



ST. LOUIS
HOUSING
AUTHORITY

BOARD OF COMMISSIONERS

REGULAR MEETING

AUGUST 22

2024





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

PUBLIC NOTICE OF MEETING

Take notice that the **regular meeting** of the commissioners of the St. Louis Housing Authority will be held via **Zoom*** on Thursday, August 22, 2024, commencing at 4:30 p.m., to consider and act upon items shown on the attached agenda. An Executive Session may be convened to discuss legal actions, causes of actions, communications with attorneys, personnel matters, leasing, purchase or sale of real estate and bid specifications.

DATED: August 16, 2024

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 22, 2024, 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 25, 2024

RESIDENTS' COMMENTS ON AGENDA ITEMS

ITEMS FOR INDIVIDUAL CONSIDERATION

2. Resolution No. 3014

Approving and Authorizing the St. Louis Housing Authority to Submit Rental Assistance Demonstration (RAD) Applications to HUD for a RAD Conversion of Public Housing Units at King Louis Square and King Louis Square II

CHAIRMAN'S REPORT

DIRECTOR'S REPORT

RESIDENTS' CONCERNS

COMMISSIONERS' CONCERNS

SPEAKERS TO ADDRESS THE BOARD

EXECUTIVE SESSION

The Executive Session may be convened pursuant to Section 610.021 of the Missouri Revised Statutes, to discuss legal actions, causes of actions or litigation, personnel matters relating to the hiring, firing, disciplining and promoting of employees, negotiations with our employees, leasing, purchase or sale of real estate and specifications for competitive bidding.

ADJOURNMENT

Please note that this is not a public hearing or forum. Anyone wishing to address the Board must follow the St. Louis Housing Authority's Speaker's Policy. (Contact the Executive Division at Central Office for a copy of the policy.)

**APPROVAL OF MINUTES
JULY 25, 2024**

BOARD OF COMMISSIONERS
ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING
JULY 25, 2024
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 25, 2024. Chairman Sal Martinez called the meeting to order at approximately 4:31 p.m.

Present: Annetta Booth
Regina Fowler
Benita Jones
Sal Martinez
Constantino Ochoa, Jr.

Absent: Margaret English
Shelby Watson

CONSENT AGENDA

Approval of Minutes

Commissioner Booth moved to approve the minutes of June 27, 2024. Commissioner Jones seconded the motion. The motion passed with all commissioners voting aye.

ITEMS FOR INDIVIDUAL CONSIDERATION

Resolution No. 3013

Authorizing and Approving the Execution of the Fiscal Year 2024 Offline Public Housing Unit Repairs Grant Agreement and Related Documents.

Presenting Resolution No. 3013, Latasha Barnes, Executive Director, stated that the city of St. Louis awarded the St. Louis Housing Authority (SLHA) \$2,000,000 last fall to help with vacant unit turns across its portfolio. She said board approval was requested to execute the contract and the required data sharing agreement necessary to accept the award and begin that work. She noted that the effort would be led up by Paul Werner, Director of Operations for Public Housing, who was available to answer any questions about how the funds would be used for this program.

Commissioner Martinez stated that this is great news and SLHA appreciates the city of Saint Louis for their continued support of the agency. He asked if there were any question and/or comments regarding Resolution No. 3013.

There were none.

Commissioner Fowler moved to approve Resolution No. 3013. Commissioner Booth seconded the motion. The motion passed with all commissioners voting aye.

CHAIRMAN'S REPORT

Commissioner Martinez announced that the search committee/hiring panel selected Latasha Barnes as the permanent full-time executive director of SLHA. He said it was a rigorous process and he thanked the hiring panel for working very effectively. He noted that Ms. Barnes is doing an outstanding job, as she had been doing as the interim executive director. Commissioner Martinez also announced that SLHA had contracted with Robert Batts, former SLHA employee who served in various leadership positions and went on to retire. He noted that Mr. Batts was contacted as part of the hiring panel's work and as part of his outstanding contributions to the process, it was requested if he would consider serving as a consultant to

help Ms. Barnes and her leadership team to transition into this work in her new capacity and he agreed. He said they all have been having conversations and he noted that better days are ahead for the agency.

Commissioner Fowler acknowledged Stacy Taylor, Director of Human Resources, who did a great job throughout the whole process.

Ms. Barnes thanked the board for the opportunity to serve in the capacity of executive director.

DIRECTOR'S REPORT

Ms. Barnes announced that SLHA's fiscal year 2024 Agency Plan is complete and available online. She noted that the plan reflects extensive input from the staff, residents and stakeholders, and it was submitted to HUD for approval. She stated that in recent efforts to strengthen SLHA's relationships with HUD, SLHA hosted two site visits with HUD officials. She noted that the regional and local HUD official, Julie Miles and Craig Dobson, met with SLHA's team on May 30, 2024 to discuss some of the agency's initiatives and service highlights, and they provided some technical assistance and advice regarding some challenges the agency has been facing. In addition, SLHA hosted Regional 7 Administrator, Deke Clayborn, and the St. Louis Field Office Director, James Heard, on July 15, 2024 to meet with SLHA staff and the redevelopment team to discuss Clinton-Peabody. She said they were excited about the work that is being done at Clinton-Peabody and look forward to what that community will transform into in the future. She noted that these types of visits give SLHA a platform to showcase its work and to develop more positive and collaborative relationships with HUD leadership. Ms. Barnes shared that SLHA completed its fiscal year 2023 audit for the fiscal year that ended in September 2023. She noted that SLHA received a clean audit, meaning that the financial statements were free from any material misstatements, weaknesses or sufficient deficiencies. She said the auditors also assessed SLHA's internal controls and found that there were no material weaknesses, and they reviewed SLHA's compliance with each of the agency's major federal programs, concluding that SLHA had complied with all material requirements. Ms. Barnes stated that the audit report presents a positive picture of the agency's financial management and its compliance with federal regulations. She acknowledged the Finance Department for their hard work in that process and making sure that the agency remains in the black. She noted that the audit report was available on SLHA's website.

Commissioner Fowler commented that whoever prepared the Management Discussion and Analysis, an internal report, did an excellent job. She said the report tells everything that needs to be known and she wanted to recognize whoever did it.

Ms. Barnes thanked Commissioner Fowler and noted that she, Bridgette Harvey, Director of Finance, and Jason Hensley, Director of Real Estate Development, worked on the Management Discussion and Analysis.

Continuing with her report, Ms. Barnes recalled that there was an increase in criminal activity last month, specifically in Ward 8, which is where Clinton-Peabody and LaSalle Park are located. She said as a result of that, SLHA engaged with a variety of stakeholders to address pressing and urgent issues, resulting in increased police patrols, the installation of mobile security cameras and the launch of some new violence intervention efforts. She noted that Sergeant Teeter with the Saint Louis Metropolitan Police Department (SLMPD) was present and she extended an opportunity for him to address the board.

Sgt. Teeter stated that the Housing Authority Unit (Unit) had been assisting Ameren in installing cameras in the LaSalle Park complex. He noted that the cameras are synced with SLMPD's real time crime center, which will allow them to get video information firsthand and will help in their investigations. He said he believes that the Unit's presence within the complexes has been beneficial, noting that they have seen a big decrease in calls for shots fired within the complexes, as well as calls for individuals armed with

firearms. Sgt. Teeter stated that the Unit is still getting a lot of recovered stolen autos in the complexes; therefore, they are working on a game plan on how to curb that. He said the Unit will be attending the peace walk on Saturday, July 27, 2024, as well as the LaSalle Park Youth Festival immediately following. He noted that the Unit's summer schedule is 8 a.m. to 4 p.m. and 4 p.m. to midnight, but at the end of August they are going to go back to working 7 a.m. to 3 p.m. and 3 p.m. to 11:00 p.m. to have a presence in the complex with the children leaving for school and coming home from school. He said those hour changes should provide more visibility earlier in the morning. Concluding, Sgt. Teeter commented that he met Commissioner Martinez for the first time in person on July 24, 2024 at Central Patrol's barbecue. He said the barbecue was a good opportunity to meet residents of the community and to share stories with the officers, which was a good community building project.

Highlighting some of the agency's initiatives, Ms. Barnes stated that there had been a great resurgent in resident engagement over the past seven months through the tenant association boards. She noted that there are currently nine active tenant association boards with over 42 members. She said on July 25, 2024, the Resident Initiatives Department completed a five-week training series for all of the members and they had a graduation ceremony where they received training completion certificates. She said to have so many resident leaders together at the same time committed to partnering with the agency and working hard to reimagine their communities, as well as SLHA committed to partnering with them in this effort and allocating resources as best as it can to make sure they have every opportunity to advance their initiatives, was very exciting.

Highlighting some of SLHA's capital projects, Ms. Barnes stated that the Clinton-Peabody redevelopment is still progressing very strongly. She noted that residents are being relocated into renovated units and SLHA is currently making demolition plans. She said strong community engagement, including resident meetings and stakeholder partnerships, is driving the project forward. Ms. Barnes stated that SLHA had its Choice Neighborhoods kickoff planning meeting last month, which was very successful. She noted that there were a lot of community partners, private businesses and City officials at the meeting to begin working with SLHA to shape the future of that development. She said the agency is also pursuing a number of asset repositioning strategies across SLHA's portfolio and is currently pursuing a RAD conversion and some Section 18 applications to optimize the agency's housing stock, which includes RAD projects for King Louis Square and the disposition of Hodiament Apartments. She noted that SLHA is also in the process of increasing security measures at California Gardens, which is being funded by a \$200,000 grant received from HUD to install a new camera system.

Providing an update on the Housing Choice Voucher program, Ms. Barnes stated that the SEMAP performance has been increasing and improving, specifically Indicator 13, which applies to voucher lease-up. She said Indicator 13 has increased 10% over the last seven months and she acknowledged Carla Matthews, Director of the Housing Choice Voucher program, as well as her staff, for the work that they are doing with the department. She recalled SLHA receiving a letter from HUD last year encouraging the agency to lease to more families. She said since Ms. Matthews has been in her position, voucher lease-up has been her primary focus.

Ms. Barnes stated that SLHA is looking to expand the housing choices that it makes available to its participants through its project-based voucher system; therefore, the agency anticipates releasing a request for proposal (RFP) to encourage additional housing partners to partner with the agency to make affordable units available within their market rate developments, which is believed will improve housing quality for a lot of SLHA participants, encourage and promote innovation amongst the agency's partners, expand housing options in a variety of areas, including high opportunity areas, and ultimately offer SLHA

voucher holders a wider range of high quality, affordable housing options. Ms. Barnes stated that SLHA has been meeting with the director of the Community Development Administration to talk about how to expand housing options even further, how SLHA can leverage their available current systems and access their network, and how SLHA can embed some of its project-based vouchers into their RFPs that they will issue in the future. She said SLHA is looking at creative ways to decentralize poverty in the region and to make sure that its residents have opportunities to live in some of the best communities possible.

Ms. Barnes stated that SLHA is relaunching its Bridge to Homeownership program, which is currently operating at 21 percent capacity. She said SLHA is aiming to increase participation to 100 families and has been working with new partners, bringing in new potential financial institutions as partners, bringing in new credit repair partners and broadening its network to encourage families to take their vouchers and buy homes to become homeowners and to build wealth in that way. She noted that SLHA applied for a grant in partnership with Better Family Life that will allow them to provide credit repair and financial planning services for up to 30 of SLHA's families. She said if all things fall in place, as anticipated and hoped, the agency is looking to see at least 80 new homeowners over the course of the program.

Providing an update on Public Housing activities, Ms. Barnes stated that occupancy remains a priority and the agency is accelerating its unit turn process to improve occupancy rates. She said through SLHA's occupancy campaign, the agency is trying to target vacancies over the next 60 days, which involves reorganization within the Property Management Department. She noted that team members are being reassigned to different sites based on their skill levels and expertise and employee incentive payments are being provided as a part of the process. She said there has been quite a bit of cross departmental collaboration within the agency involving the Asset Management Department, the Development and Modernization Department and the Legal Department, and SLHA has also been contracting with third-party contractors. Ms. Barnes stated that despite natural trends and tenant attrition, SLHA has been able to stabilize occupancy at 48 of its amps, increase occupancy at at least two of the amps and has seen occupancy rates decrease by one percent at two amps. She said SLHA is going to keep up this effort and has allocated some resources to help the agency with this push to move it forward. She noted that SLHA is doing some targeted make-ready projects that are underway at Southside Scattered Sites, which is being led by the Development and Modernization team; at Parkview Apartments, which is being led by Jerome McCurry, Facilities Director; at Northside Scattered Sites with the \$2,000,000 in funding from the city of Saint Louis, which is being overseen by a Paul Werner, Director of Operations for Public Housing; and unit turns are being ramped up at Cochran, which is being overseen by John Young, Facilities Specialist. She said all hands are on deck and everybody is bringing their skills and resources to the table and doing their best to get occupancy up before the end of the fiscal year so that the agency can have a stronger PHAS score next time around.

Ms. Barnes stated that the Public Housing Department team has been diligently working to prepare for the July and August NSpire inspections that are happening across SLHA's portfolio, which includes working with the management teams to perform pre-inspections of all the units to identify any issues that may need to be addressed before the inspections take place. She said it is hoped for a strong showing as a result of the NSpire inspections, and she would keep the board informed once the inspections are completed and the results come back.

Concluding her report, Ms. Barnes acknowledged the IT Department for the work of bring in a Yardi consultant to hold a two-week comprehensive training for all of SLHA's Property Management Department and all of the Section 8 staff. She noted that Yardi is SLHA's software management tool and the training covered all aspects of the agency's programs, from the application process to wait list management to

leasing, recertifications, inspections and financial management. She said it is believed that this investment in staff is important to make sure they are using the software efficiently and to streamline the agency's processes to create a better experience for the residents and participants.

Commissioner Martinez asked if there were any questions for Ms. Barnes.

Commissioner Booth commented that she got a number of emails referring to Tammie Holland's passing, which was a loss to the community. She said what came to her mind was the memory of the gala SLHA had for the residents. She said it may be too late to do something like that this year, but at the time of the gala, she thought it was going to be an ongoing event; however, COVID hit and years passed by. She asked if the agency could have another event like that in the future.

Commissioner Martinez also acknowledged Ms. Holland's passing and noted that the gala was a wonderful event. He said the agency should host another one like that and he asked Ms. Barnes and the leadership team to think about it. He noted that this could maybe be an opportunity for the board to assist in the planning and development of such an event. He asked that they give it some thought and convene in the near future to exchange ideas.

Ms. Barnes stated that SLHA would be happy to move that forward.

ADJOURNMENT

Commissioner Fowler moved to adjourn the meeting. Commissioner Ochoa seconded the motion. The vote was in favor of passing the motion with all commissioners voting aye. The meeting thereupon adjourned at 5:03 p.m.

Sal Martinez, Chairman
Board of Commissioners
St. Louis Housing Authority

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

(SEAL)

RESOLUTION No. 3014

MEMORANDUM

To: Board of Commissioners

Through: Latasha K. Barnes, Executive Director

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

Date: August 7, 2024

Subject: Resolution No. 3014
Authorizing and Approving the St. Louis Housing Authority to Submit Rental Assistance Demonstration (RAD) Applications to HUD for a RAD Conversion of Public Housing Units at King Louis Square and King Louis Square II

The St. Louis Housing Authority (SLHA) is seeking Board support and approval to submit a Rental Assistance Demonstration (RAD) application to HUD for the conversion of Public Housing Units (Section 9) to the RAD (Section 8) platform at King Louis Square (KLS) (AMP #MO001000047) and King Louis Square II (KLS II) (AMP #MO001000049). This proposed change in funding source from HUD will allow more funding flexibility, a more predictable revenue stream for the redeveloped units, and access to private funding.

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

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

Asset Repositioning Report – On January 19, 2023, the SLHA board received a Draft Asset Repositioning Report presentation that was the result of strategic planning by SLHA and a year of evaluation and data collection. HUD provided funding for the report as part of its commitment to encourage PHAs to evaluate their portfolios and seek ways to fund an underfunded capital need in other ways. RAD is a key component of that asset repositioning strategy.

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

King Louis Square & King Louis Square II – Built as mixed-finance developments in 2001 and 2004, KLS and KLSII contain a total of 300 mixed-income housing units. SLHA used HOPE VI funding to support the creation of 36 public housing units in KLS and 44 public housing units in KLSII. These units have been funded through operating reserves subsidy passed through to the owner via the Capital Fund since their development. The operating subsidy is dependent on allocations made by congress which fluctuate annually.

Both KLS & KLSII need rehabilitation to maintain their functionality and remain as decent, safe, sanitary, and quality affordable housing in the coming decades. SLHA and its Board of Commissioners supported the sale of the properties to DeSales KLS Group LLC in 2023 through resolutions 2974 and 2975. DeSales KLS is now the owner of the two properties and it has received a Missouri Housing Development Commission (MHDC) 4% Low-Income Housing Tax Credit award, as well as an FHA loan, HOME funding, and an award from the Affordable Housing Trust Fund to support the rehabilitation of KLS. SLHA will continue to own the land and will receive a ground lease payment from the owner. In exchange for the ground lease payment, SLHA is requesting the RAD conversion to secure a more stable and reliable funding source that will allow the development to leverage additional capital for the renovation of the properties and maintain the affordability of the housing.

Redevelopment Process – DeSales KLS has begun the financial closing process on the first phase of redevelopment for KLS and will apply for another non-competitive 4% LIHTC award from MHDC in fall 2024 for KLS II. When the financing closes at the end of 2024, DeSales KLS will begin the rehabilitation of the first phase in 2025.

Pursuing the RAD conversion at the same time as the financial closing will be a much more efficient process than pursuing each separately. The approvals required by HUD are the same for each process.

RAD Request – SLHA would make this RAD request to HUD for 36 public housing units in KLS and 44 public housing units in KLSII. Because the developments are two separate AMPs, there will need to be two separate RAD applications.

Approving and Authorizing the St. Louis Housing Authority to Submit a Rental Assistance Demonstration Applications to HUD for a RAD Conversion of Public Housing Units at King Louis Square and King Louis Square II

WHEREAS, King Louis Square and King Louis Square II are in need of redevelopment; and

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

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

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

WHEREAS, SLHA approved the transfer of ownership of KLS and KLS II in Resolutions 2974 and 2975 to DeSales KLS; and

WHEREAS, DeSales KLS has secured financing for the first phase of redevelopment for KLS through a Missouri Housing Development Commission 4% Low-Income Housing Tax Credit award, FHA loan, HOME funds, and an Affordable Housing Trust Fund award from the city of St. Louis; and

WHEREAS, SLHA is committed to repositioning its portfolio through RAD conversions.

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

1. The Board of Commissioners authorizes the Executive Director to submit Rental Assistance Demonstration (RAD) applications to HUD for RAD conversions of all Public Housing Units within King Louis Square (AMP #MO001000047) and King Louis Square II (AMP #MO001000049) and execute all additional supplemental documents as required by HUD that are necessary to complete RAD applications with such modifications as may be reasonably necessary or desirable to carry out and comply with the intent of this Resolution.

EXECUTIVE DIRECTOR REPORT

MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: August 16, 2024

Subject: Executive Director Report

I am pleased to present the report below for your consideration. The Monthly Activity Report also presented for your review, provides additional information related to SLHA activities.

Agency Announcements

Securing Employee Benefits: SLHA is working to extend comprehensive and competitive benefits packages to its valued employees. To that end, the agency is currently soliciting proposals from qualified retirement plan providers and insurance carriers to administer and manage its 401(a) Money Purchase Plan, 457(b) Retirement Plan, and Group Term Life Insurance program. This strategic initiative aims to optimize plan performance, expand investment options, and ensure the highest level of service for participants. By carefully evaluating proposals from multiple providers, SLHA is confident it will select partners that will deliver exceptional value and contribute to the long-term financial security of its employees. The RFP process for both the retirement plans and group life insurance is progressing as planned, with proposal submissions received and currently under evaluation.

Opening Doors to New Career Opportunities: SLHA recently successfully collaborated with the U.S. Department of Housing and Urban Development (HUD) to connect our residents with federal employment opportunities through the HUD CARES Program. This partnership began with an August 1st site visit by over 30 HUD principals, laying the groundwork for a targeted federal recruitment fair held at the SLHA Central Office on Friday, August 9, 2024.

The event provided attendees with valuable resources, including federal hiring overviews, directed resume assistance, and immediate on-site interviews. Approximately 40 individuals attended, with over 30 receiving same day interviews and over 20 benefiting from resume support. In addition to federal employment opportunities, SLHA's Resident Initiatives team was on hand to connect job seekers with its Resident Opportunities and Self-Sufficiency (ROSS) and Family Self-Sufficiency (FSS) programs. SLHA's Human Resources Department also participated, providing information about available positions within the agency and receiving several new job applications.

This collaborative effort aligns with SLHA and HUD's commitment to breaking the cycle of poverty, enhancing skill sets, promoting social inclusion, and increasing economic opportunities for HUD-assisted families. By connecting our residents with new employment opportunities, SLHA is empowering them to achieve financial stability, build stronger communities, and create brighter futures.

Leveraging Resources to Address Homelessness: SLHA is strengthening its partnership with the St. Louis City Continuum of Care (CoC) to address homelessness in our region. This partnership aligns with federal and local initiatives focused on ending homelessness and expands housing opportunities for vulnerable populations. By leveraging resources and expertise, SLHA and CoC are developing comprehensive solutions to break the cycle of homelessness.

SLHA's Parkview Apartments, currently undergoing a transformation into a senior living community, is a prime example of this partnership's impact. As we transition to a senior focus, we are actively extending housing opportunities to eligible seniors experiencing or at-risk of homelessness. Our renewed collaboration with CoC has already resulted in increased applications to Parkview Apartments for those in need and demonstrating the positive impact of our partnership.

Housing Choice Voucher Program

New VASH Award to Support Homeless Veterans: SLHA was recently awarded a \$97,372 federal grant to expand housing opportunities for homeless Veterans. This funding will enhance the HUD-VASH program, which combines housing vouchers with supportive services. SLHA will use the grant to bolster housing search assistance, landlord recruitment, and other vital support services for Veterans. For more information, visit [St. Louis Argus Article](#), [Fox 2 Now Story](#), and [KTVI Story](#).

SEMAP Performance: SLHA is committed to optimizing its Housing Choice Voucher (HCV) program performance, as measured by the Section 8 Management Assessment Program (SEMAP) indicators. Notably, SLHA has made substantial strides in improving lease-up rates, with current projections reaching HUD's 95% target by the fiscal year's end. This achievement will significantly enhance the program's SEMAP score. While challenges persist in HQS enforcement, as evidenced by a recent decline in inspection completion rates due to cancelled inspections and non-entry by landlords, SLHA is actively developing strategies to increase landlord cooperation and improve overall HQS performance. By addressing these key areas, SLHA is working diligently to strengthen its HCV program and better serve participating families.

Public Housing

Occupancy Campaign: SLHA remains focused on increasing occupancy across its public housing portfolio. Following a slight decrease in occupancy during July, with 29 households exiting public housing (20.7% internal transfers, 34.5% relocation), SLHA has identified key areas for improvement. While 26 of 29 developments maintained a 90% or higher occupancy rate, eight experienced declines. To address these challenges, SLHA participated in a national HUD roundtable on public housing occupancy strategies. Key takeaways included refining data management, leveraging HUD offline processes, optimizing unit turnover processes, and realigning staff resources. By implementing these strategies, SLHA aims to achieve a 94% occupancy rate and provide stable housing for more residents.

Ongoing NSPIRE Inspections: SLHA continued ongoing NSPIRE inspections throughout July and August at various developments. Recent NSPIRE inspection at Northside Scattered Sites resulted in a 25% score improvement compared to 2023. Work order activity has significantly increased due to NSPIRE preparation efforts, with a 164% surge in work orders entered and a 126% increase in closed work orders during July. While 964 work orders remained outstanding at month-end, these efforts demonstrate a continued commitment to property maintenance and resident satisfaction.

Increased Public Housing Expenditures: Recent efforts to expedite unit turnovers and address property conditions identified during NSPIRE inspections have resulted in a sizable increase in maintenance expenses across the SLHA portfolio. While these investments have rapidly elevated expenditures within maintenance categories, such as materials, supplies, and contracted labor, overall AMP budgets remain within projected financial parameters. Additional financial reports providing detailed breakdowns per AMP are enclosed under separate cover for further analysis.

Capital Projects

Clinton-Peabody Redevelopment: SLHA and its development partner, Preservation of Affordable Housing (POAH), continue to advance the Clinton-Peabody redevelopment project. Recent activities include resident engagement meetings, design development, and collaboration with city and federal agencies. Key milestones achieved include initiating the Choice Neighborhood planning process, engaging with the Cultural Resources Office for demolition approval, and conducting resident surveys to further inform the development plan. SLHA and POAH are also building strong partnerships with local organizations, such as KIPP Wisdom, and actively pursuing RAD conversion to accelerate the project timeline. These collaborative efforts are laying the groundwork for a transformative redevelopment that will improve the lives of Clinton-Peabody residents and neighboring communities.

To further advance redevelopment efforts, a recent media briefing on August 14th generated positive attention for the project, highlighting the vision for a modern, mixed-income community. For more information, visit [Fox Coverage](#) and [St. Louis Business Journal](#).

Community Engagements

LaSalle Park Youth Violence Prevention: The Peace Walk and LaSalle Park Youth Festival, a collaborative effort with the Office of Violence Prevention, LaSalle Park residents, and the St. Louis Area Violence Prevention Commission, was a resounding success. Held on July 27, 2024, the event began with a Peace Walk through Clinton-Peabody and LaSalle Park Apartments and culminated with a Youth Festival featuring local youth-serving organizations, entertainment, food, and water activities. The events drew a large crowd and fostered a strong sense of community. For more information, visit [Neighbors, advocates march for peace in Peabody-Darst-Webbe \(firstalert4.com\)](#).