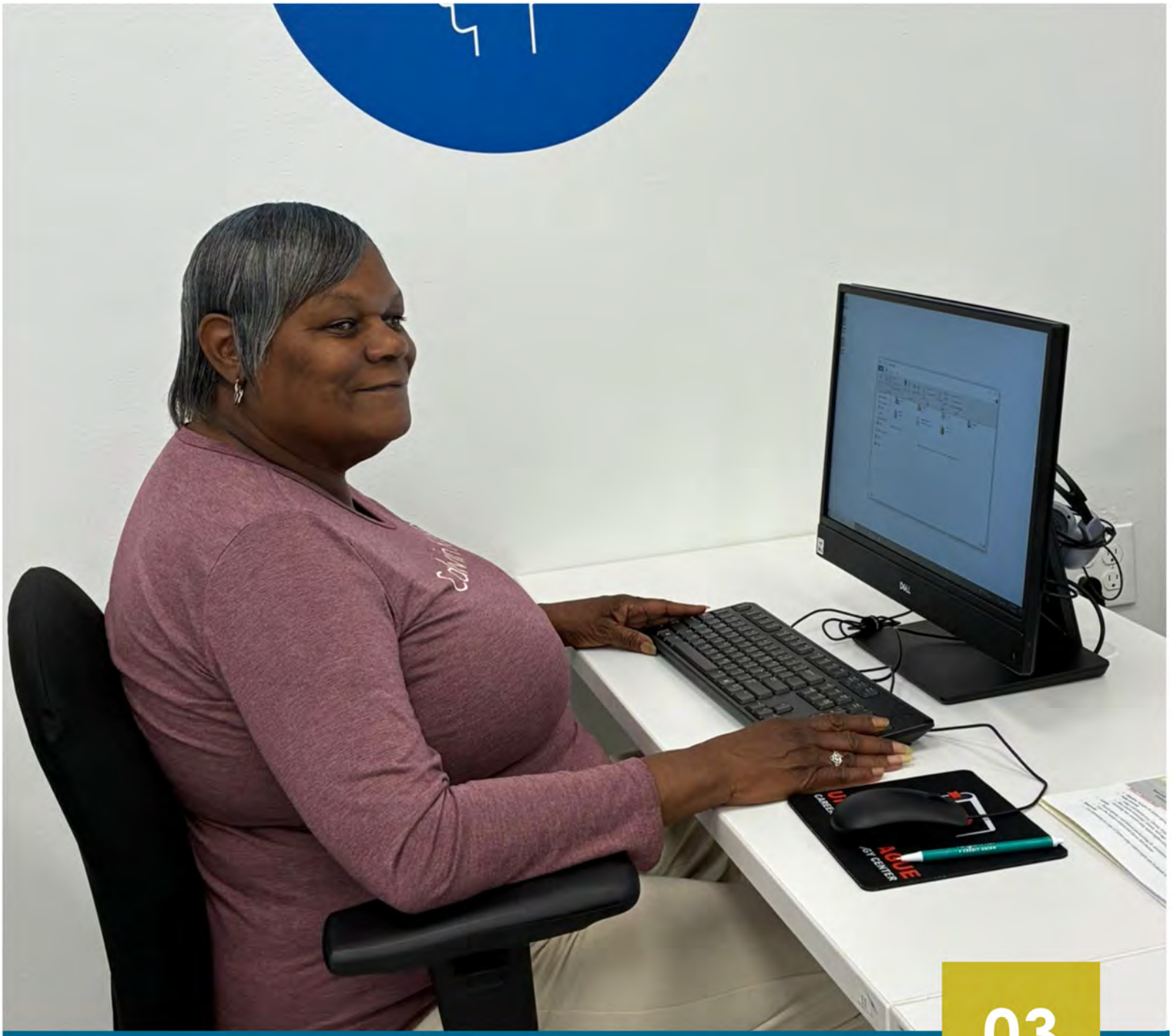
1.6 Expanding Housing Choices: Preserve existing voucher programming and explore new funding models to increase the availability of housing assistance.

- Action 1.6.1 (Voucher Expansion): Seek out opportunities to expand housing choice through new special purpose housing assistance payments, as made available by HUD or other funders.
- Action 1.6.2 (Outreach Strategy): Develop targeted outreach strategies to expand affordable housing referral options.
- Action 1.6.3 (Moving to Work): Explore programmatic flexibilities offered through the Moving to Work program to improve resident success and agency efficacy.

1.7 Strategic Partnerships & Regional Alignment: Cultivate strategic partnerships with regional leaders for added resident impact.

- Action 1.7.1 (Resource Pooling): Identify shared goals with regional leaders and pursue opportunities to seek and pool funding resources to maximize housing opportunities and service delivery.
- Action 1.7.2 (Leadership Presence): Actively participate in and collaborate with relevant professional organizations, community coalitions, boards, and city departments.
- Action 1.7.3 (Regional Convening): Host an annual "State of St. Louis Housing" convening to connect community stakeholders with aligned goals.

3 VALUE 2: OPPORTUNITY



03

VALUE 2: OPPORTUNITY
Propelling Resident Mobility

SLHA advances a transformative platform for mobility, supporting residents in achieving long-term stability and personal development through holistic engagement and wealth-building.

2.1 The Mobility Platform: Accelerate mobility and employment outcomes by expanding participant access to workforce development programs that focus on the entire employment lifecycle.

- Action 2.1.1 (Employment Success Metrics): Research and implement targeted strategies to increase the number of working heads of households.
- Action 2.1.2 (Career Path Pilots): Strengthen existing programming and partnerships that expand exposure to career paths and upward mobility for SLHA-assisted households.
- Action 2.1.3 (Learning Management Program): Partner with regional post-secondary institutions and workforce development partners to extend continuing learning opportunities to SLHA-assisted households.

2.2 Wealth & Homeownership Pathways: Expand homeownership readiness and incentivize financial literacy to meet mortgage standards.

- Action 2.2.1 (Financial Literacy Incentives): Incentivize participation in certified financial literacy curriculum to encourage asset accumulation for all SLHA-assisted households.
- Action 2.2.2 (Homeownership Accelerator): Establish a comprehensive Homeownership Accelerator to serve as a centralized hub connecting residents with local lenders and housing counseling.
- Action 2.2.3 (Alumni Mentorship Network): Formalize a peer-to-peer mentorship network where successful FSS and/or HCV homeownership graduates serve as mentors for current and interested participants, providing real-world guidance to SLHA-assisted households.

2.3 Comprehensive Wellness & Special Needs: Support health and wellness as critical components for family stability.

- Action 2.3.1 (Health & Mental Health): Collaborate with community partners to address health needs of SLHA-assisted households via place-based partnerships.
- Action 2.3.2 (Flexible Service Delivery): Deploy flexible service models to increase community engagement and connection to supportive services that improve family stability.
- Action 2.3.3 (Resource Communication): Provide continuous, up-to-date information regarding agency and community resources to SLHA-assisted households.

2.4 Personal Development & Civic Empowerment: Foster holistic personal growth and civic engagement through ROSS University/ ROSS Academy and resident councils.

- Action 2.4.1 (Engagement): Engage SLHA-assisted households in programming that promotes civic engagement and personal growth through ROSS University and ROSS Academy.
- Action 2.4.2 (Scholarship & Marketing): Expand the Resident Scholarship Program and implement a marketing plan to increase awareness and participation among resident youth.
- Action 2.4.3 (Resident Councils): Bolster civic engagement and autonomy of Resident Advisory Councils (RAC).

TABLE OF CONTENTS

4 VALUE 3: RESPECT

04

VALUE 3: RESPECT
Empowering Our People & Fostering a Service Culture

SLHA fosters a culture of excellence and respect, where organizational pride is reflected in a supported workforce, trauma-informed service delivery, and dignified treatment of all stakeholders.

3.1 Talent Strategy & Acquisition: Attract, retain, and revitalize our workforce through competitive compensation, modernized recruitment, and technology.

- Action 3.1.1 (Market Study): Commission a compensation study comparing SLHA to regional PHAs and affordable housing providers.
- Action 3.1.2 (Phased Adjustment): Implement a plan to align critical "at-risk" positions with the local market.
- Action 3.1.3 (Hiring Technology): Revamp recruitment and hiring methodology through enhanced software to attract top-tier talent and reduce vacancies in critical positions.
- Action 3.1.4 (Internal Career Ladder): Establish a formal "Resident-to-Staff" pipeline that includes paid internships, micro-workforce opportunities, and vocational tracks.

3.2 Professionalism, Procedural Review, & Training Mandates: Maintain a high level of professionalism and ensure organizational consistency through rigorous standards.

- Action 3.2.1 (Process Optimization): Conduct a comprehensive review of agency policies and procedures to identify opportunities to improve internal efficiency.
- Action 3.2.2 (SOP Library): Develop a centralized digital library for agency policies and procedures.
- Action 3.2.3 (Training Mandates and Digital Library): Establish mandatory training requirements and expand the agency's on-demand digital training platform to promote continuous professional growth.
- Action 3.2.4 (Agency-Wide Training): Prioritize agency-wide training on topics that have the highest direct impact on resident service delivery and program accessibility.
- Action 3.2.5 (Special Innovation Teams): Establish cross-functional teams that pair emerging leaders with senior staff. These teams will tackle operational challenges, providing high-visibility professional development opportunities while building a robust leadership pipeline.

3.3 Stakeholder Engagement & Transparency: Ensuring accountability through engagement and information sharing.

- Action 3.3.1 (Continuous Feedback): Regularly survey stakeholders and collaborate with partners to administer comprehensive community needs assessments.
- Action 3.3.2 (Landlord Advisory Board): Establish a landlord advisory board to foster a collaborative partnership with housing partners.
- Action 3.3.3 (Transparency Plan): Create a communication plan to communicate essential program details and share agency performance metrics with the public.

3.4 Brand Strategy & Narrative Change: Proactively communicate SLHA's value through consistent, purpose-driven storytelling.

- Action 3.4.1 (Advocacy Campaign): Implement a messaging campaign that provides consistent, compelling, and uplifting content to the public.
- Action 3.4.2 (Corporate Citizenship): Strengthen community impact by creating opportunities for staff and community partners to volunteer in programs and settings that directly benefit SLHA households.
- Action 3.4.3 (Above & Beyond Employee Awards): Expand the current employee recognition program to include tiered incentives and rewards that celebrate staff who consistently demonstrate SLHA's CORE values.

TABLE OF CONTENTS

5 VALUE 4: EXCELLENCE

05

VALUE 4: EXCELLENCE
Mastering Operational Innovation & Autonomy

SLHA is increasingly efficient and autonomous through technological innovation, rigorous internal controls, and programmatic flexibility.

4.1 Total Digital Transformation: Eliminate paper barriers, modernize payments, and enhance user accessibility.

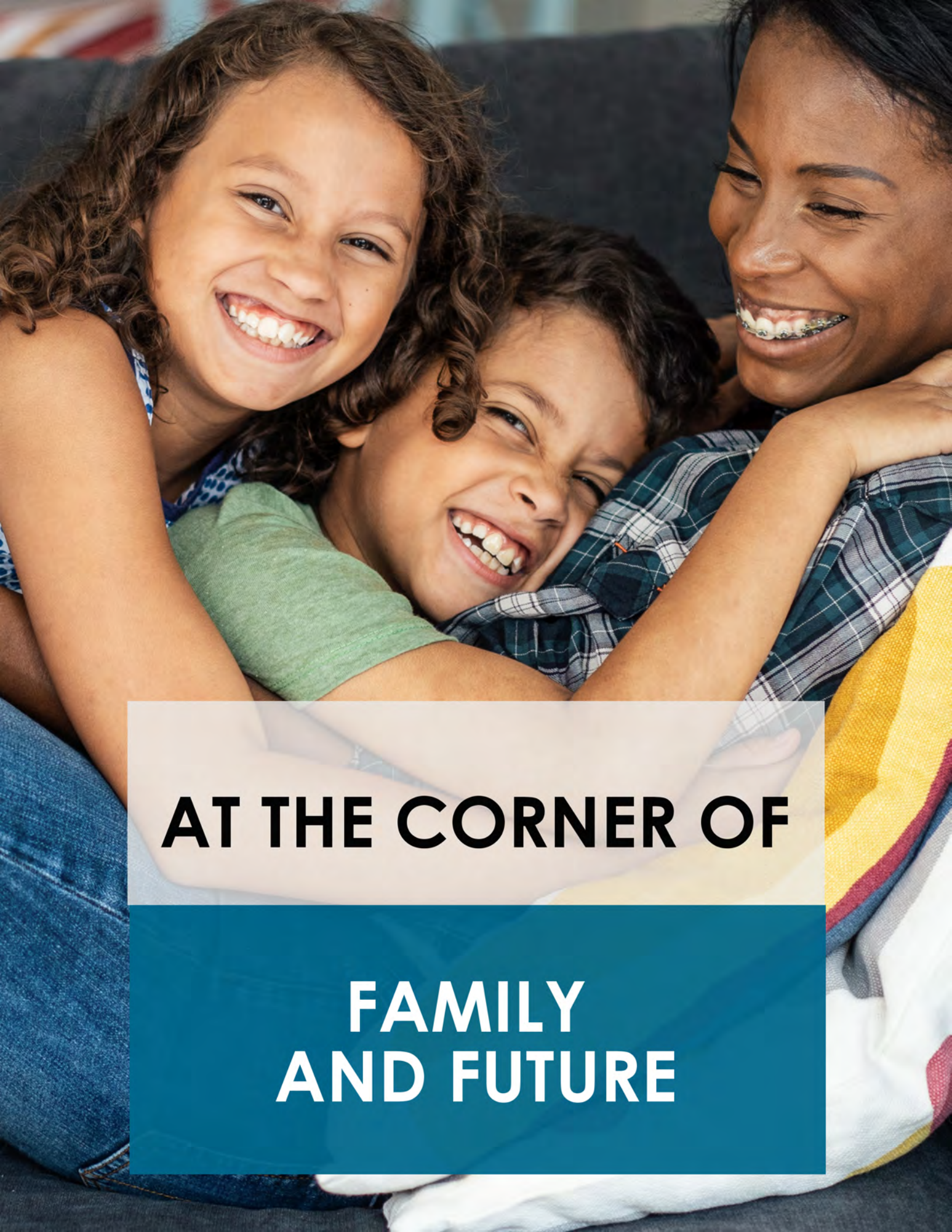
- Action 4.1.1 (Unified Portal & Digitized Payments): Expand and optimize an online portal for essential business functions and fully digitized payments.
- Action 4.1.2 (Connect with SLHA): Implement intuitive communication channels that reduce administrative burdens and create a clear, audit trails for inquiries.
- Action 4.1.3 (Digital Inclusion & Equity): Facilitate equitable digital access for SLHA families by offering no-cost services and training to ensure full participation in the agency's digital evolution.

4.2 Financial Integrity & Program Stewardship: Protect agency assets and ensure transparent, accountable operations.

- Action 4.2.1 (Enhanced Internal Controls & Audit): Strengthen internal audit framework to monitor high-risk areas for fraud, waste, and abuse.
- Action 4.2.2 (Collections): Update collection procedures to improve recovery of operational losses.
- Action 4.2.3 (Shared Services Exploration): Explore potential shared services and sourcing agreements to achieve greater economies of scale.
- Action 4.2.4 (Operational Proficiency): Achieve and maintain operational proficiency on standard HUD assessments.

4.3 Affiliate Revenue & Capital Growth: Diversify revenue streams and increase capital to fund SLHA's mission beyond HUD resources.

- Action 4.3.1 (Affiliate Optimization Plan): Implement a 5-year strategic plan to maximize revenue, operational efficiency, and impact of SLHA affiliate entities.
- Action 4.3.2 (Philanthropic Investment & Resource Development): Formulate and execute a diversified fundraising and resource development strategy—targeting philanthropic, corporate, and private partners—to expand resources for mission-critical initiatives.
- Action 4.3.3 (Investment Strategy Development): Enhance comprehensive investment planning model to expand non-federal resource pools.



AT THE CORNER OF

FAMILY AND FUTURE

ST. LOUIS
HOUSING
AUTHORITY

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RESOLUTION NO. 3963

ST. LOUIS HOUSING AUTHORITY

At the corner of family and future

Development & Modernization Department

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MEMORANDUM

To: Board of Commissioners

Through: Latasha K. Barnes, Executive Director

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

Date: April 8, 2026

Subject: Resolution No. 3063
Authorizing and Approving the Execution of the Capital Fund Program (CFP) Amendment to the Consolidated Annual Contributions Contract and the Capital Fund Annual Statement for Fiscal Year 2026

The St. Louis Housing Authority (SLHA) was notified by the U.S Department of Housing and Urban Development (HUD) on April 1, 2026 of a funding award allocation of $9,101,544 for the Fiscal Year 2026 Capital Fund Program.

To receive the funding, SLHA must execute and return the Annual Contributions Contract Amendment and submit the Capital Fund Annual Statement.

Board approval is requested to authorize SLHA to execute the Annual Contributions Contract Amendments to incorporate the FY 2026 Capital Fund Program grant allocation.

Resolution No. 3063
Presented to the Board of Commissioners April 23, 2026

Authorizing and Approving the Execution of the Capital Fund Program (CFP) Amendment to the Consolidated Annual Contributions Contract and the Capital Fund Annual Statement for Fiscal Year 2026

WHEREAS, the St. Louis Housing Authority was notified on April 1, 2026 of a funding award for the Fiscal Year 2026 Capital Fund Program; and

WHEREAS, the Capital Fund Program grant amount is as follows:

Grant Name:	FY 2026 Capital Fund Program
Grant Number:	MO36-P001-501-26
Grant Amount:	$9,101,544

WHEREAS, to be eligible for the Capital Fund grant funding, the St. Louis Housing Authority must execute the Annual Contributions Contract (ACC) amendment and submit the Capital Fund Annual Statement.

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

1. The Executive Director of the St. Louis Housing Authority is authorized and directed to execute the Annual Contributions Contract Amendment and the Capital Fund Annual Statement.

2. The Executive Director of the St. Louis Housing Authority is hereby authorized and directed to take any and all necessary actions to carry out the terms and conditions of this Resolution.

2026 Capital Fund

OMB Approval No. 2577-0303
(exp. 10/31/2026)

Capital Fund Program
(CFP) Amendment
to Consolidated Annual Contributions Contract
Terms and Conditions (HUD-53012)

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

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0303. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Whereas, (Public Housing Authority) St. Louis Housing Authority MO001 (herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into an Annual Contributions Contract
ACC(s) Numbers(s) (On File) dated (On File)

Whereas, in accordance with Public Law No: 119-75;

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. When HUD provides additional amounts, it will notify the PHA and those amended grants will be subject to these terms and conditions.

$ $9,101,544.00 for Fiscal Year 2026 to be referred to under the Capital Fund Grant Number MO36P00150126
PHA Tax Identification Number (TIN): On File UEI Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number On File

Now Therefore, the ACC is amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA projects. This CFP Amendment is a part of the ACC.

2. The PHA must carry out all capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates lessthan 250 public housing dwelling units, such PHA may continue to use the fullflexibility in accordance with section 9(g)(2) of the Act.

3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.

4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHAfor obligation). Any additional CFP assistance this FY will start with the same effective date.

6. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. Provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

7. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law.HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

8. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).
(mark one) : Yes ☐ No ☐

9. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

10. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program,the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-incomehousing in accordance with paragraph 7.

11. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure timeperiod. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must have a recorded and effective Declaration(s) of Trust on all property funded with Capital Fund grants (all types) or HUD will exercise all available remedies including recapture of grant funding.

12. Waste, Fraud, Abuse, and Whistleblower Protections. Any person who becomes aware of the existence or apparent existence of fraud, waste or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). HUD OIG is available to receive allegations of fraud, waste, and abuse related to HUD programs via its hotline number (1-800-347-3735) and its online hotline form. You must comply with 41 U.S.C. § 4712, which includes informing your employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, grantee, and subgrantee—as well as a personal services contractor—who make a protected disclosure about a Federal grant or contract cannot be discharged, demoted, or otherwise discriminated against as long as they reasonably believe the information they disclose is evidence of:
1. Gross mismanagement of a Federal contract or grant;
2. Waste of Federal funds;
3. Abuse of authority relating to a Federal contract or grant;
4. Substantial and specific danger to public health and safety; or
5. Violations of law, rule, or regulation related to a Federal contract or grant.

13. This grant may be subject to the requirements of the Build America Buy, America Act (BABA) which was enacted on November 15, 2021, as part of the Infrastructure Investment and Jobs Act (Public Law 117–58), unless waived by the Department: refer to HUD's BABA webpage for further information (https://www.hud.gov/program_offices/general_counsel/build_america_buy_america)

14. This grant is subject to Executive Order 14218, Ending Taxpayer Subsidization of Open Borders and applicable law. HUD will take steps to ensure that Federal resources are not used to support "sanctuary" policies of State and local jurisdictions that actively prevent federal authorities from deporting illegal aliens.

The parties have executed this CFP Amendment, and it will be effective on the date HUD signs below.

U.S. Dept of HUD	**PHA (Executive Director or authorized agent)**
By /s/ Date:	By Date:
Marianne Nazzaro 4/1/2026	
Title: Deputy Assistant Secretary Office Public Housing Invest.	Title

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 1/31/2027

"Public reporting burden for this collection of information is estimated to average 2.2 hours including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.. The information requested is required to obtain a benefit. This form is used to verify allowable and reasonableness of grant expenses. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

PHA Name	Grant Type and Number	FFY of Grant:
St. Louis Housing Authority	Capital Fund Program Grant No: MO36P00150126) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2026

Type of Grant

☑ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:

☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	**Revised[2]**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) [3]	$2,275,386.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)	$ 910,154.40			
5	1480 General Capital Activity	$5,916,003.60			
6	1492 Moving to Work Demonstration				
7	1501 Collaterization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 1/31/2027

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant:
St. Louis Housing Authority	Capital Fund Program Grant No: MO36P00150126 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2026

Type of Grant

- [x] Original Annual Statement
- [ ] Reserve for Disasters/Emergencies
- [ ] Revised Annual Statement (revision no:)
- [ ] Performance and Evaluation Report for Period Ending:
- [ ] Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	$9,101,544.00			
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				

Signature of Executive Director *	Date	Signature of Public Housing Director	Date

* I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties (18 U.S.C. § 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 5802)

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 1/31/2027

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant:
St. Louis Housing Authority	Capital Fund Program Grant No: CFFP (Yes/ No): MO36P00150126 Replacement Housing Factor Grant No:	2026

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
PHA Wide A & E Services	Archictecture & Engineering Services		$750,000.00					
PHA Wide Dwelling Equipment	Appliances for various developments		$11,316.00					
PHA Wide Relocation	Resident Relocation Services		$70,000.00					
PHA Wide Unit Repairs	Interior & Exterior Repairs		$1,500,086.60					

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 1/31/2027

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant:
St. Louis Housing Authority	Capital Fund Program Grant No: CFFP (Yes/ No): MO36P00150126 Replacement Housing Factor Grant No:	2026

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
MO001000017 West Pine	Capital Elevator Replacement			$1,145,000				
MO001000017 West Pine	Diesel Generator, Automatic Transfer Switch, & Exterior Lighting Replacement			$141,450.00				
MO001000019 Parkview Elderly	Exterior Lighting Replacements			$52,440.00				
MO001000038 Armand & Ohio	Replace Windows			$31,395.00				
MO001000038 Folsom	Interior Renovation of (1) Unit			$36,069.00				
MO001000038 Folsom	Exterior Painting, Window, Roof & Lighting Replacement			$100,000.00				
MO001000038 Lafayette Apartments	Security Upgrades & Replacements			$72,086.00				
MO001000041 Samuel Shepard	Interior & Exterior Painting, Lighting replacement			$53,171.00				
MO001000041 Samuel Shepard	Window Replacements			$95,000.00				
MO001000041 Samuel Shepard	Condensing Unit/Heat Pump Replacments			$174,720.00				
MO001000038 Tiffany Turnkey	Condensing Unit replacements			$150,000.00				
MO001000041 Cupples	HVAC Replacements			$50,000.00				
MO001000041 Walnut Park	HVAC Replacements			$110,000.00				
MO001000052 King Louis III	Exterior Painting, Roofing Replacment, Gutter & Downspout Replacement, Solar Panel Replacement			$474,720.00				
MO001000041 Towne XV	Interior & Exterior Painting			$40,000.00				
MO001000017 West Pine	RAD Conversion - West Pine			$1,000,000.00				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: St. Louis Housing Authority

Federal FFY of Grant: 2026

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: St. Louis Housing Authority

Federal FFY of Grant: 2026

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
N/A					

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

EXECUTIVE DIRECTOR REPORT

ST. LOUIS HOUSING AUTHORITY

At the corner of family and future

Executive Department

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MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: April 17, 2026

Subject: Executive Director Report

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

Insulating Our Mission Through Strategic Innovation

SLHA entered 2026 with a continued focus on strengthening long-term financial and operational sustainability. The recent passage of the federal Transportation–Housing and Urban Development (THUD) appropriations bill provides programmatic certainty through September 30, 2026, ensuring continued funding support for the core housing programs serving almost 9,000 households across the St. Louis region. While federal funding remains constrained – with Housing Choice Voucher administrative fees projected at 88% and Public Housing Operating Funds at below 86% – the adopted budget allows the agency to maintain stability.

In response to these fluctuations, SLHA is increasingly utilizing the Rental Assistance Demonstration (RAD) program. HUD has encouraged PHAs to use RAD to insulate subsidized housing units from federal funding volatility. We are working closely with developers to ensure these conversions benefit both our residents and the agency's long-term health. Our current redevelopment efforts at Clinton-Peabody, Parkview Apartments, King Louis Square, and Murphy Park represent approximately 30% of our total portfolio.

Strategic Redevelopment and Portfolio Modernization

- **Clinton-Peabody Revitalization:** Progress continues toward the anticipated Phase I closing this summer. Recent resident engagement efforts through the "Campaign to a New Home" initiative have focused on relocation planning. We are coordinating with the City's Community Development Administration (CDA) for demolition funding and early HUD approval for additional replacement units.
- **Parkview RAD Conversion:** Following the award of $9.5 million in tax credits, leadership met with the Missouri Housing Development Commission (MHDC) to coordinate final financing and environmental reviews. A $700,000 City

allocation is currently supporting the accelerated rehabilitation of 40 vacant units to serve our senior residents.

- **Murphy Park Redevelopment:** Following the recent Low-Income Housing Tax Credit award, we partnered with McCormack Baron Salazar to host resident meetings to discuss and prepare for the community's redevelopment.
- **King Louis Square (KLS I & II):** Closing efforts continue for this MHDC supported redevelopment.

Portfolio Optimization: Targeted Vacancy Reduction

Strengthening occupancy levels and reducing unit downtime remain primary goals. Targeted vacancy reduction strategies are producing measurable improvements; notably, long-term vacancies (180+ days) are on a downward trend. These efforts involve focused work at Parkview Apartments, Lookaway, Samuel Shepard, Page Manor, Towne XV, McMillan, Cochran Plaza, James House, and Euclid to expand options for families in need.

High HCV Performance and New Pathways to Homeownership

The Housing Choice Voucher (HCV) Program continues to demonstrate exceptional performance, maintaining High Performer status with 100% voucher utilization and currently serving 5,589 families. Building on this strong foundation, SLHA is actively pursuing strategies that expand economic mobility opportunities for participating families. These efforts include a $4.6 million Capital One grant application, participation in a specialized HCV Homeownership cohort hosted by the Center for Community Progress, both focused on advancing homeownership pathways for voucher households.

Empowering Our Future: The 3rd Annual SLHA Jamboree

Under the leadership of the ROSS team, the 3rd Annual Jamboree was held on the campus of Harris-Stowe State University with 107 attendees. The event focused on encouraging residents to connect to vital resources. We were honored to have Sam Coleman, Ascend STL Chairman, serve as the guest speaker.

The Jamboree featured specialized classroom sessions hosted by Affinia Healthcare, the City of St. Louis Office of Financial Empowerment, and the City of St. Louis Department of Parks and Recreation. These partners provided health screenings, budgeting advice, and employment information. Additional services included free mammograms from the Siteman Cancer Center and information from 25 different vendors. To engage our youth during Spring Break, we also hosted a basketball three-point and free throw competition. This year represented the largest expansion of the program to date, reflecting our commitment to resident success and community partnership.