



ST. LOUIS
HOUSING
AUTHORITY



LAFAYETTE TOWNHOMES

BOARD OF COMMISSIONERS

REGULAR MEETING

AUGUST 27

2026



at the corner of family and future

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, August 27, 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: August 21, 2026

ST. LOUIS HOUSING AUTHORITY

Attachment

***Instructions For Joining Zoom**

Meeting ID: 939 278 0715

Via Smart Phone or Computer:

<https://bit.ly/41J3uLI>

Via Phone:

1-312-626-6799

Meeting ID: 939 278 0715

Passcode:536879

BOARD OF COMMISSIONERS, ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING, AUGUST 27, 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, July 23, 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
JULY 23, 2026

BOARD OF COMMISSIONERS
ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING
JULY 23, 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, July 23, 2026. Chair Regina Fowler called the meeting to order at approximately 4:31 p.m.

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

CONSENT AGENDA

Approval of Minutes

Commissioner Bush moved to approve the minutes of June 25, 2026. Commissioner Ochoa seconded the motion. The motion passed with Commissioners Bush, Fowler, Martinez, Ochoa and Powell voting aye.

ITEMS FOR INDIVIDUAL CONSIDERATION

Resolution No. 3076

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

Presenting Resolution No. 3076, Latasha Barnes, Executive Director, stated that this resolution, along with Resolution No. 3077, make up a comprehensive update to the St. Louis Housing Authority's (SLHA) conflict of interest and ethics framework. She said this resolution adopts amendments to SLHA's Ethics and Standard of Conduct Policy, which has not been updated since 2011. She stated that in accordance with Missouri state law, which requires an update or certification every two years to make sure that the agency's operations and framework are consistent with current federal guidelines, including HUD regulations and best practice recommendations from the Office of Inspector General (OIG), SLHA did a comprehensive overview of its conflict of interest policy to include all the definitions, terms and relevant language. She noted that key enhancements include expanded definitions of individuals covered under the policy to be more consistent with federal requirements and state law, which include not just SLHA board members and leadership staff, but also certain degrees of family members of staff members to make sure that SLHA is addressing issues that the OIG identified as areas of high risks concerning federal funding. She said SLHA expanded its definition of who is covered under the conflict of interest policy, updated its policy to reflect certain procurement restrictions regarding contracting and cooling off periods for former employees and firmed up and clarified different fiduciary obligations for the board members, including duty of care, duty of loyalty and duty of obedience, which is essentially following the law. Ms. Barnes stated that this revised policy also incorporates whistleblower protections, which are required under federal law, and ensures that the agency's transparency protocols and annual certification practices are consistent with what Missouri law requires. She said adopting these updated standards reinforces SLHA's commitment to transparency, integrity, organizational stewardship and compliance, as well as ensures that the agency is operating within the ethical framework that both federal and state law have established for public agencies. She stated that the board could take a vote on this policy, but the resolution pertaining to SLHA's bylaws could not be voted on until the next meeting; therefore, if the board preferred, the vote could be deferred and both provisions could be voted on together. She asked if there were any questions, feedback or suggestions.

Commissioner Fowler stated that she reviewed the policy and felt comfortable with it, but suggested that the vote be delayed to give everybody enough time to review it. She asked Ms. Barnes if everyone would have to sign off on the conflict of interest form from the state, even the expanded group.

Ms. Barnes stated that the board members and all SLHA staff members would get it and the expanded group, with its family members, is subject to it by virtue of their familiar relationship with the agency.

Commissioner Fowler recommended that the board vote on Resolution No. 3076 and Resolution No. 3077 at the next meeting to give the board members more time to read through them and know what they are saying, especially since both resolutions involve them and contain things they need to understand.

The vote for Resolution No. 3076 was deferred.

Resolution No. 3077

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

Presenting Resolution No. 3077, Ms. Barnes stated that this resolution amends and adopts the bylaws to include the conflict of interest provisions to mirror the bylaws language with the language in the policy. She said under the terms of the bylaws, proposed amendments are to be presented to the board publicly at a meeting before being voted on at least a month in advance; therefore, this resolution is for informational purposes. She noted that the language is exactly the same and mirrors the conflict of interest policy, but specifically clarifies the composition of the board and appointment of board members and ensures that any necessary expenses for reimbursement to board members, including travel, is clarified so that there are no conflict issues if board members are issued payments. She said page 3 of the bylaws clarifies that the Executive Director, as the Secretary, is a non-voting officer of the board so that the agency remains in compliance with ethical standards. Ms. Barnes stated that there is also a little clarity of language where SLHA is clarifying whether it is referring to the board as a commission or as the board for consistency throughout the document. She noted that the major substantive changes can be found starting on page 9 where SLHA embeds the language regarding conflict of interests to clarify what types of interests are prohibited and what is required if a commissioner does have an interest in any proposed contract for materials or services that are going to be furnished in connection with the program and SLHA includes the disclosure requirements, which are required under Missouri state law, and the annual certification requirements, which is consistent with state law, as well as incorporates the language when referenced to the ethics policy. She stated that these are the major and most substantive updates to the bylaws for consideration. She noted that Resolution No. 3077, along with Resolution No. 3076, would be presented for a vote in August. She asked if there were any questions, feedback and/or recommendations.

Commissioner Fowler stated that the bylaws are clear, but there was one place where the board and commission got confused and was not consistent.

Ms. Barnes stated that she would go back and check.

Commissioner Fowler recalled Ms. Barnes stating that SLHA's Ethics and Standard of Conduct Policy had not been updated since 2011. She asked who is responsible for making sure that the certifications are looked at every two years.

Ms. Barnes stated that it was on her calendar now.

Commissioner Fowler asked that the responsibility be given to one more person, maybe Legal.

Ms. Barnes responded, "Will do."

Commissioner Fowler asked if there were any other questions or concerns.

There were none.

CHAIR'S REPORT

Commissioner Fowler expressed her appreciation with regard to the Clinton-Peabody groundbreaking ceremony. She noted that it was her first time at a groundbreaking event and that she had never attended anything like it before. She said it was nice and very exciting and she thanked Ms. Barnes and her staff for pulling it together.

DIRECTOR'S REPORT

Ms. Barnes also celebrated the team and congratulated everyone for a successful groundbreaking ceremony. She said SLHA's Development and Modernization team, Jason Hensley, Director of Real Estate Development and Lisa Selligman, Projects Manager, the Redevelopment team and SLHA's Property Management Department did an amazing job and pulled off a very impressive effort. She noted that POAH, who does great work, was phenomenal. She said she was proud of the work they are doing and how the teams are collaborating. She stated that SLHA is looking forward to moving ahead with construction of Phase I and the team has eagerly started creating the capital for Phase II. She said as this project progresses, SLHA is looking forward to having announcements about groundbreakings and ribbon cuttings for King Louis Square and Murphy Park, which are hoping to close this year.

Ms. Barnes stated, regarding public housing, that SLHA continues to work hard to stabilize its occupancy efforts and to elevate some of its compliance. She said in response to the HUD visit in June, SLHA received a lot of good feedback and recommendations and is now processing a lot of that information and working on next steps by adopting some things and elevating initiatives that the agency has already started. She shared that SLHA maintained a strong base level occupancy rate for its managed properties and ended the month of June at 94%, which is two percentage points short of HUD's goal of 96%. She said SLHA's team has been working hard and doing their best with the limited resources the agency has available. She noted that the occupancy rate across the entire portfolio, including the mixed-finance developments, was at about 89% or 90%. She stated that SLHA is seeing a concentration of vacant units and some historically distressed properties, which will require more capital funding to support rehabilitation and something that SLHA is actively looking into. She noted that SLHA's Development and Modernization team had applied for a \$3 million HUD capital fund grant to support some of the rehabilitation work that is needed and SLHA is continuing to explore funding opportunities. Ms. Barnes recalled that over the past three months or so she had been talking about compliance across the portfolio. She shared that SLHA's recertification completion rates at its managed sites have increased significantly and is at about a 97%, which is outstanding, and was at about a seven percent increase more broadly across the entire portfolio from April to June, which implies that SLHA is accurately certifying information and getting subsidy levels right and people are not paying more or less than their tenant portion of the rent. She said she is very proud of the team's effort with working down the backlog and getting SLHA caught up and ahead to be in compliance.

Ms. Barnes stated that similarly, the HCV program remains at 100% voucher utilization and SLHA is continuing to work down the outstanding inspection backlog identified during the programmatic audit last month. She said since that time, the inspection backlog has been reduced by about 76% to 80% and staff is almost complete with working through the past due inspections. She noted that as SLHA is preparing for its upcoming SEMAP certification, it is believed that the agency has satisfied enough of those inspections and it is anticipated that full points for this particular area will be received. She acknowledged the HCV team for jumping on the issue, being creative and thinking ahead about how the agency could tackle the backlog with its existing resources and while going through a hiring process to fill some vacant positions.

Providing an update on resident programming and mobility partnerships, Ms. Barnes stated that SLHA is preparing for its next Family Self-Sufficiency (FSS) program graduation ceremony, which will take place on July 30, 2026 at 5:00 p.m. at the Contemporary Art Museum. She said about 10 graduates will be participating in the ceremony and she highlighted the accomplishments of an HCV graduate and a public housing graduate. She noted that Vontriece McDowell, Director of Resident Initiatives, had been out and Sredrick Robinson has been filling in in her absence, along with the remainder of the team helping, to continue supporting SLHA families. She said they are doing an amazing job and the families are seeing tremendous outcomes. Ms. Barnes shared that SLHA will be partnering with Great Southern Bank to launch a free financial literacy bootcamp for its FSS participants and aspiring homeowners, which will start in September. She said participants will go through an eight week training course led by Great Southern Bank and at the conclusion of the training and upon successful completion, they will receive a \$250

graduation incentive funded by CVS, one of SLHA's new corporate sponsors. She noted that she was excited about some of the things that are happening and the opportunities that are becoming available for SLHA's families.

Ms. Barnes stated that as SLHA is winding down its summer activities, the youth participating in SLHA's new S.E.E.D.S. program, a partnership with Safe Streets Safe Neighborhoods, asked to address the board. She noted that she and Lisa LaGrone, Founder and CEO of Safe Streets Safe Neighborhoods, started conversations last year in September about engaging some of SLHA's young people, specifically its teenagers, in productive ways and exposing them to new opportunities and learning environments. She said Ms. LaGrone reached out to her this summer to start the initiative and Val Joyner, Chief of Staff, immediately built out an amazing curriculum. Ms. Barnes stated that S.E.E.D.S. stands for Summer Employment Enrichment Development and Success Program and is a workforce and leadership program for youth ages 15 through 18 that combines paid employment with leadership and civic training and enrichment opportunities. She said the youth work five days a week at the sites and report to SLHA's central office one day a week for a day of programming and leadership development activities. She deferred to Ms. Joyner, who was with the youth, to allow them to share their summer experience.

Ms. Joyner thanked the board for giving the S.E.E.D.S. some time to share their experience and the impact of the program. There were four speakers; Mark Price, Roosevelt Culpepper, De'Vondre White and Ma'Kya Patton. Each of the speakers shared their work experience and how the program impacted their personal growth and development. Some areas of exposure were business and finances, communication skills, dealing with challenges and topics of mental health and suicide. The S.E.E.D.S. are also developing a mental health campaign to publicize for the public housing developments. They shared that it is a good program that provides options, builds skills, keeps them out of trouble and allows them to care for their community. They expressed that they were grateful for the people they met, the lessons they learned and the confidence they gained. They said the experience would stay with them and they will use their voices to encourage others. In closing, Ms. Joyner stated that it had been an absolute pleasure working with the S.E.E.D.S., who pushed SLHA staff to learn more about communicating with young adults and in turn, the staff pushed them to learn how to communicate in professional environments. She noted that this was the first cohort of the S.E.E.D.S. program and that it had been amazing to see the young adults grow over the last five weeks. She shared that mental health and suicide were topics they identified as issues in their community and SLHA did not want them to walk away with the traumatic experiences or the hurt and pain and wanted to give them words for that, so they were taught about message development and as a result, they are developing a mental health campaign to target youth ages 13 and under to teach them about mental health and how they can get the help they might need. She said the S.E.E.D.S. are looking forward to wrapping up the campaign and having the creative completed within the next two weeks, which will then be rolled out in all of the public housing developments and something else they can be very excited about. Ms. Joyner stated that in addition to the leadership academy, the S.E.E.D.S. engaged in special events and on July 29, 2026, from 10 a.m. until 3 p.m., they will be hosting an intergenerational mixer with Circle of Friends. She said at this event, the S.E.E.D.S. and Circle of Friends will come together to learn from each other as it pertains to the differences in their generations through games, activities and karaoke. She invited the commissioners to attend and she thanked them for the opportunity given to the young adults.

Commissioner Fowler stated that the S.E.E.D.S. truly affected the board while speaking. She noted that there were tons of reactions in the chat, such as hearts and hand claps, and even comments saying, "I love hearing this" and "Fantastic, the news stations should be covering this—the youth doing something positive in the community". She said they are doing a great job and she thanked them for all the work they put into the program. She said they are impacting young people around them, as well as older people, and she asked them to keep doing what they are doing.

Ms. Barnes stated that she was proud of the work that the young adults had been doing. She said she was grateful that SLHA was able to make this opportunity happen for them and truly grateful for the partnership with Safe Streets Safe Neighborhoods that brought the program into fruition. She noted that this year's summer camp program has been running concurrently with the S.E.E.D.S. program. She said today was the last day of camp and she yielded to Eugenia Jones, summer camp director with Lincoln University, to highlight the camp activities.

Ms. Jones shared that she and the campers were wrapping up the summer and returning from their last field trip, although the kids from fifth grade up and through middle school who attended camp will participate in an overnight retreat next week, which will technically conclude the summer camp experience. She said it was her second summer with the kids and it had been great. She noted that most of the campers last summer were made up of Clinton-Peabody kids, but this year, HCV families were invited to take advantage of the summer camp programming and there was a steady group of between 15 to 20 kids throughout the summer. She said, in conjunction with Lincoln University's curriculum, they got to utilize hydroponic systems to learn about plant growth and hydroponic tanks. She noted that there were about four hydroponic systems at the Al Chappelle Center that she would be transferring to a garden bed after summer camp concludes. Ms. Jones stated that she and the staff also spent a lot of time encouraging the kids to get to know themselves, make good choices, keep their hands to themselves, make friends in positive ways and to just have fun. She said it had been an all-around good summer and she truly believes the kids had fun.

Ms. Barnes thanked Ms. Jones and stated that she does a great job with the kids. She introduced Camille Shoals, ROSS Service Coordinator, who leads the LaSalle Park Summer Hub, to give an update of that program.

Ms. Shoals shared that she and Justin Mosley, another ROSS Service Coordinator, are responsible for coordinating and executing youth programming across the year, but mostly the summer programs. She stated that they started the LaSalle Park Summer Hub last year in response to an influx of resident concerns about the youth not having activities to do and not having resources that target them, so their team had a lot of meetings with a lot of partners, including other SLHA departments, and they came up with a weekly model. She said this year, the Summer Hub started on June 4, 2026 and will end on August 6, 2026. She noted that they are at LaSalle Park every Thursday from 12 p.m. until 2:00 p.m. in conjunction with the Mobile Y Van that brings the gaming truck and various partners, which include the Contemporary Art Museum of St. Louis, BJC School and Youth Outreach, the Hair Today Foundation, St. Louis Public Library and new and coming next week is Cardinal Glennon Child Injury Prevention Department. Ms. Shoals stated that they have been working very hard to do the outreach and communication necessary to get the parents to send their kids to the Summer Hub and there are anywhere between 10 to 25 kids per session, depending on the day. She said the sessions run in conjunction with the Summer Food Service Program, so not only do the kids get breakfast and lunch on that day, but they also get educational programming that is targeted to their age group and they get to interact with the Resident Initiatives staff and learn about the department's programming. She said they love doing the hub and they have a great time every Thursday.

Concluding, Ms. Barnes thanked Ms. Shoals. She said it had been a great and full summer and she believes the kids had a really good time. She noted that staff enjoyed them just as much as it is believed they enjoyed the staff.

Commissioner Fowler stated that she loved that Ms. Barnes' report ended with very positive things happening with the young people. She asked if there any comments regarding the programs or anything Ms. Barnes had presented.

There were none.

COMMISSIONERS' CONCERNS

Commissioner D'Souza extended congratulations and praise to SLHA with regard to the Clinton-Peabody groundbreaking ceremony. She said as a lifelong St. Louisan, it was wonderful to see all the partners and collaborations that came together and the pride that everyone had in this milestone. She noted that in a time where it can feel difficult to feel part of the community or people are fighting and want their priorities to take preference over others, it was a positive space with a lot of joy and pride. She said getting to see the result of all the hard work made her very proud to be a part of the commission and she thanked the staff, the partners and everyone who worked so hard to bring it to fruition.

Commissioner Fowler thanked the board members who attended the event. She noted that Commissioner Martinez was able to coordinate and navigate the speakers, along with some jokes. She said it was a really good event and SLHA appreciates everybody who was able to attend.

ADJOURNMENT

Commissioner Fowler moved to close the open meeting to convene a closed session pursuant to Section 610.021 of the Missouri Revised Statutes to discuss matters pertaining to Subsection 3, hiring, firing, disciplining or promotion of particular employees; Subsection 2, leasing, purchase or sale of real estate; and Subsection 14, records which are otherwise protected from disclosure by law. Commissioner Martinez seconded the motion. Upon a roll call vote, the motion passed with commissioners Bush, D'Souza, Eskridge, Fowler, Martinez, Ochoa and Powell voting aye. The meeting thereupon adjourned at 5:12 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

MEMORANDUM

To: Board of Commissioners

Through: Latasha Barnes, Executive Director

From: Sarah J. Hugg-Turner, General Counsel

Date: August 12, 2026

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

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 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

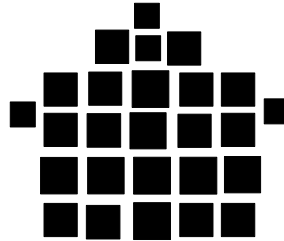
WHEREAS, section 105.485 RSMo. provides that a political subdivision may adopt a local conflict of interest policy establishing its own financial disclosure requirements for designated officials, provided that such policy is adopted by the governing body in an open meeting and a certified copy is filed 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](#)

St. Louis Housing Authority
ETHICS/STANDARD OF CONDUCT POLICY

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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.

G.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 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 exercises or has^{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.

~~FD.~~ **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.

EG. 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.

FH. 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](http://www.hudoig.gov/hotline)
- [Phone: 1-800-347-3735](tel:1-800-347-3735)
- [Mail: HUD OIG Hotline \(GFI\), 451 7th Street SW, Washington D.C. 20410](mailto:HUD_OIG_Hotline@GFI.com)

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

MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: August 12, 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.

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 — OFFICERSBOARD 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 Authority that are in good standing and elected by tenants of the 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 19902020, 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 CommissionBoard.

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 bodyBoard.

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 select a new Chair.

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

Section 4Secretary

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 Boardcommissioners. 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 62

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 73

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 84

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 [CommissionBoard](#).

Section 95

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~~board 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 Concern~~[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.](#) ~~At~~ 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

Executive Department

MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: August 21, 2026

Subject: Executive Director Report

This report highlights the St. Louis Housing Authority's (SLHA) ongoing operational performance, capital investments, regulatory readiness, and community impact. For detailed departmental metrics, please refer to the accompanying monthly activity packages.

Transforming the Portfolio: Capital Momentum & Real Estate Closings

Following the July 17 groundbreaking celebration at the Al Chappelle Community Center, physical construction on Phase I of the Clinton-Peabody revitalization is underway. The contractor received the formal Notice to Proceed and mobilized on-site last month, launching the physical transformation of this historic community, while our team advances capital planning for Phase II.

In tandem, SLHA continues to leverage HUD's Rental Assistance Demonstration (RAD) platform to preserve long-term affordability across St. Louis.

- **Parkview RAD Conversion:** Building on the \$9 million tax credit and grant allocation from the Missouri Housing Development Commission (MHDC), SLHA officially issued a Request for Proposals for General Contractor Services to plan, cost, and rehabilitate all 295 units, with proposals due August 28, 2026. In parallel, interior first-floor renovations in the east wing remain on schedule for September completion, supported by west wing furniture installations.
- **King Louis Square (KLS & KLS II):** The developer submitted their formal financing plan to HUD, targeting an August financial closing for KLS. An application was also submitted under MHDC's 2026 Qualified Allocation Plan (QAP) for Low-Income Housing Tax Credits to position KLS II for 2027 redevelopment.
- **Murphy Park (Phases II & III):** SLHA and McCormack Baron completed their concept call with HUD in July and continue weekly planning sessions in preparation for formal financing submission.

Public Housing: Occupancy Performance & Targeted Vacancy Reduction

Occupancy remains a top strategic priority for the agency as we strive to expand housing opportunities for families in need. Current occupancy levels across SLHA-owned public housing properties stand at approximately 94%, while the overall occupancy rate across the full portfolio, including mixed-finance communities, stands at approximately 87%. The agency continues to experience occupancy challenges at Northside Scattered Sites, including Cochran Plaza, Cambridge Heights, Renaissance Place, and Murphy Park, where offline and vacant units remain concentrated. Staff remain actively engaged in monthly and weekly performance reviews to address barriers to unit turnover.

Thanks to technical guidance received during HUD's June 2026 visit, we are strengthening our vacancy reduction strategies to maintain momentum and reactivate vacant units. Across our 32-AMP footprint in July, 50% met or exceeded the 90.00% occupancy benchmark.

Targeted Capital Projects for Vacant Unit Reduction

To systematically return offline units to active occupancy, our Development and Modernization Department is advancing high-impact make-ready initiatives across several priority sites:

- **Lookaway:** Completed the comprehensive make-ready rehabilitation of 5 units, delivering them for immediate lease-up.
- **McMillan Manor I & II:** Finalized contracts to rehabilitate 12 offline units across both phases (6 units each), with work on track for fall delivery.
- **NSSS Electrification:** Finalizing delivery of 5 units at Samuel Shepard upon appliance arrival, with active rehabilitation progressing across 10 additional units at Page Manor.
- **California Gardens:** Issued a comprehensive solicitation to rehabilitate 28 units, replace elevators, and upgrade PTAC systems.
- **Parkview:** Advancing 40 senior unit turns supported by a \$700,000 City allocation.
- **Cochran Plaza:** Applied for \$3 million in supplemental HUD capital funding for offline unit revitalization.
- **Lafayette:** Securing a \$250,000 HUD Emergency Safety and Security Grant (ESSG) for security camera and access enhancements.

Housing Choice Voucher Performance: High-Performer Reliability

The Housing Choice Voucher (HCV) program continues to operate at 100% voucher utilization, maximizing the deployment of federal housing assistance across the region. In July, the HCV Inspections Department completed 654, achieving a 100% completion rate across biennial inspections, initial move-ins, reinspections, and emergency and special reviews.

Human Capital: Self-Sufficiency & Back-to-School Community Mobilization

Our Resident Initiatives Department translated agency partnerships into direct economic mobility, youth enrichment, and community support.

- **FSS Graduation & Escrow Wealth Creation:** On July 30, 2026, SLHA hosted the Family Self-Sufficiency (FSS) Graduation Ceremony and Life Builder Expo at the Contemporary Art Museum St. Louis (CAM STL), celebrating several participants who fulfilled their career and financial milestones. Graduates received a combined **\$135,000** in earned escrow disbursements to invest in homeownership, education, and long-term financial security. Total FSS enrollment stands at 156 families.
- **S.E.E.D.S. Youth Mental Health Advocacy:** S.E.E.D.S. youth participants partnered with City Faces to explore trauma and mental wellness, creating a composite visual public health campaign contrasting the perils of unhealthy living with the promise of positive mental health. Demonstrating impressive civic leadership, our youth were selected to officially unveil their campaign at the *Black Male Suicide Awareness Initiative* press conference, hosted by the Organization for Black Struggle at the Deaconess Center for Child Well-Being.

Back-to-School Community Partnerships

To ensure our young residents return to school feeling confident, prepared, and supported, SLHA sponsored three targeted Back-to-School events across the city:

- **August 6, 2026 (St. Louis Public Schools):** Partnered with SLPS at the Gateway Middle School Complex for the *Health and Resource Fair* ("Ready for Day One"), connecting families with health screenings, dental exams, immunizations, and educational resources.
- **August 12, 2026 (Behind It All Foundation):** Collaborated on the *Family Night Out Back-to-School Event* at Made for Kids on Delmar, distributing free backpacks, school supplies, alongside interactive family activities.
- **August 17, 2026 (North Sarah Community):** Coordinated a community backpack and supply distribution in close partnership with the North Sarah Tenant Affairs Board (TAB), under the leadership of former Board Commissioner Benita Jones.

Regulatory Readiness: HOTMA Implementation & Systems Modernization

SLHA is actively preparing for full compliance with the Housing Opportunity Through Modernization Act (HOTMA), which takes effect this September:

- **Comprehensive Workforce Training:** Thirty-three team members representing our Public Housing and Housing Choice Voucher operations completed intensive training on new HOTMA regulatory changes. Coursework covered new HUD asset calculation limits, inflationary adjustments, interim recertification thresholds, and mandatory hardship processing protocols.
- **IT & Enterprise Software Configuration:** Our Information Technology Department is collaborating closely with Yardi technical consultants to configure and test our database workflows, ensuring all digital recertification modules, tenant

calculations, and HUD 50058 transmission protocols strictly adhere to updated federal standards.

- **Policy Alignment:** Staff are finalizing updates to the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the HCV Administrative Plan to integrate all statutory HOTMA guidelines ahead of the September launch.

The recent accomplishments demonstrate an agency executing with high strategic discipline, operational precision, and a deep commitment to our families. We look forward to building on this momentum into the fall and thank the Board of Commissioners for your ongoing leadership and support.