ST. LOUIS HOUSING AUTHORITY

LOOKAWAY

JULY 23

2026

# BOARD OF COMMISSIONERS

## REGULAR MEETING

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

## PUBLIC NOTICE OF OPEN MEETING

Notice is hereby given that the St. Louis Housing Authority will conduct an **open meeting** of the commissioners of the St. Louis Housing Authority at 4:30 p.m. on Thursday, July 23, 2026, via **Zoom***. The tentative agenda of this meeting includes items shown on the attached agenda. The tentative agenda of this meeting also includes a vote to close part of the meeting pursuant to the following sections of Section 610.021 of the Missouri Revised Statutes:

RSMO 610.021(3) - Hiring, firing, disciplining or promoting of particular employees
RSMO 610.021(2) - Leasing, purchase or sale of real estate
RSMO 610.021(13) - Individually identifiable personnel records
RSMO 610.021(14) - Records which are protected from disclosure by law

DATED: July 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, JULY 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, Regular Meeting, June 25, 2026

**RESIDENTS' COMMENTS ON AGENDA ITEMS**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

2. Resolution No. 3076
   Adopting Amendments to St. Louis Housing Authority's Ethics/Standard of Conduct Policy
3. Resolution No. 3077
   Adoption of Amended and Restated Bylaws of the St. Louis Housing Authority

**CHAIR'S REPORT**

**DIRECTOR'S REPORT**

**RESIDENTS' CONCERNS**

**COMMISSIONERS' CONCERNS**

**SPEAKERS TO ADDRESS THE BOARD**

**EXECUTIVE SESSION**

A closed meeting may be convened pursuant to the following sections of Section 610.021 of the Missouri Revised Statutes:

RSMO 610.021(3) - Hiring, firing, disciplining or promoting of particular employees
RSMO 610.021(2) - Leasing, purchase or sale of real estate
RSMO 610.021(13) - Individually identifiable personnel records
RSMO 610.021(14) - Records which are protected from disclosure by law

**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
# June 25, 2026

BOARD OF COMMISSIONERS
ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING
JUNE 25, 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, June 25, 2026. Chair Regina Fowler called the meeting to order at approximately 4:34 p.m.

Present: Pamela Bush
Dara Eskridge
Regina Fowler
Sal Martinez
Andrea Powell

Absent: Rachel D'Souza
Constantino Ochoa, Jr.

## CONSENT AGENDA

### Approval of Minutes

Commissioner Bush moved to approve the minutes of May 28, 2026. Commissioner Martinez seconded the motion. The motion passed with all commissioners voting aye.

## ITEMS FOR INDIVIDUAL CONSIDERATION

Commissioner Fowler stated that Resolutions 3070 through 3074 would be presented as a slate and voted on as a package because the Agency Plan covers them all and if the board approves the Agency Plan, it would basically be approving the other resolutions.

### Resolution No. 3070

Approving and Authorizing the Submission of the Agency Plan Annual Submission for Fiscal Year 2026.

Presenting Resolution No. 3070, Latasha Barnes, Executive Director, stated that this resolution and the next four resolutions pertain to the entire Agency Plan Annual Submission (Plan) for fiscal year 2026, including the Capital Fund Plan, which are annual requirements for the St. Louis Housing Authority (SLHA). She said as part of the process and preparation, SLHA completed the required 45-day comment period and presented a draft of the Plan to the City-Wide Tenant Affairs Board (TAB) that followed with continued discussions with various TAB presidents up and unto June 25, 2026 to ensure additional resident engagement in the process. She stated that additional public opportunities for participation included a virtual town hall meeting that took place on May 27, 2026 and the public hearing was hosted on June 15, 2026. She noted that all written and oral comments had been carefully reviewed and incorporated into the final Plan. Ms. Barnes stated that a specific comment to the Plan pertained to the new PIH Notice 2023-27, which highlights additional implementation requirements for the Housing Opportunity Through Modernization Act (HOTMA). She noted that HOTMA was passed 10 years ago, but it has taken HUD about 10 years to develop the required guidance and technology for public housing authorities to implement it. She said SLHA received notice last month that it is required to comply with HOTMA Sections 102 and 104 by January 1, 2027 and to do so, SLHA will have to update a lot of its existing policies and procedures to guarantee alignment with new income requirements that reflect inflationary changes, new definitions for income and how the agency calculates income, new asset requirements and how the agency certifies its families to participate in that program. Ms. Barnes stated that the Plan is a comprehensive federally mandated document that guides SLHA's operations, priorities and some of its Capital planning activities, as well as covers SLHA's eligibility selection and admissions policy, financial resources, rent determinations, some of the agency's capital transformation projects, asset management priorities and SLHA's community services and self-sufficiency initiatives. She noted that the preparation of the Plan was consistent with federal regulations and the draft Plan was certified by the City of St. Louis as being consistent with their five-year consolidated plan.

Commissioner Fowler asked if there were any questions regarding Resolution No. 3070.

There were none.

Commissioner Martinez moved to approve Resolution No. 3070. Commissioner Bush seconded the motion. The motion passed with all commissioners voting aye.

<u>Resolution No. 3071</u>
Approving and Authorizing the St. Louis Housing Authority Capital Fund Five-Year Plan and the FFY 2026 Capital Fund Annual Statement.

Presenting Resolution No. 3071, Ms. Barnes recalled that the board voted in May to accept the Capital Fund allocation that was provided by the federal government for the upcoming fiscal year. She stated that the Capital Fund Five-Year Plan is a companion document to SLHA's annual plan and it identifies exactly how the federal resources will be deployed as required by federal regulations. She noted that this plan includes a detailed breakdown of all SLHA's funding allocations and how they will be assigned to each AMP based on the Physical Needs Assessment that was completed. She recalled that SLHA's Physical Needs Assessment indicated that the agency has over $200 million in modernization needs across its portfolio and it reflected the day-for-day facility assessments to reflect what type of mechanical systems are ready for repair, various unit repair, and requirements and other facility concerns.

Commissioner Fowler asked if there is enough money in Capital funds to handle the RAD conversions that SLHA is anticipating over the next so many years.

Ms. Barnes responded, "No." She noted that the RAD conversions will only work if SLHA is able to leverage private dollars to redevelop or resyndicate the project and they will require heavily reliance on bonds, low-income housing tax credits and other private capital to make them work.

Commissioner Fowler asked if there were any other questions or comments regarding Resolution No. 3071.

There were none.

Commissioner Martinez moved to approve Resolution No. 3071. Commissioner Bush seconded the motion. The motion passed with all commissioners voting aye.

<u>Resolution No. 3072</u>
Authorizing and Approving Revisions to the St. Louis Housing Authority's Admissions and Continued Occupancy Policy (ACOP).

Presenting Resolution No. 3072, Ms. Barnes stated that the revisions contained in the annual plan this year include the new HOTMA requirements that are now required to become effective, as noted earlier, the adoption of the new HUD-issued income limits, which change every year, and the new flat rent schedule, which is based on regional comps and adjusts annually. She noted that the new income limits reflect a positive 1.9 percent increase in income and the new flat rent schedule notes a very significant increase due to an increased housing demand in the community.

Commissioner Fowler commented that according to the demographic information, most of SLHA residents do not meet the income limits.

Ms. Barnes stated that the annual average income on the public housing side is around $15,000, so not quite there.

Commissioner Fowler asked if there were any questions or comments regarding Resolution No. 3072.

There were none.

Commissioner Martinez moved to approve Resolution No. 3072. Commissioner Bush seconded the motion. The motion passed with all commissioners voting aye.

Resolution No. 3073

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

Presenting Resolution No. 3073, Ms. Barnes stated that this is also an annual process as part of SLHA's annual plan. She said SLHA is required to update or adjust its tenant-furnished utility allowances to reflect current rates and inflationary changes based on unit type, unit location and other regulatory requirements. She noted that this year's tenant-furnished utility allowance schedule notes significant increases due to inflationary pressures and increasing utility rates throughout the region. She said Mr. Werner, Director of Policy and Procurement, was present to answer any specific questions regarding the details of the new utility allowance rates.

Commissioner Fowler asked Mr. Werner what was the average increase in utility rates for the St. Louis region that led SLHA to increase the utility rates for its residents.

Mr. Werner stated that SLHA uses the Section 8 utility allowance schedules for the public housing program, which are put together based upon utility data information, and he did not have information on the actual rates that go into those calculations.

Ms. Barnes noted that the utility allowances is regional data that HUD collects.

Commissioner Fowler asked if SLHA does not verify the information and just use what HUD sends.

Ms. Barnes responded, "Yes."

Mr. Werner noted too that the utility allowances are also based on each individual apartment and what their specific amenities are.

Commissioner Fowler asked if there were any additional questions or comments regarding Resolution No. 3073.

There were none.

Commissioner Martinez moved to approve Resolution No. 3073. Commissioner Bush seconded the motion. The motion passed with all commissioners voting aye.

Resolution No. 3074

Authorizing and Approving the Flat Rent Schedule for the Public Housing Program.

Presenting Resolution No. 3074, Ms. Barnes stated that pursuant to the Consolidated Appropriations Act, SLHA is required to establish new parameters for its flat rent amounts based on comps in the area. She noted that the flat rents must now be set at no less than 80% of the applicable fair market rent for the unit type, size and location. She said after completing a market analysis, SLHA was able to prepare the revised flat rent schedule to be in alignment with statutory requirements. She stated that Mr. Werner worked on the flat rent schedule in great detail and could answer any technical questions.

Commissioner Fowler asked Mr. Werner to explain flat rent versus what SLHA renters actually pay. She noted that the flat rent does not necessarily represent the rent they pay and she asked that the difference be explained.

Mr. Werner stated that the flat rent is the best guess of what a market rent would be if the tenant received no assistance. He noted that SLHA residents pay rent on a sliding scale and would get no assistance if they were at the far end of the sliding scale. He said they would pay market rent for their apartment, which is generally based on comps for the specific apartment type, building type, unit type, amenities and the zip code where the unit is located. He said SLHA residents pay 30% of their income towards housing, which includes their rent and utility allowance from SLHA.

Commissioner Fowler asked if there were any other questions regarding Resolution No. 3074.

Commissioner Martinez asked Mr. Werner if part of what he was saying is that a flat rent in a more affluent neighborhood would be higher than a flat rent in a predominately low-income zip code in the city of St. Louis.

Mr. Werner responded, "Yes."

Commissioner Fowler asked if there were any additional questions Resolution No. 3074.

There were none.

Commissioner Martinez moved to approve Resolution No. 3074. Commissioner Bush seconded the motion. The motion passed with all commissioners voting aye.

Resolution No. 3075

Authorizing the Acceptance of the Financial Statements and Independent Auditor's Report for the Fiscal Year Ending September 30, 2025.

Presenting Resolution No. 3075, Ms. Barnes stated that consistent with federal regulations, SLHA retained Hayes and Associates to perform an independent audit for the period of October 1, 2024 through September 30, 2025 and its blended components through December 31, 2024. She noted Josh Armatis with Hayes and Association was present to review the audit and to go over its contents. She deferred to Mr. Armatis to present.

Mr. Armatis stated that Hayes and Associates issued an unmodified opinion for SLHA's 2025 audit. He noted that an unmodified opinion is the highest level of opinion that can be issued and means that there were no material misstatements in the financial statements. He said they also report on the Required Supplementary Information, which includes the Management Discussion and Analysis (MD&A) in the overall audit packet, and although the MD&A is not part of the basic financial statements, it is required by the Government Auditing Accounting Standards Board to place the basic financial statements in an appropriate context. He noted that while Hayes and Associates do not express an opinion on the MD&A itself, they do apply certain limited procedures, such as inquiries of management, comparing the information to the financial statements that they are finding on and comparing it to any other information that they might have obtained during their audit.

Mr. Armatis stated that there are two additional reports towards the end of the audit packet that are required by the Government Auditing Standards; the report on Internal Controls Over Financial Reporting, which is basically an additional opinion on the financial statements, and the Report on Compliance for Each Major Federal Program, which is part of the single audit. He said during their audit, everything was stated properly in the financial statements and they had no findings related to the financial statements, but there was one finding on the single audit related to internal inspections. He stated that internal inspections got behind during the COVID pandemic and SLHA was playing catch up to get them done on the required timelines that HUD requires.

Mr. Armatis stated that the Supplemental Information includes the Schedule of Expenditures of Federal Awards, the Actual Modernized Cost Certificates, and the Financial Data Schedule. He said for these, Hayes and Associates make certain inquiries of management to make sure that the form and content were appropriate and had not changed significantly from the prior year, and they compare and reconcile the information to the underlying financial statements and accounting records that they audited. He noted that the methods of preparing them had not changed from the prior period and the information was considered to be appropriate, complete and fairly stated in relation to the financial statements.

Mr. Armatis stated that the Significant Risks are areas that Hayes and Associates identified to assess during their planning. He noted that the risks are also in the Communication with Governance Letter that was sent with the final audit packet. He said the risks were not issues that they had during the audit, but things they identified as more sensitive based on the nature of the organization or based on the industry that the organization is part of and are areas that they play closer attention to when they are auditing to make sure that there are not any issues, and they did not find any issues with any of the Significant Risks.

Mr. Armatis stated that Significant Accounting Policies and Significant Estimates are things that are contained in Footnote A of the financials. He said they did not notice any transactions that had been entered into during the year for which there was any lack of authoritative guidance or consensus, all significant transactions had been recognized in the financial statements in the proper period and the financial statement disclosures were considered to be neutral, consistent and clear. He noted that some of the Significant Estimates that they considered to be the most sensitive for SLHA were the useful life of capital assets and the collectability of accounts receivables and notes receivable.

Mr. Armatis stated that Significant Disclosures contains changes that might be seen in the financial statements. He noted that there were no changes in the format this year and no real major new standards were implemented. He said, as far as differences in balances, there was an increase in current assets of about $1.5 million, mainly due to an increase in investments, a total increase in total assets of about $.5 million and a decrease in total liabilities of about $1.5 million, primarily due to paying off bonds. He stated, as far as the activity this year compared to last year, that operating revenue increased by about $100,000 and while there was a significant increase in HUD-driven funds, a $9.2 million increase in operating grants and $1.7 million in HUD capital grants, there was a corresponding increase in expenses of $9.2 million, mostly due to an increase in housing assistance payments as a part of those funds. He noted that the total change seen from year over year was an increase of $2.1 million in total fund balance.

Mr. Armatis stated that on the Footnotes where Significant Disclosures come in, the new things are in Note A.15, New Accounting Pronouncements. He said the only one that applied this year is GASB 101 for Compensated Absences, which did not have any kind of significant impact on SLHA's financial statements. He noted that there is a new note in Note C for Fair Value Measurements. He said all the information for this was previously in Cash and Investments, which was broken out for better disclosure reasons. He stated that Note P, Prior Period Adjustment, is related to expenses incurred in a prior period that SLHA was attempting to get abated, which were expenses related to the prior property management company. He noted that that abatement did not go through, so that prior period adjustment recognizes those expenses in the prior year. Mr. Armatis stated that the most sensitives disclosures have not changed year over year and are the same ones: Cash and Investments, partially because of the significant balance in Cash and Investments, but the disclosure also breaks out what all they are restricted for; Notes Receivable and Bonds and Loans Payable are a significant part of SLHA's balance sheet; Commitments has to do with the Capital funds that are obligated; and Note M, Economic Dependency, is always included because so much of SLHA's funding comes from one single source, HUD, which is very common. He noted that the high percentage from HUD is ubiquitous among housing authorities; therefore, it is not an issue, but any kind of fluctuation with HUD funding can have a major impact.

Mr. Armatis stated that there were no audit adjustments this year, but there was one reclassifying adjustment that was provided to them by SLHA. He noted that it is rare for any audit to not have audit adjustments, which is a high mark to achieve and something SLHA should be proud.

Mr. Armatis stated that some other matters included in their Communication with Governance whereby they did not have any issues during the audit are no fraud was identified, no illegal acts, no significant difficulties or disagreements with management and no limitations were placed on the scope of their audit. He said, as far as independence, it is important for an audit firm to maintain independence from the organization, and the standards are getting more and more restrictive every year. He noted that assisting with the preparation of the financial statements, the filing of the Data Collection form submission and the review and reconciliation of the Financial Data Schedule, as well as the potential to propose audit adjustments, are some of the things that bear on that independence and things that Hayes and Associates have to consider and build in safeguards to ensure that they remain independent.

He stated that designated personnel at SLHA reviews these things and let them know of any issues and Hayes and Associates build in safeguards on their end by having somebody who is not a member of the audit team to do a quality control review to ensure that they are independent as that term is defined with respect to SLHA.

Concluding, Mr. Armatis thanked SLHA's board, Ms. Barnes, Darlisha Cooper and Bridgette Harvey. He noted that the audit went smoothly, especially with it being a transition year with Ms. Harvey leaving and Ms. Cooper stepping in to the position of Director of Finance. He said not having audit adjustments is a hard mark to reach during a transition year and everyone should be proud of that. He thanked SLHA for the partnership that Hayes and Associates have with the organization and he asked if there were any questions regarding the audit.

Commissioner Fowler asked Mr. Armatis what period did the prior period adjustment affect.

Mr. Armatis stated that it hits the beginning balance of the 2025 net assets, so it would be for 2024.

Commissioner Fowler recalled SLHA discussing some pronouncements changes from HUD being made in procurement. She asked Mr. Armatis if Hayes and Associates are prepared for those changes from an auditing perspective.

Mr. Armatis stated that every year they look at the HUD disclosures, which will have an impact on the single audit for Section 8, Capital Fund and Public Housing. He said Hayes and Associates will not have any issues and they can certainly work with SLHA if there are any questions or concerns.

Commissioner Fowler asked Mr. Armatis if Hayes and Associates are prepared for the changes for future audits once they go into effect.

Mr. Armatis responded, "Yes."

Commissioner Fowler stated that at some point she would hope that SLHA could get the presentation style of the balance sheet and income statement reported by the auditors for its monthly statements, which are more concise and summarized and easier to look at, as well as a good model for SLHA to use for board reporting.

Ms. Barnes stated that SLHA could certainly do that.

Commissioner Fowler asked if there were any questions regarding Resolution No. 3075.

There were none.

Commissioner Bush moved to accept the audit for the fiscal year ending September 30, 2025 and its blended components through December 31, 2024. Commissioner Martinez seconded the motion. The motion passed with all commissioners voting aye.

## CHAIR'S REPORT

Commissioner Fowler complimented the staff for having a clean audit. She said it could be very challenging, especially with having to deal with HUD and the reporting requirements for federal grants for HUD, which are much more complicated than other businesses. She said to achieve a clean audit is a huge accomplishment and she thanked Ms. Cooper, Director of Finance, Ms. Harvey, the retired Director of Finance, and everyone for all of their hard work, especially Ms. Barnes because there is never a time that the finances are not affected by the Executive Director and the decisions that that person makes.

Commissioner Fowler welcomed Ms. Cooper and thanked her for accepting the position of Director of Finance. She said Ms. Cooper's thoughtfulness about the position and taking the time to think it through is important. She stated that the board supports her in her role and will work with her as she settles into it more firmly.

DIRECTOR'S REPORT

Ms. Barnes stated that SLHA had a critical public safety incident that took place June 12-14, 2026, resulting in a dumpster fire and involved multiple verbal escalations between youth and neighbors in the LaSalle Park community. She said upon review of surveillance footage and reports from multiple parties, SLHA knows that firearms were brandished more than once by involved parties and at least one party sustained a gunshot wound. She stated that as a part of SLHA's police contract with the St. Louis Metropolitan Police Department (SLMPD), Captain Angela Dickerson was present to provide an update on the contract and some of the activities across the neighborhoods covered under the contract. She deferred to Capt. Dickerson to address the board.

Capt. Dickerson stated that the incident that occurred in the LaSalle Park community was one of many. She shared that a victim's car was broken into and some items were stolen out of their property where they reside. She noted that there had been an abundance of car thefts, especially when there are Cardinals baseball games and events at the stadium and in Ball Park Village. She said SLMPD had a sky cop in the location and found that a lot of the cars broken into had been committed by juveniles and when they break into the cars, they run in the complexes, especially the LaSalle Park complex. She shared that SLMPD's Anti-Crime Detectives chased down some juveniles who were breaking into some cars and because the laws are a little different when juveniles are involved, they were all ex-booked and released to their parents who reside in the LaSalle Park complex. Capt. Dickerson stated that she communicated with Mr. Werner and gave him the addresses of where the juveniles live, which is not one group, but many. She said she does not know what type of recourse SLHA has with the parents that reside in its complexes when juveniles are committing crimes because they will only be kept in the juvenile system if they have a point system, which is a total of 15 points before they are held, so the likelihood is that they will be released back to their parents. She said she did not know what kind of assistance SLHA could provide, but it would be greatly appreciated.

Capt. Dickerson stated that three juveniles committed a robbery in the Clinton-Peabody complex and the main aggressor had a firearm and was taken into custody. She noted that two of them live in Clinton-Peabody and one lives in Hickory Townhomes, which is not a property of SLHA. She stated that a carjacking incident occurred on Hickory Street and she gave details of the incident. She noted that the car was found parked at Carr and with SLMPD's real-time crime center cameras, three individuals were identified and are out wanted. She said she would be sending the information to Mr. Werner because all of the addresses are in the LaSalle Park complex. She stated that a flourishing took place on LaSalle Lane, which was a neighbor dispute. She provided details of the incident and noted that the individual is known and is out wanted. She said she would be providing that information to SLHA as well.

Capt. Dickerson stated that fireworks have mainly been in the LaSalle Park complex and people are shooting them at individuals, residents, cars and the police and when SLMPD shows up, they typically run into residences. She said there was a shooting incident related to the fireworks. She noted that individuals were shooting fireworks and the victim, who does not live in the complex, engaged and got into a verbal dispute with the individuals and was shot in the abdomen. She stated that an aggravated assault incident occurred on Park Lane where an individual was struck in the face with a pistol. Capt. Dickerson indicated that all of the incidents occurring involve a firearm. She stated that summertime is just starting and violent crimes with firearms are starting to increase. She said when SLMPD is able to identify the individuals and if they can place them in any of SLHA's complexes, what type of recourse or consequences will they face when the information is provided to SLHA. She expressed that with one incident, a group of juveniles were locked up and were moved from LaSalle Park to O'Fallon Place and came right back to LaSalle Park.

Ms. Barnes stated that Capt. Dickerson mentioned a couple of incidences involving juveniles and addresses being provided to SLHA. She said SLHA received one address that was not an address at LaSalle Park.

Capt. Dickerson indicated that she has more addresses from other incidents that she would be providing to Mr. Werner.

Ms. Barnes stated that when SLHA receives information about incidents that have taken place on its properties, its internal protocol and procedure is to pull the surveillance footage, which is the same real-time cameras that SLMPD has access to, and if SLHA can identify a particular youth to a unit, then it is able to proceed with a lease termination, but because SLHA is a public housing agency, it is subject to more rules than regular landlords and there are certain procedures that it has to go through. She said SLHA's families are responsible for the conduct of any household member and their guests and if an incident occurs and the information is reported, SLHA does and will issue a one strike or a lease termination, however, the families may have an opportunity to go through a grievance process. She noted that SLHA was able to identify a unit that some children ran into that had been abandoned by an adult, which is something that SLHA is working to address legally because there are steps that the agency has to follow and does follow that are consistent with federal regulations. She said once SLHA has names and information, it can tie incidents to specific units and then proceed to pursue those cases in court. She noted that there are times when kids run through SLHA neighborhoods or come into the complexes, but then they exit at some point and SLHA is not able to tie them to units. Regarding Capt. Dickerson's comment about a family that had moved from SLHA's housing to O'Fallon Place, Ms. Barnes stated that SLHA does not own or manage O'Fallon Place, so that would have been a family that was evicted from SLHA's housing and found housing at another complex. She noted that SLHA has to identify what exactly is happening, who is a part of it and if they are tied to a unit. She said if they are tied to a unit, SLHA can proceed with various lease terminations or lease enforcement activities, but if they are not tied to a specific unit, the only remedy SLHA then has is to issue a bar and ban. She noted that SLHA can bar people from its properties, but it is hard to enforce if SLHA cannot identify them or does not have names. Ms. Barnes stated that there are administrative mechanisms in place that sometimes do not move as quickly as SLHA would like or as it does on the private rental side. She shared that there is also a very specific state law that only applies to public housing authorities, which does not allow SLHA to forbid people from having firearms on the property. She noted that the state law does not apply to any other type of rental housing and puts SLHA in a challenging position.

Capt. Dickerson stated that the state of Missouri does not have a problem with someone owning a weapon in their residence because they have a right with the Second Amendment, but when they are juveniles, it is illegal in the state of Missouri, as well as open carry and being a convicted felon. She noted that most of the firearms she spoke of had all been used in a criminal element, a Part I crime. She stated that SLMPD has video of the fireworks incident in the LaSalle neighborhood and once the individuals are identified, their parents will be cited and everyone is going to receive a summons.

Ms. Barnes stated that SLHA is also going through the surveillance footage.

Commissioner Fowler asked Ms. Barnes, when there is an incident that allows SLHA to issue an eviction notice, about approximately how long does it take between the occurrence and the actual eviction.

Ms. Barnes stated that the eviction process can take anywhere from 60 to 120 or 150 days, depending on if the family gets an attorney or if they request a court hearing. She said it is not something that can happen quickly with the enforcement mechanisms that SLHA has available.

Commissioner Fowler asked if the enforcement mechanisms are all HUD-driven rules.

Ms. Barnes responded, "HUD rules and the general court process."

Capt. Dickerson stated that that was all the crime that had occurred during this reporting period.

Ms. Barnes asked Capt. Dickerson to continue to keep SLHA informed. She stated that SLHA is also monitoring the surveillance footage and as units are identified, whether vacant or occupied, SLHA would proceed accordingly either through abandonment notices and resecuring vacant units or by issuing lease termination or violation notices. She said SLHA appreciates the contract it has with SLMPD and she noted that the partnership is important to coordinate and to have the effects of coordination so that SLHA and SLMPD can both be more effective in the work they are doing.

Commissioner Fowler acknowledged Capt. Dickerson's sincere concern about all that is happening. She said it is appreciated because the board does not feel that sometimes.

Addressing the most recent incident at LaSalle Park that took place June 12-14, 2026 or days later, Ms. Barnes stated that SLHA is not permitted to implement curfews in its communities because its clients have certain rights as it pertains to their homes, but SLHA did implement community-wide quiet hours and based on some reports she received from some of the agency's community partners, it has been much quieter in and around the community. She noted that in coordination with SLMPD, SLHA has seen an increase in security patrols and visibility and SLHA is continuing to proceed with its ongoing investigation of reviewing surveillance footage, initiating lease enforcement actions or barment of guests where appropriate. She stated that SLHA recently launched a new online community incident reporting system to help SLHA improve real-time documentation and response coordination to these types of community events that may take place and SLHA is working actively with some of its community violence intervention programs and other youth engagement activities at LaSalle Park and Clinton-Peabody. She noted that SLHA has been operating a summer youth hub at LaSalle Park to engage its young people and has launched a new partnership with Safe Streets Safe Neighborhoods to reengage and to capture some of its teens to divert them from getting wrapped up and tied up with old friends or old people that used to live in the community who come back to hang out and SLHA is looking forward to exploring new opportunities in that light as well. Ms. Barnes stated that SLHA will continue to monitor activities at LaSalle Park and Clinton-Peabody and proceed accordingly. She said these are some of the things SLHA has done and SLHA is working with a third-party provider to see if it can get some additional security support for its law enforcement partners to get through the holiday weekend without any additional disturbances.

Providing an update on SLHA's asset repositioning, Ms. Barnes stated that in light of continuing ongoing federal cuts, SLHA continues to prioritize the repositioning of its existing assets so that they are more financially viable and have the funding and resources needed to support communities that live there. She said SLHA currently has 30% of its portfolio in redevelopment or resyndication and is moving aggressively through the development pipeline with a lot of the properties. She noted that SLHA will hit a major portfolio milestone on June 26, 2026 with the closing on Phase I of the Clinton-Peabody redevelopment and SLHA will host the official groundbreaking ceremony on July 17, 2026. She stated that SLHA continues to make progress on its upcoming closings for Murphy Park, King Louis Square and some of its other public housing assets where it is leveraging private dollars to secure these assets to make them more viable and to support property operations.

Ms. Barnes stated that SLHA recently welcomed HUD leadership to the agency to help troubleshoot and identify ways to optimize its operations and to further some of its housing strategies. She said as a part of the visit, SLHA shared that it reached 95% occupancy rates in the SLHA-managed portfolio, although the agency is still seeing some challenges at some of its partner portfolios. She noted that SLHA is working aggressively and intentionally with guidance from its HUD partners to identify and to provide some localize leasing support at various sites. She stated that SLHA is also currently in its NSPIRE period where it is doing 100% unit inspections across all of its developments to ensure that units are up to federal standards.

Ms. Barnes stated that SLHA will officially go live with its new online module on July 1, 2026, expanding digital access to electronic payment systems for all of its residents and families to allow its businesses to flow and operations to proceed with greater ease. Concluding her report, she asked if there were any questions or concerns.

Commissioner Fowler thanked Ms. Barnes and stated that the board appreciates how she is handling all that is going on, the good and the more concerning.

<u>RESIDENTS' CONCERNS</u>

Patti Hayes, a resident of West Pine Apartments, asked, as far as security, if SLHA will present them with cameras. She said the residents would feel safer.

Ms. Barnes responded, "Yes." She noted that SLHA has procured a contractor, identified the cameras and technology and the contractor has done an assessment of the building to identified where they will put the cameras.

SPEAKERS TO ADDRESS THE BOARD

Ben West, a LaSalle Park resident and a board member at-large with the LaSalle Park Community Association, thanked the board for allowing him to speak and noted that he had prepared comments that he could submit afterwards for reference of the board. He stated that Ms. Barnes had shared measures that are being taken in LaSalle Park Apartments to address the events around June 12, 2026 and she is planning a dedicated meeting. He asked that his comments and questions be a basis for further discussion. He said he offers his remarks for interactions with SLHA as an organization, as they raise his concern about HUD obligations to maintain safe living conditions. He noted that his comments are not comments on specific staff members, as he could readily attest to seeing individuals within SLHA doing their best to make things right.

Mr. West stated that the observable effect of the new quiet hours so far has been remarkable, however, previously neighbors were repeatedly told that there would be neither private security nor expanded police presence at LaSalle Park Apartments. He asked if the quiet hours would be lifted once certain criteria are met and if so, what are those criteria. He also asked if SLHA could elaborate on the resources being deployed to sustain the quiet hours should the duration remains open-ended.

Regarding the enhanced law enforcement coordination and the lease enforcement, Mr. West asked if SLHA could elaborate on what prevented either of them from occurring in the past and if SLHA was not able to uniformly perform lease enforcement before. He also asked if this measure would include SLHA reallocating protective services funds to engage private security alongside the police and if any part of the enhanced coordination only a temporary measure to also be suspended once criteria are met. He stated that he had sat through many neighborhood meetings where residents have asked both the police and SLHA representatives why individuals observed walking in and out apartments to do car break-ins and other illegal activity seem to be able to continue unchallenged despite walking right under SLHA’s cameras. He noted that when SLHA’s enforcement is conspicuously episodic, it telegraphs to bad actors that they only have to lay low for a period of time. He said neighbors have observed this very pattern play out repeatedly and he asked what will SLHA do this time to change the culture that otherwise leads right back to accumulated bad behavior.

Mr. West stated that SLHA’s report on increasing youth engagement and violence prevention efforts is very welcome news and he would gladly look forward to learning how the LaSalle Park Community Association could be of any assistance in the efforts. He said he had heard that SLHA may be considering a partnership with Mission St. Louis whom he could personally endorse from his daughter’s enrollment in their programming.

Regarding the incident submission form, Mr. West stated that he appreciates the effort towards better accountability and recordkeeping, but he is concerned about these sorts of forms having a reputation for being used to discourage submission by requiring tedious and repeated entry of irrelevant data. He said he wishes to stress the importance of a commitment to respond and asked if SLHA would make a commitment on a guaranteed response time to submissions and if a phone number would still be provided for neighborhood neighbors to report incidents verbally.

Mr. West shared that very early on the morning of June 14, 2026, LaSalle Park neighbors were terrified to see masked men conspicuously carrying large guns walk out of apartments and then appear to patrol up and down 10th Street, which occurred in plain view of multiple federated cameras, including cameras operated by SLHA. He said he personally collected footage that he promptly shared with SLHA and the police, but this was far from the first time and he has to be blunt in saying responses from SLHA have at times been near or in fact literal silence. He stated that a response from SLHA would be a gladly welcome improvement in transparency.

Mr. West stated that the LaSalle Park Community Association remains committed to ongoing investment in the betterment of all of LaSalle Park on many fronts and increased collaboration to enable that. He said they would very much appreciate an ongoing conversation about this and other topics as situations develop.

Providing a summary of Mr. West's comments and questions, Commissioner Fowler noted the following: 1) Would the quiet hours be lifted and if so, what will happen to maintain that sense of quiet; 2) Was lease enforcement done in the past, is it something new and is it something that would continue; 3) Is there something SLHA could do to add additional security to work along with the police; 4) Will there be sustainable cultural changes within the housing units near LaSalle Park; 5) Will there be phone numbers for residents to report incidences on a regular basis; and 6) What will SLHA's responses be to the community concerns so that the community can at least feel that it hears them and is working towards resolutions. She asked Mr. West if she missed anything.

Mr. West stated that Commissioner Fowler's list was complete.

Commissioner Fowler stated that SLHA did not have answers at this meeting, but the concerns certainly are points to consider and to have further conversations and to get the responses that are true and real. She said SLHA will take them all into consideration and set up a meeting to address the concerns in an appropriate timeframe. She asked SLHA staff to get together to address Mr. West and the LaSalle Park Community Association's concerns and give them some personal time to ask follow-up questions and get answers.

Ms. Barnes stated that she would definitely offer an opportunity for SLHA to do that.

Commissioner Fowler asked Mr. West to be assured that SLHA would get back to him to work with his community and to hopefully come up with some solutions. She said while SLHA may not resolve everything, it could certainly come up with some solutions that would help in this matter.

<u>ADJOURNMENT</u>

Commissioner Martinez moved to adjourn the meeting. Commissioner Powell seconded the motion. The vote was in favor of passing the motion with all commissioners voting aye. The meeting thereupon adjourned at 5:44 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. 3076

At the corner of family and future

ST. LOUIS HOUSING AUTHORITY

Legal 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 Barnes, Executive Director

From: Sarah J. Hugg-Turner, General Counsel

Date: July 8, 2026

Subject: Resolution No. 3076
Adopting Amendments to the St. Louis Housing Authority's Ethics/Standard of Conduct Policy

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As a Public Housing Authority receiving federal financial assistance from the U.S. Department of Housing and Urban Development, the St. Louis Housing Authority (SLHA) is required to maintain a written code of conduct. In addition, Missouri requires certain financial disclosures to be filed by each official, officer, or employer or candidate of any political subdivision, unless the political subdivision adopts a conflict of interest policy establishing its own method of disclosing potential conflicts of interest every two years, and filing the adopting resolution with the Missouri Ethics Commission biennially.

Board approval is requested for the adoption of amendments to SLHA's Ethics/Standard of Conduct Policy that will ensure SLHA's continuing compliance in line with federal and state requirements set forth in 2 CFR § 200.318, 24 CFR § 982.161, and § 105.485 RSMo.

Resolution No. 3076
Presented to the Board of Commissioners July 23, 2026

**Resolution Adopting Amendments to the St. Louis Housing Authority's Ethics/Standard of Conduct Policy**

**WHEREAS**, the St. Louis Housing Authority (SLHA) receives federal financial assistance from the U.S. Department of Housing and Urban Development (HUD) and must maintain a written code of conduct governing the performance of its employees, officers, and commissioners pursuant to 2 CFR § 200.318 and 24 CFR § 982.161; and

**WHEREAS**, section 105.485 RSMo. provides that a political subdivision may adopt a local conflict of interest policy establishing its own financial disclosure requirements for designated officials, provided that such policy is adopted by the governing body in an open meeting and a certified copy is filed with the Missouri Ethics Commission (MEC) within ten (10) days of adoption; and

**WHEREAS**, Missouri law requires that such local conflict of interest policies be re-adopted by resolution every two years by September 15 of each even-numbered year; and

**WHEREAS**, the Board of Commissioners wishes to adopt the updated Ethics and Standard of Conduct Policy to ensure strict alignment with federal mandates, state statutes, and public trust.

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

1. The Board of Commissioners hereby approves and adopts the Ethics/Standard of Conduct Policy dated July 23, 2026, attached hereto and incorporated herein by reference.

2. In compliance with section 105.485 RSMo, the Executive Director, or their designee, is hereby authorized and directed to cause a certified copy of this Resolution and the adopted Policy to be filed with the Missouri Ethics Commission within ten (10) days of the date of adoption.

3. This Resolution and the incorporated Policy shall be reviewed and re-adopted via an open public meeting at least once every two (2) years prior to the statutory deadline of September 15 in even-numbered calendar years.

4. This Resolution shall take effect immediately upon its adoption.

# St. Louis Housing Authority

## ETHICS/STANDARD OF CONDUCT POLICY

~~November 17, 2011~~

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## I. Introduction

The St. Louis Housing Authority (SLHA) hereby establishes standards of conduct for its employees and members of its Board of Commissioners (Board). This Policy incorporates the requirements of 2 CFR § 200.318, which mandate a written code of conduct for all federal award recipients. It further aligns with §§105.450—105.467 RSMo., regarding Missouri's conflict of interest and financial disclosure laws, as well as the conflict of interest restrictions outlined in 24 CFR §982.161. In any instance where federal, state, or local law differs, the most stringent provision shall apply. In cases where no statutory precedent exists, the policy of SLHA shall be applied.

As a municipal corporation, SLHA recognizes its responsibility to conduct all business in a manner above reproach or censure. ~~These standards~~ This Policy describes in detail the standards by which members of the Board and staff are to be held accountable and ~~are~~ is designed to assure the utmost in public trust and confidence in the ~~policies and~~ practices of SLHA. ~~Because of its status as a municipal corporation, SLHA recognizes its responsibility to conduct all business in a manner above reproach or censure. This Policy describes in detail the standards by which members of the Board and staff are to be held accountable~~.

~~This Policy recognizes and incorporates those sections of federal, state and local law which, govern the conduct of public employees, and in no way supplants those provisions of law. In cases where no statutory precedent exists, the policy of SLHA shall be applied, except that this policy shall in no way be taken to supersede the provisions of the SLHA Personnel policy, SLHA Procurement Policy, contracts, federal regulations or other SLHA policies and procedures.~~

The standards of conduct contained within this Policy shall be generally applied so as to avoid the appearance, or actual occurrence, of any favoritism or special treatment towards any applicant, resident, vendor, or agent having business, or dealings of any kind, with SLHA.

## II. Applicability

The provisions contained herein shall apply to the Commissioners, employees and agents of SLHA. With respect to professional services performed by contractors for SLHA (e.g., legal, accounting, or others), it is assumed that they will abide by the ethical standards of their particular profession.

SLHA also recognizes the importance of establishing standards of conduct for external vendors and suppliers of products and/or services to SLHA. While SLHA cannot mandate the internal conduct or policies of vendors, it nevertheless requires that vendors and suppliers adhere to SLHA's policies set forth herein and incorporated into SLHA's Procurement Policy.

## III. Definitions

A. **"Covered Person"** includes the following:

1. **Commissioner.** Any current or former member or officer of the SLHA Board of Commissioners (except for designated resident commissioner(s), provided they do not vote on matters specifically benefitting themselves);
2. **Employee, contractor, agent.** Any current or former employee, contractor, subcontractor, or agent of SLHA who formulates policy, influences decisions, or has decision-making authority regarding SLHA property and programs;
3. **Public official.** Any public official, member of a local governing body, or state/local legislator who exercises functions or responsibilities with respect to SLHA or its programs;
4. **Member of Congress.** Any member of the Congress of the United States.

B. **"Conflict of Interest"** means a Covered Individual has a direct or indirect financial, personal, or professional interest that compromises or reasonably appears to compromise, their ability to execute their official duties with total impartiality

~~A.~~C. **"Employee"** ~~shall~~ means any person hired by SLHA to fill an unlimited or limited position, whether full or part time, temporary, or special program.

D. **"~~"~~Family Member"** ~~shall mean~~means spouse, domestic partner, father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half brother, or half sister.

E. **Family Member**

1. *"First-degree"* relationships are considered family members under both the public housing and Housing Choice Voucher programs – includes father, mother, son, daughter, brother, sister, husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half-brother or half-sister.

2. **"***Second-degree*" relationships are considered to be family members under the Housing Choice Voucher program, which includes uncles, aunts, nephews, nieces, grandparents, grandchildren including step/half grandparents and step/half grandchildren.

3. For purposes of Missouri's conflict of interest statutes and Article VII, Section 6 of the Missouri Constitution, **Family Member** includes all first and second degree relationships as defined above, as well as first cousins, great grandchildren, great-great grandchildren, great aunts, great uncles, grand nieces, and grand nephews.

~~B.~~F. **"Interest"** ~~shall~~ means a benefit or advantage of an economic or tangible nature that a Commissioner, employee, agent or a member of his or her family or an organization, which employs or is about to employ any of the preceding individuals, would gain or lose as a result of any decision, or action or omission to decide or act, on the part of SLHA, its Commissioners, employees, or agents.

G. **"Person"** ~~shall mean~~ means any individual, corporation, partnership, limited liability company, joint venture, entity, association, organization, commissioner, officer, or SLHA employee.

~~C.~~H. **"Organizational Conflict of Interest"** occurs when, because of relationships with a parent company, affiliate, or subsidiary organization, the SLHA is unable or appears unable to be impartial in conducting a procurement action.

## IV. Policy Guidelines

~~**A. General**~~

~~SLHA, in establishing standards of conduct for its employees and Commissioners, recognizes the importance of establishing standards of conduct for external vendors and suppliers of products and/or services to SLHA. While SLHA cannot mandate the internal conduct or policies of vendors, it nevertheless requires that vendors and suppliers adhere to certain basic principles in conducting business with SLHA.~~

~~B. **Conflicts of Interest**~~

### A. Interest in SLHA Project or Property.

Covered Persons are strictly prohibited from ~~No Commissioner shall~~ acquiring~~e~~ any interest, direct or indirect, in any project or in any property included or planned to be included in any SLHA project; nor shall ~~he/she~~Covered Person have any interest, direct or indirect, in any contract or proposed contract for materials or services to be furnished or used in connection with any SLHA project, unless such has been granted a specific waiver from HUD. If any ~~Commissioner~~ Covered Person owns or controls an interest, direct or indirect, in any property included in any SLHA project,

~~he/she~~such Covered Person shall immediately disclose the same in writing to SLHA, and SLHA shall immediately seek a waiver.

Covered Persons who exercise~~s~~ or ha~~s~~ve exercised any functions or responsibilities with respect to activities under a HOPE VI grant, or who is in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from the activity, or have an interest in any contract, subcontract, or agreement with respect thereto, or the proceeds thereunder, either for himself or herself or for those with whom he or she has family or business ties, during his or her tenure or for one year thereafter.

**B. HCV / Section 8.**

Covered Persons and their Family Members are strictly prohibited from serving as an owner or landlord in the Housing Choice Voucher (HCV) program.

**C. Contracting.**

Covered Persons and their Family Members are strictly prohibited from entering into contract(s), subcontract(s) or arrangement(s) with SLHA or any of SLHA's contractors or subcontractors during his or her tenure. However, this prohibition does not apply to any present or former tenant Commissioner who does not serve on the governing body of a resident corporation, and who otherwise does not occupy a policy-making position with the resident corporation, SLHA or a business entity.

Covered Person are strictly prohibited from participating in the selection, award, or administration of a contract supported by federal funds if they have a real or apparent conflict of interest.

**D. One Year "Cooling Off" Period.**

The prohibition against entering into contracts, subcontracts, or arrangements with SLHA or any of SLHA's contractors or subcontractors continues for one (1) year after a Covered Person leaves their position.

**E.**

**~~No present or former Commissioner, employee or any member of their family, shall enter into a contract, subcontract or arrangement with SLHA or any of SLHA's contractors or subcontractors during his or her tenure or for one year thereafter. However, this prohibition does not apply to any present or former tenant Commissioner who does not serve on the governing body of a resident~~**

~~**corporation, and who otherwise does not occupy a policy-making position with the resident corporation, SLHA or a business entity.**~~

~~**No Commissioner, employee or agent, who exercises or has exercised any functions or responsibilities with respect to activities under a HOPE VI grant, or who is in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from the activity, or have an interest in any contract, subcontract, or agreement with respect thereto, or the proceeds thereunder, either for himself or herself or for those with whom he or she has family or business ties, during his or her tenure or for one year thereafter.**~~

**~~C.~~ Appearance of Conflict of Interest.**

~~Commissioners, employees and agents~~Covered Persons shall avoid situations where their private interests, financial and non-financial, may affect or appear to affect their objectivity, independence, or honesty in performing their duties.

**F~~D~~. Commissioner Fiduciary Duties.**

In carrying out their responsibilities for SLHA, Commissioners are subject to ~~two~~ three primary fiduciary obligations: the Duty of Care, ~~and~~ the Duty of Loyalty, and the Duty of Obedience. These terms are common terms for the standards which guide all actions of the Commissioners.

The Duty of Care requires a Commissioner to act prudently, exercise good judgment, actively oversee SLHA operations, participate in the decisions of the Board and to be informed as to data relevant to such decisions. The Duty of Loyalty requires Commissioners to exercise their powers in the interest of SLHA, not in their own interest or the interest of another entity or person. Commissioners must strictly avoid conflicts of interest; refrain from self-dealing; and disclose any personal, business, or financial interests that could impact SLHA decisions. The Duty of Obedience requires Commissioners to ensure SLHA operates within the boundaries of local, state and federal laws.

Commissioners of SLHA are stewards of public funds. Consequently, Commissioners must act for the benefit of the public and SLHA, and not favor a few individuals or themselves. Commissioners should not engage in any activity that would appear to conflict with their duties as a Commissioner.

**~~E~~G. Non-Public Information**

~~No Commissioner, employee or agent~~Covered Persons are prohibited from ~~shall disclose~~ disclosing non-public information concerning any aspects of the operations of SLHA ~~, nor shall he/she~~or ~~use~~ using such information to the advantage or benefit of himself, herself or any other person.

**~~F~~H. Additional Provisions**

1. Commissioners, officers, agents and employees are prohibited from offering, giving, soliciting, or accepting bribes, kickbacks, or other illegal payments or consideration.

2. No Commissioner, employee, officer or agent shall accept gifts, gratuities, favors or anything of monetary value in excess of $25.00 from contractors, potential contractors, or parties to sub-agreements; nor shall a Commissioner, employee, officer, or agent solicit gifts, gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to sub-agreements. Attendance at an event including, but not limited to, a closing dinner that is reasonably related to a Commissioner's, employee's or agent's official or ceremonial duties is permissible. Commissioners, employees and agents may accept appropriate gifts for special and infrequent occasions, such as weddings, funerals and illnesses.

3. No Commissioner or employee shall use or cause or allow to be used his or her position to secure any personal privileges for himself/herself or family members.

4. Nothing herein shall authorize, approve, waive or otherwise condone or permit a Commissioner, officer, agent or employee to violate any statute, rule, regulation, or other law binding upon such individual including, by way of illustration and not limitation, the various federal conflicts of interest regulations.

## V. Reporting Requirements

**A. Commissioners**

If any Commissioner becomes aware of an ethical issue involving an employee or agent, he/she shall notify the Executive Director. If any Commissioner or Agency Counsel becomes aware of an ethical issue involving another Commissioner, he/she shall notify the Chairperson.

**B. Employees**

If any employee or agent of SLHA becomes aware of an ethical issue involving an employee, agent or a Commissioner, he/she shall notify the Executive Director or Agency Counsel so that appropriate action may be taken.

**C. Federal Whistleblower Protections (41 U.S.C. 4712)**

1. **Statutory Protection:** In accordance with 41 U.S.C. 4712, an employee of SLHA or an employee of any contractor, subcontractor, grantee, or subgrantee of SLHA, may not be discharged, demoted, or otherwise discriminated against as a reprisal for disclosing information that the employee reasonably believes is evidence of:
   - a gross mismanagement of a federal contract or grant;
   - a gross waste of federal funds;
   - an abuse of authority relating to a federal contract or grant;
   - a substantial and specific danger to public health or safety; or
   - a violation of law, rules or regulation related to a federal contract (including the competition for or negotiation of a contract) or grant.

2. **Permissible Disclosures:** To be protected under this policy and federal law, the disclosure must be made to one of the following authorized entities:
   - The Government Accountability Office (GAO);
   - An Inspector General, including the HUD Office of Inspection General (OIG);
   - The Recovery Accountability and Transparency Board;
   - A Member of Congress or a leadership committee of Congress;
   - A federal employee responsible for contract or grant oversight or management at the relevant agency;
   - An authorized official of the Department of Justice or other law enforcement agency;
   - A court or grand jury; or
   - A management official or other employee of SLHA who has the responsibility to investigate, discover, or address misconduct.

3. **Contractor Notification:** SLHA shall ensure that the substance of this Whistleblower Protection clause is explicitly included in all future contracts, subcontracts, and grant agreements funded in whole or in part by federal awards, notifying external vendors and their employees of their rights and remedies under 41 U.S.C. 4712.

4. **Reporting Mechanisms:** Any individual who believes they have been subjected to unlawful reprisal for making a protected disclosure may submit a complaint directly to the Inspector General of the Department of Housing and Urban Development (HUD OIG):

- **Online:** www.hudoig.gov/hotline
- **Phone:** 1-800-347-3735
- **Mail:** HUD OIG Hotline (GFI), 451 7th Street SW, Washington D.C. 20410

## VI. Disclosure Requirements

### A. Commissioners

The Board of Commissioners of SLHA is the architect of policies governing the operations of SLHA and retains legal and fiscal responsibility for SLHA. Recognizing that the Commissioners are chosen from a broad range of fields, professions and community interests renders difficult the circumscription of external interests and activities of the Commissioners.

However, it is expected that a Commissioner will voluntarily and fully disclose his or her personal interests and potential conflicts of interest by completing a Disclosure Form. Commissioners currently serving on the Board must submit the Form to the Board Chairperson within 60 calendar days after receipt of the Form. Individuals who have recently been appointed to the Board must submit the Form to the Board Chairperson within 90 calendar days after their appointment to the Board has been signed. Each Commissioner will complete a Form annually thereafter. The Form should be submitted to the Chairperson of the Board and will be reviewed in consultation with Agency Counsel.

### B. Employees

Employees shall follow the disclosure requirements set forth in the Personnel Policy.

### C. MEC Biennial Filing

In accordance with section 105.485 RSMo., SLHA shall adopt this Policy via Board Resolution in an open meeting by September 15 of every even numbered year. A certified copy of the Resolution and this Policy shall be submitted to the Missouri Ethics Commission (MEC) within ten (10) days of adoption to maintain SLHA's established disclosure procedures.

## VII. Sanctions

Violation of this Policy or the Ethics Policy/Standard of Conduct Procedures by employees may result in disciplinary action, up to and including termination, as set forth in SLHA's personnel policy.

Violation of this policy by Commissioners or agents may result in the implementation of sanctions, as determined by the Board of Commissioners.

# RESOLUTION NO. 3077

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: July 8, 2026

Subject: Resolution No. 3077
Adoption of Amended and Restated Bylaws of the St. Louis Housing Authority

---

This memorandum presents proposed amendments to the St. Louis Housing Authority (Authority) Bylaws for the Board of Commissioners' review and approval. The purpose of these amendments is to modernize the Authority's governance framework, align operations with current state statutes, and ensure compliance with federal recommendations.

## I. Key Substantive Changes

The proposed amendments introduce several updates to SLHA's existing bylaws:

- **Modernization and Updating Meeting Formats:** Incorporates provisions allowing Commissioners to participate and the public to observe via remote communication. Remote attendance will explicitly count toward establishing a quorum. It also corrects the Order of Business to align with the Authority's established agenda.

- **Alignment with Robert's Rules of Order:** Updates the parliamentary authority governing Board meetings from the 9th Edition (1990) to the 12th Edition (2020).

- **Governance Terminology and Structure:** Streamlines terminology by replacing outdated references to the "Commission" with "Board" or "Board of Commissioners". It also corrects and simplifies the numbering of sections under Article II (Officers/Board of Commissioners).

- **Establishment of Ethics and Conduct Standards:** Adds **Article VII (Ethics and Conduct)**, which mandates a written policy fostering a "culture of candor" as explicitly recommended by the HUD Office of Inspector General (OIG).

## II. Authority to Amend Bylaws

The Current Article VI, Section 1 of the St. Louis Housing Authority Bylaws governs amendments and states:

*"These Bylaws may be amended by a majority of all the Commissioners at a meeting called for said purpose. Amendments shall be effective when approved by such authorities as may be required by the Department of Housing and Urban Development.*

*Except by unanimous consent of all of the Commissioners, no proposed amendment to the Bylaws shall be voted upon until the same has been reduced to writing, filed with the Secretary and read at the regular meeting immediately preceding the meeting at which such amendment is voted upon."*

The proposed amendments have been reduced to writing and will be presented and read at the regular meeting immediately preceding the meeting at which it is voted upon, in accordance with the Bylaws.

## III. Recommendation

For the foregoing reasons, it is recommended that the Board of Commissioners approve the proposed amendments to the St. Louis Housing Authority Bylaws.

Resolution No. 3077
Presented to the Board of Commissioners July 23, 2026

**Adoption of Amended and Restated Bylaws of the St. Louis Housing Authority**

**WHEREAS**, the Board of Commissioners of the St. Louis Housing Authority is authorized to amend its Bylaws in accordance with Article VI - Amendments: Section 1 of the St. Louis Housing Authority Bylaws and applicable law, including RSMo. 355.596; and

**WHEREAS**, the Board of Commissioners of the St. Louis Housing Authority deems it necessary and appropriate to amend the St. Louis Housing Authority Bylaws to:

- Incorporate provisions allowing Commissioners to participate and the public to observe via remote communication
- Correct the Order of Business to align with the St. Louis Housing Authority's established agenda
- Update the parliamentary authority governing Board meetings to the 12th Edition (2020)
- Streamline terminology by replacing outdated terms
- Corrects and simplify the numbering of sections under Article II
- Add a provision formally mandating a written policy fostering a "culture of candor" as explicitly recommended by the HUD Office of Inspector General (OIG); and

**WHEREAS**, the proposed amendments have been prepared in writing and presented in accordance with the requirements of the current Article VI, Section 1 (amended Article VIII) of the St. Louis Housing Authority Bylaws.

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

1. The amendments to St. Louis Housing Authority Bylaws, as presented in the attached exhibit, are hereby approved.

2. The Secretary is authorized and directed to take all necessary actions to implement the amended Bylaws, including seeking any required approval from the Department of Housing and Urban Development, and to ensure that the official Bylaws are updated accordingly.

# ST. LOUIS HOUSING AUTHORITY

# BYLAWS

## Mission

We, the undersigned Commissioners of the St. Louis Housing Authority, in recognition of the purpose and mission of this Authority according to the Housing Authorities Law of the State of Missouri, Chapter 99.010, Revised Statutes of the State of Missouri, do hereby declare that the purpose and mission of this Authority, in accordance with Chapter 99.030, "Declaration and Purpose of Law", is the providing of safe and sanitary dwelling accommodations for persons of low income, and that this Authority, as a Municipal Corporation, pursuant to Chapter 99.080, is exercising public and essential governmental functions, and in furtherance of its duties, has the power to make and from time to time amend and repeal bylaws, rules and regulations not inconsistent with Sections 99.010 to 99.230 to carry into effect the powers and purposes of this Authority, and accordingly, the following bylaws are hereby adopted:

## ARTICLE I - THE AUTHORITY

### Section 1

### Name of the Authority

The name of the Authority shall be "St. Louis Housing Authority."

### Section 2

### Seal of the Authority

The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority and year of its organization.

### Section 3

### Office of the Authority

The office of the Authority shall be located in the City of St. Louis, Missouri, at such place as is designated by the Board of Commissioners of the Authority.

## Section 4

## Board of Commissioners

The powers of the Authority shall be vested in the commissioners thereof in office from time to time.

## Section 5

## Executive Director

The Executive Director shall have general supervision over the administration of the business and affairs of the Authority and shall be responsible for the Authority's daily operations, staff management, policy implementation, and management of the Authority's projects and programs subject to the direction of the Board of Commissioners.

# ARTICLE II ~~-- OFFICERS~~BOARD OF COMMISSIONERS

## Section 1

## Composition and Appointment

Five commissioners shall be appointed by the mayor subject to the approval of the governing body of the City of St. Louis in accordance with section 99.051 RSMo. Two additional commissioners shall be tenants of the housing authority that are in good standing and elected by tenants of the housing authority in accordance with section 99.051(2) RSMo.

Commissioners shall receive no compensation for their services for the Authority, in any capacity, but they shall be entitled to reimbursement of the necessary expenses, including travel expenses, incurred in the discharge of their duties.

## Section 2

## Officers

The Officers of the Authority shall be a Chair, a Vice-Chair, a Secretary and a Treasurer. An officer whose appointment term expires before their elected term of office continues to serve until their successor is appointed.

## Chair

The Chair shall preside at all meetings of the Board of Commissioners of the Authority. The Chair shall conduct all meetings of the Board of Commissioners in accordance with Robert's Rules of Order Newly Revised, (~~9th~~ 12th Edition ~~1990~~2020, Scott, Foresman and Company). At each meeting, the Chair shall submit such recommendations and information as he or she may consider proper concerning the business affairs and policies of the Authority. The Chair, in consultation with the Executive Director, shall be responsible for developing the agenda for such meetings. The Chair shall be empowered to organize the ~~Commission~~ Board in a manner deemed effective for the carrying forward of ~~Commission~~ Board business, i.e., standing, special and/or ad hoc committees, subject to approval by the ~~Commission~~Board.

In addition, the Chair shall, as the need manifests itself, secure all funds required to conduct the activities of the Authority. This shall be accomplished through the obtaining of loans and issuance of obligations. In so doing, the Chair is authorized to pledge, as collateral for the borrowing, such of the Authority's assets as may be required.

The Chair shall act for the ~~Commission~~ Board when it is not in Session, and in cases of emergencies when it is not feasible to convene the entire ~~Commission body~~Board.

## ~~Section 3~~

## Vice-Chair

The Vice-Chair shall perform the duties of the Chair in the absence or incapacity of the Chair; and in the case of the resignation or death of the Chair, the Vice-Chair shall perform such duties as are imposed on the Chair until such time as the Board shall ~~s~~elect a new Chair.

In addition, the Vice-Chair is authorized to procure funds in the same manner as the Chair.

## ~~Section 4~~Secretary

The Secretary shall be the Executive Director of the Authority, and as such shall have general supervision over the administration of ~~its~~ the Authority's business and affairs, subject to t~~-~~he direction of the Board~~commissioners~~. The Secretary shall be a non-voting officer of the Board.

The Secretary shall keep the records of the Authority, act as Secretary of the meetings of the

~~Authority~~ Board and record all votes, keep a record of proceedings of the ~~Authority~~ Board in a journal of proceedings to be maintained for such purpose, and perform all duties incident to the office. The Secretary or ~~their~~ his or her delegate shall execute all contracts and instruments which the Authority is authorized to execute. The Secretary shall keep in safe custody the Seal of the Authority, and shall have the power to affix such Seal to all contracts and instruments, which he or she executes.

In addition, the Secretary shall have custody of all funds of the Authority, and shall deposit same in the name of the Authority in such bank as the Board ~~of Commissioners~~ may select. All funds of the Authority under the Secretary's care, which are deposited in a designated depository, as well as all securities pledged or deposited with the Federal Reserve Bank to secure the performance of any depository Fiscal Agent, shall be withdrawn, substituted for, or released, only upon the check, draft, note order or written consent of the Authority, signed manually or with machine-impressed facsimile signatures, or upon wire, electronic or telephone transfer with the concurrence of two officers authorized to effect such transfer. The following officers, in the following combinations, are authorized signatories of all St. Louis Housing Authority bank accounts:

> The Secretary, the Deputy Director, or the Director of Finance when countersigned by an authorized signatory. The Secretary and the Deputy Director, or the Secretary and the Director of Finance, or the Deputy Director and the Director of Finance in the event of the unavailability of the Secretary.

The following officers, in the following combinations, are authorized to effect wire or telephone transfer of funds from all St. Louis Housing Authority bank accounts:

> The Secretary, the Deputy Executive Director or the Director of Finance, when transferring funds from an account controlled by the St. Louis Housing Authority. The Secretary and the Deputy Executive Director or the Secretary and the Director of Finance, or the Deputy Executive Director and the Director of Finance in the event of the unavailability of the Secretary, when transferring funds from an account controlled by the St.

Louis Housing Authority to an account not controlled by the St. Louis Housing Authority.

## ~~Section 5~~

## Treasurer

The Treasurer shall render to the Authority such services as are usually incidental to the office, except those which are otherwise delegated. Fiscal statements shall be prepared by the staff, reviewed by the Executive Director and Treasurer, and presented to the Board by the Treasurer, not less than annually.

In the case of resignation, incapacity or death of the Chair or Vice-Chair, the Treasurer shall perform such duties as are imposed on the Chair until such time as the Board shall select a new Chair.

## Section ~~6~~2

## Additional Duties of Officers

The Officers of the Authority shall perform such other duties and functions as may from time to time be required by the Authority or the Bylaws or the rules and regulations of the Authority.

## Section ~~7~~3

## Election or Appointment

The Chair, Vice-Chair and Treasurer shall be elected at the annual meeting of the Authority from among the Commissioners of the Authority, and shall hold office until the next annual meeting or until their successors are elected and qualified.

The Secretary shall be ~~appointed by the Commissioners~~the Executive Director in accordance with section 99.050 RSMo, and ~~. Any person appointed to fill the office of the Secretary, or any vacancy therein,~~ shall have such tenure as the Commissioners fix. No Commissioner of the Authority shall be eligible to hold the office of Secretary. ~~except as a temporary appointee.~~

## Section ~~8~~4

## Committees

The ~~Commission~~ Board shall have among its structure the necessary standing, special and/or ad hoc committees in order to carry forward the business of the ~~Commission~~Board.

## Section ~~9~~5

## Vacancies

Should the office of Chair, Vice-Chair or Treasurer become vacant, the Commissioners shall elect a successor from among their number at the next regular meeting, and such election shall be for the unexpired term of ~~said~~ the vacated office. Should the office of Secretary become vacant, the Commissioners shall appoint a successor. ~~in the manner set forth in Section 7.~~

# ARTICLE III – MEETINGS

## Section 1

## Annual Meeting

The Annual Meeting of the Board of Commissioners ~~of the Authority~~ shall be held on the regularly-scheduled meeting date in February as described in Section 2 of this Article.

## Section 2

## Regular Meetings

Regular meetings of the Board of Commissioners ~~of the Authority~~ shall be held on the fourth Thursday of each month at the regular meeting place of the Board or means of remote communication through which Commissioners may participate and the public observe, except when a different time and place are agreed upon by the majority of the Commissioners.

Notice of such change and rescheduling of the regular meetings shall be given over the signature of the Secretary, and such notice shall be in writing and must be served upon each Commissioner and the Secretary as hereinafter provided. Notices may be delivered personally to each recipient or may be mailed to the business or home address of each recipient in time for its receipt at least two days prior to the date of such meeting.

Participation in a meeting by a Commissioner by means of remote communication constitutes presence at the meeting in person or by proxy if all other requirements are met.

## Section 3

## Special Meetings

The Chair may, when deemed expedient, call a special meeting of the B~~b~~oard for the purpose of transacting any business designated in the call.

The special meeting shall be held at the time and ~~place~~ by the means~~as~~ designated in the call.

~~Public notice of a special meeting shall be posted and delivered as set forth in Article III, Section 2 above.~~

## Section 4

## Quorum

~~The powers of the Authority shall be vested in the Commissioners thereof.~~ A majority of all Commissioners shall constitute a quorum of the Authority for the purpose of conducting its business and exercising its powers and for all other purposes. ~~A smaller number may recess from time to time until a quorum is obtained.~~ When a quorum is in attendance, action may be taken by the ~~Commission~~ Board upon a vote of a majority of the Commissioners present, including Commissioners participating via remote communication. A smaller number may recess from time to time until a quorum is obtained.

## Section 5

## Order of Business

At regular meetings of the Board of Commissioners, in general, the following shall be the Order of Business:

1. Call to Order/Roll Call
2. Comments from Residents on pending agenda items
3. Consent Agenda (i.e. minutes, etc...)
4. Items for Individual Consideration
5. Chair's Report
6. Secretary/Executive Director's Report
7. Residents' Concerns
8. Commissioners' Concerns

9. ~~Public Concer~~Speakers to Address the Board pursuant to the Authority Speaker's Policy ~~Adjournment~~

10. Executive Session (if necessary)

~~10.~~11. Adjournment

## Section 6

## Manner of Voting

a) Voting on all questions coming before the Board of Commissioners shall be by voice vote and the yeas and nays shall be entered upon the minutes of such meeting, unless a roll call is specifically requested by a Commissioner. In the case of elections, the vote may be by ballot.

b) In the event that a quorum does not exist at a regularly scheduled meeting or special meeting, at the discretion of the Chair, a telephone vote can be taken where each Commissioner is polled by the Secretary. Additionally, a telephone vote can be taken, at the discretion of the Chair, when an emergency situation arises such that an issue needs immediate Board of Commissioners' action prior to the time of a regularly scheduled meeting or before a special Board of Commissioners meeting can be called. Such an emergency shall be justified in writing by the Executive Director. In any instance of a telephone vote, ~~N~~notice shall be posted designating, in writing, the date and time the telephone vote shall be taken and the issue or issues on which to be voted.

~~Unless otherwise provided in the Articles of Incorporation of the corporation, members of the Board of~~ Commissioners~~, or any of committee designated by the Board of Commissioners,~~ may participate in a meeting of the Board or committee by means of remote communication~~conference telephone or similar communications equipment~~ whereby all persons participating in the meeting can hear each other, and participation in the meeting in this manner shall constitute presence in person at the meeting.

## Section 7

## Rules of Order for Conducting Business

All meetings shall be conducted in accordance with Robert's Rules of Order.

## ARTICLE IV - PERSONNEL

### ~~Section 1~~

### ~~Personnel~~

The personnel of the Authority shall be governed by a set of personnel policies established and approved by the Board of Commissioners, and administered by the Executive Director through a set of personnel procedures developed by the office and by the terms and conditions of Federal regulations.

## ARTICLE V - FIDELITY BONDS

### ~~Section 1~~

### ~~Fidelity Bonds~~

All officers and employees of the Authority who have been or shall be authorized to sign orders or checks for the payment of money from the accounts or funds of the Authority, and all officers or employees who have been or shall be authorized to countersign orders or checks, so sign, shall at the expense of the Authority, give bond for the faithful performance of their respective duties, in such amounts as are required by the Authority.

## ARTICLE VI - CONFLICT OF INTEREST

### Section 1

### Prohibited Interests

No Commissioner or employee of the Authority shall acquire any interest, direct or indirect, in any housing project or in any property included or planned to be included in any project, nor shall they have any interest in any contract or proposed contract for materials or services to be furnished or used in connection with any housing project.

### Section 2

## Disclosure

If any Commissioner or employee owns or controls an interest in any property included in a project, they shall immediately disclose the same in writing to the Authority. Such disclosure shall be entered upon the minutes of the Authority.

## Section 3

## Annual Certification

All Commissioners and Authority employees who exercise policy-making or decision-making authority shall sign a Conflict of Interest Disclosure Form annually.

# ARTICLE VII - ETHICS AND CONDUCT

The Authority shall maintain a written Ethics/Standard of Conduct Policy that guides the conduct of all Authority Commissioners and employees, fostering a "culture of candor" as recommended by the HUD Office of Inspector General.

# ARTICLE VIII - AMENDMENTS

## ~~Section 1~~

## ~~Amendments to Bylaws~~

These Bylaws may be amended by a majority of all the Commissioners at a meeting called for said purpose. Amendments shall be effective when approved by such authorities as may be required by the Department of Housing and Urban Development.

Except by unanimous consent of all of the Commissioners, no proposed amendment to the Bylaws shall be voted upon until the same has been reduced to writing, filed with the Secretary and read at the regular meeting immediately preceding the meeting at which such amendment is voted upon.

~~Revised 06/28/02025~~

# 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: June 17, 2026

Subject: Executive Director Report

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This report details SLHA's ongoing efforts to strategically plan for the future, effectively manage key programs, and advance community transformation projects. For more detailed information, please refer to the accompanying Monthly Activity Reports.

**A Historic Milestone: Launching the $150 Million Clinton-Peabody Revitalization**
The St. Louis Housing Authority is poised to celebrate a monumental achievement on July 17, 2026, with the official groundbreaking ceremony for Phase I of the Clinton-Peabody redevelopment. This event marks the physical launch of a historic $150 million multi-phase revitalization that will fundamentally reshape affordable housing in the city of St. Louis. Supported closely by our residents, regional elected and civic leadership, and dedicated community partners, this groundbreaking is a testament to what public-private partnerships can achieve. Riding the powerful momentum of this milestone, our Development and Redevelopment team is already eagerly initiating the capital campaign for Phase II to secure the next chapter of this community's future.

Asset Repositioning Pipeline

- **Clinton-Peabody (Phase I):** Moving directly into active construction following the July 17 groundbreaking celebration, with Phase II capital structuring currently underway.
- **King Louis Square & Murphy Park:** Preparations remain on track as our partners advance toward upcoming closings for both the King Louis Square and Murphy Park developments later this calendar year.

**Catalyzing Progress: The Legislative Triumph of the 21st Century ROAD to Housing Act**
Affordable housing administration has entered a transformative new era with the official passage of the 21st Century ROAD to Housing Act. This landmark legislation represents an unprecedented victory for housing providers nationwide, aggressively expanding financing tools, removing administrative barriers, and streamlining complex development processes. For agencies like SLHA managing aging housing stock, the bill's significant expansion of the Rental Assistance Demonstration (RAD) program provides vital long-term funding certainty and capital flexibility.

Furthermore, the bill incorporates the *Choice in Affordable Housing Act*, which is engineered to expand landlord participation in the Housing Choice Voucher program. Key reforms allow units financed through federal and state programs to automatically satisfy voucher inspection requirements if they have passed a qualifying inspection within the prior year. Landlords will also be able to now request pre-inspections before a specific voucher holder is identified. Together, these updates will sharply decrease lease-up times and make program participation more attractive to property owners.

Additionally, the act streamlines affordable housing production and expands the Moving to Work (MTW) demonstration via a new *"Economic Opportunity and Pathways to Independence"* cohort—allowing HUD to select up to 25 additional high-performing PHAs for participation. Coupled with new FSS incentives and participation models, this legislation vastly expands SLHA's capacity to achieve our 2030 Strategic Goals.

**Operational Excellence: Stabilizing Occupancy and Elevating Compliance**
Occupancy recovery and regulatory compliance remain top operational priorities as we work to expand housing opportunities for families in need. Our SLHA-managed sites successfully maintained a strong, stable baseline occupancy rate of 94%. Across the portfolio footprint—including the mixed-finance developments—the overall occupancy rate stood at approximately 90%, with vacant units heavily concentrated at historically distressed properties. To systematically address these localized needs, our Development and Modernization staff applied for $3 million in supplemental capital funds available through HUD to support extensive rehabilitation needs.

Concurrently, our efforts to maximize file compliance have yielded exceptional results. SLHA-managed sites achieved a stellar 97% recertification completion rate. More broadly, overall portfolio performance—including our mixed-finance partners—experienced a positive surge, climbing from a baseline of 86% in April 2026 to 93% in June 2026.

**Sustaining High-Performer Status in the Housing Choice Voucher Program**
The Housing Choice Voucher (HCV) Program continues to demonstrate elite operational performance, maintaining a peak 100% voucher utilization rate and ensuring all available federal resources are deployed to serve eligible families. Further, the program achieved a 100% inspection completion rate for the month. Most notably, the HCV team successfully worked down the outstanding inspections identified in our recent programmatic audit, reducing the inspection backlog by a remarkable 76%. We expect all remaining past-due inspections to be completely resolved in the near future, fully reinforcing our high-performer standing.

**Human Capital: Self-Sufficiency Triumphs and Mobility Partnerships**
Our agency's focus on resident mobility will culminate for 10 participants on July 30, 2026 at 5:00 p.m., as we host the Family Self-Sufficiency (FSS) Graduation Ceremony at the Contemporary Art Museum. With FSS enrollment now reaching 150 active participants and growing, this ceremony celebrates life-changing milestones for several families. Highlighting this year's graduating class are two extraordinary achievements:

- An HCV Program Graduate successfully furthered her education and secured full-time employment in the healthcare industry, increasing her annual income by $27,423—representing a staggering 8.84 times increase over her baseline income. She graduates with an accrued escrow balance of $11,000.
- A Public Housing Graduate increased her annual income by an incredible $40,000 and is currently pursuing a degree in Health Sciences with a specialization in Medical Administrative Assistance. She graduates with an escrow balance exceeding $12,000.

To scale these exact outcomes, we are proud to announce a new strategic partnership with Great Southern Bank to launch a free *Financial Literacy Bootcamp* for FSS participants and aspiring homeowners this September. Supported by a generous corporate investment from CVS, participating households will receive a $250 graduation incentive upon completing the 8-week course.

These self-sufficiency milestones complement our robust summer calendar, actively delivering youth enrichment, nutrition, and workforce development across our communities. The *Summer Food Program* and *Lincoln University's Bridging the Gap Summer Institute* at the Al Chappelle Center are fully operational, focusing heavily on critical STEM curriculum and Urban Agriculture. Furthermore, our *Summer Youth HUB* at LaSalle Park is hosting weekly recreational activities and resource connections, while our SEEDs initiative with *Safe Streets Safe Neighborhoods* is successfully providing employment and civic leadership opportunities for young adults residing in LaSalle Park, Clinton-Peabody, and King Louis Square.