



ST. LOUIS  
**HOUSING**  
AUTHORITY

# BOARD OF COMMISSIONERS

REGULAR MEETING

OCTOBER 24

2024



REIMAGINED CLINTON-PEABODY



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, October 24, 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: October 18, 2024

ST. LOUIS HOUSING AUTHORITY

Attachment

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#### **\*Instructions For Joining Zoom**

Meeting ID: 939 278 0715

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

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

BOARD OF COMMISSIONERS, ST. LOUIS HOUSING AUTHORITY  
REGULAR MEETING, OCTOBER 24, 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, September 26, 2024

**RESIDENTS' COMMENTS ON AGENDA ITEMS**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**2. Resolution No. 3022**

Authorizing and Approving the Execution of the Capital Fund Program Amendment to the Consolidated Annual Contributions Contract and Annual Statement – 2024 Emergency Safety and Security Grant

**3. Resolution No. 3023**

Authorizing and Approving the Payment Standards (Small Area Fair Market Rents) for the Housing Choice Voucher Program

**4. Resolution No. 3024**

Authorizing and Approving the Allowances for Tenant-Furnished Utilities and Other Services for the Housing Choice Voucher Program

**5. Resolution No. 3025**

Authorizing and Approving the Submission of the Fiscal Year 2024 Section Eight Management (SEMAP)

**6. Resolution No. 3026**

Approving and Authorizing the St. Louis Housing Authority Executive Director to Execute a Street Vacation Request with the City of St. Louis Department of Streets

**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  
SEPTEMBER 26, 2024**

BOARD OF COMMISSIONERS  
ST. LOUIS HOUSING AUTHORITY  
REGULAR MEETING  
SEPTEMBER 26, 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, September 26, 2024. Chairman Sal Martinez called the meeting to order at approximately 4:37 p.m.

Present: Margaret English  
Regina Fowler  
Benita Jones  
Sal Martinez  
Constantino Ochoa, Jr.

Absent: Annetta Booth  
Shelby Watson

**CONSENT AGENDA**

**Approval of Minutes**

Commissioner Fowler moved to approve the minutes of August 22, 2024. Commissioner English seconded the motion. The motion passed with all commissioners voting aye.

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**Resolution No. 3016**

Authorizing the Write-Off of Vacated Tenant Account Receivable Balances.

Presenting Resolution No. 3016, Latasha Barnes, Executive Director, stated that the St. Louis Housing Authority (SLHA) was requesting board approval to write off uncollectible debt from vacated tenant accounts. She noted that vacated tenant accounts are accounts where individuals are no longer residing in SLHA properties and it has been determined that the agency is unable to collect the debt from them. She said the amount is higher this year due to a significant increase in uncollectible debt from the former Habitat-managed properties, and although the resolution memo indicates that \$550,000 was attributed to debts related to the Habitat-managed properties, the amount also includes \$20,000 in uncollectible debt related to Northside Scattered Sites, which was not managed by Habitat. Ms. Barnes apologized and stated that she could update the resolution memo to reflect the actual figure for Habitat, which is \$530,096.07. She said in a review of SLHA's records, once the agency took over management, it was noticed that there were several accounts that had severe delinquencies and some were concentrated at very specific properties. She noted that when staff dug into the records, it was noticed that families had abandoned units or had otherwise transitioned from the property, leaving SLHA with this large balance of debt that the agency did not otherwise know existed before assuming management.

Commissioner Fowler asked how did SLHA not know about these accounts and if SLHA monitored them even though the properties were being managed by someone else.

Ms. Barnes stated that sometimes the records SLHA receives are not always accurate, such as with Parkview where there was a large number of accounts where individuals had left units, but Habitat never updated the information in the system and SLHA did not know that the units were vacant. She noted that if the information is not updated in the system, a balance continues to accrue. She said once SLHA took over management and started doing inspections and recertifications, pulling records and engaging with residents, it was identified that people had left the property or accounts had accrued and there were past due balances that had gone uncollected for an extended period of time. Ms. Barnes stated that when SLHA

took over management, it tried to collect those balances and those tenants ended up deciding that they could never pay, so they vacated the unit voluntarily or SLHA had to initiate legal action to try to collect that money and they were forced to sever their relationship with the agency in that way.

Commissioner Fowler asked how much of the balance was due to tenants that had left the properties, but the management company had not updated the database versus those who were still in the properties and had old outstanding balances.

Ms. Barnes stated that she did not have an actual figure, but there were a number of accounts past due at Parkview because an individual had either passed away or abandoned the unit. She said she would be happy to work with SLHA's team to aggregate the data and provide additional detail.

Commissioner Fowler inquired about doing an audit to ensure that the data SLHA receives from any management company is correct. She said she would like to know what steps SLHA will take to ensure that people do not have old outstanding balances that the agency is not collecting or people have vacated the property and SLHA is getting information as if they are still residing in the properties. She said she would like to know how SLHA plans to manage that in the future.

Ms. Barnes stated that for the SLHA-managed properties, having direct site control and staff members onsite puts the agency in a much stronger position to provide an additional level of oversight. She said for the mixed-finance sites, SLHA recently hired a Compliance Specialist and part of what she will be doing is auditing files, and Paul Werner, Director of Operations for Public Housing, meets with the management companies on a monthly basis to review their performance, look at their units and evaluate data with them.

Commissioner Martinez asked if there were any further questions and/or comments regarding Resolution No. 3016.

There were none.

Commissioner Fowler moved to approve Resolution No. 3016. Commissioner Ochoa seconded the motion. The motion passed with all commissioners voting aye.

### **Resolution No. 3017**

Authorizing and Approving the St. Louis Housing Authority to Submit a Section 18 Disposition Application (partial) for Cochran Plaza.

Presenting Resolution No. 3017, Ms. Barnes stated that this request pertains to a disposition application to remove two vacant parcels from SLHA's Annual Contributions Contract with HUD and allow the agency to enter into a ground lease with the Youth and Family Center to construct a parking lot. She noted that these two vacant units are adjacent to the Youth and Family Center facility, which serves over 10 neighborhoods in north Saint Louis, including Cochran Plaza, which lies directly to the West and is owned and managed by SLHA. She said this would be in alignment with SLHA's mission and consistent with its repositioning plan and will provide substantial benefit to the community. She said since these lots are currently unutilized at the time, it would provide an additional revenue stream for the agency. Ms. Barnes stated that board approval was requested for SLHA to submit a Section 18 disposition application for 725 and 801 Dickerson Street to allow the agency to enter into a ground lease with the Youth and Family Center.

Commissioner Martinez stated that there may be a merger between the Urban League of Metropolitan Saint Louis and the Youth and Family Center. He asked Ms. Barnes if she knew the status of the two organizations and if it had become a strategic partnership as opposed to a merger.

Ms. Barnes stated that she did not know the status, as SLHA had not been updated with regards to a potential merger or any formal consolidation of the entities; however, Urban League of Metropolitan Saint Louis was working very closely with the Youth and Family Center in partnering with them.

Commissioner Martinez asked if there were any further questions and/or comments regarding Resolution No. 3017.

There were none.

Commissioner Fowler moved to approve Resolution No. 3017. Commissioner English seconded the motion. The motion passed with all commissioners voting aye.

**Resolution No. 3018**

Approving and Authorizing the St. Louis Housing Authority to Submit a Section 18 Demolition/Disposition Application for Clinton-Peabody.

Presenting Resolution No. 3018, Ms. Barnes stated that SLHA was requesting board approval to submit a demolition/disposition application for Clinton-Peabody to remove 191 housing units from its Annual Contributions Contract with HUD to accelerate the redevelopment process and to provide residents with improved housing opportunities. She noted that this effort has been a part of the Agency Plan since 2022 and is a component of the board-approved Asset Repositioning Plan.

Commissioner Martinez asked if there were any questions and/or comments regarding Resolution No. 3018.

There were none.

Commissioner Fowler moved to approve Resolution No. 3018. Commissioner Ochoa seconded the motion. The motion passed with all commissioners voting aye.

**Resolution No. 3019**

Authorizing and Approving the Execution of the Capital Fund Program Amendment to the Consolidated Annual Contributions Contract and the Capital Fund Annual Statement for Fiscal Year 2024.

Presenting Resolution No. 3019, Ms. Barnes stated that SLHA received a funding award from HUD of \$9,227,900 for the fiscal year 2024 Capital Fund program. She noted that the board previously approved the fiscal year 2024 Capital Fund Annual Statement and related documents during the agency plan process in June 2024. She said this resolution requests approval to execute the Annual Contributions Contract Amendment and the Capital Fund Annual Statement.

Commissioner Martinez asked if there were any questions and/or comments regarding Resolution No. 3019.

There were none.

Commissioner Fowler moved to approve Resolution No. 3019. Commissioner English seconded the motion. The motion passed with all commissioners voting aye.

**Resolution No. 3020**

Authorizing and Approving the Operating Budget for Fiscal Year Ending September 30, 2025.

Presenting Resolution No. 3020, Ms. Barnes stated that board approval was requested for the projected operating budget for fiscal year 2025. She said the budget book provided includes projected subsidy levels, expected expenditures levels and funding sources for the upcoming year. She noted that the projections include an increase from this year's current budget primarily due to expected increases in Housing Choice Voucher HAP funding that the agency will receive in rental subsidies, which is more consistent to what SLHA has been funded in previous years prior to last year's budget.

Commissioner Martinez asked if there were any questions and/or comments regarding Resolution No. 3020.

Commissioner Fowler stated that she was abstaining from voting on the budget due to not having adequate time to review it.

Commissioner Martinez asked if there were any additional questions and/or comments regarding Resolution No. 3020.

There were none.

Commissioner Ochoa moved to approve Resolution No. 3020. Commissioner English seconded the motion. The motion passed with Commissioners English, Martinez and Ochoa voting aye. Commissioner Fowler abstained.

### **DIRECTOR'S REPORT**

Presenting some of the agency's highlights, Ms. Barnes stated that SLHA is currently seeking housing partners for its Housing Choice Voucher (HCV) Project-Based Voucher program. She noted that SLHA recently released a request for proposals for up to 1,300 eligible units and it is believed that this solicitation will create more opportunities for new and improved housing options for SLHA's HCV participants. She said the first pre-bid meeting was held and interested attendees were present. She said SLHA is looking forward to seeing how it can expand this program to provide more affordable housing for families in the community.

Ms. Barnes stated that SLHA is currently going through its SEMAP process and is reviewing files and preparing for that annual performance rating. She said the agency is doing fairly well in a number of indicators and indicators where the agency scored lower last year, it is seeing higher and/or improved outcomes. She stated that on the Public Housing side, SLHA remains very focused on increasing occupancy across its portfolio. She noted that she and the Director of Finance had an opportunity to attend an occupancy roundtable that was coordinated and organized at the HUD national level and they brought strategies back to the agency and are working closely with staff to implement a lot of them. She stated that the agency is starting to see an increase in occupancy rates and noted that for the month of August there was a 4.5% increase. She said there are current efforts underway to reach a 94% occupancy goal that has been set for the agency.

Ms. Barnes stated, as it pertains to Clinton-Peabody, that progress is being made and through ongoing resident engagement and collaboration with the city of St. Louis and some of SLHA's federal partners, the project is gaining a lot of momentum. She said the redevelopment team recently submitted a low-income housing tax credit application to the Missouri Housing Development Commission to support the project and they were recently awarded a Community Development Administration grant to assist with predevelopment activities. She said the redevelopment team is also actively preparing for a potential Choice Neighborhood Grant application, which will bring in funds needed to proceed with this redevelopment project.

Ms. Barnes stated that SLHA had its first Family Self-Sufficiency program graduation last month in over 10 years, graduating nine participants from this five to seven-year program. She noted that of those participants who graduated, they had a combined escrow savings of over \$90,000 and SLHA's current cohort of FSS participants have saved over a half million dollars. She said SLHA is incredibly proud of the achievements of its residents who set goals for themselves and were able to improve their financial stability and their quality of life.



Concluding, Ms. Barnes stated that none of SLHA's partners from the St. Louis Metropolitan Police Department (SLMPD) were present to report at this meeting.

Commissioner Martinez stated that presumably the representatives from SLMPD were notified of the meeting. He requested that SLHA remind them that they are expected to send a representative to the monthly meetings.

Paul Werner, Director of Operations for Public Housing, stated that Sergeant Teeter did inform him that he would be off and he was supposed to ask Sergeant Dickerson to attend in his stead. He said something must have happened that she could not attend.

Commissioner Martinez stated that things happen, but the board does not want to go two months without representation from SLMPD. He asked that they be reminded of the meetings.

### **RESIDENTS' CONCERNS**

Edith Guthrie, President of the Blumeyer Village Tenant Association (BVTA) for the Renaissance Place at Grand development, stated that she has been on their board for 16 years. She noted that the board was reactivated in May 2024 and they cannot get any work done because they do not have any working computers. She said she asked Vontriece McDowell, Director of Resident and Community Engagement, if BVTA could purchase laptops, which are convenient and reasonable, and Ms. McDowell suggested desktops. She asked the board if SLHA could tell them what kind of computers they could get and/or when they can get them. Ms. Guthrie stated that BVTA was also told that their board members would not receive their stipends until they signed the code of conduct, the memorandum of understanding and the bylaws, and their members did not receive their stipend until three weeks after signing the documents. She stated that SLHA is also keeping BVTA's funds in the amount of \$3,378. She noted that she sent a resolution to Ms. McDowell asking if SLHA would give them their money back to open another bank account due to the conditions put on the TAB board. She asked the board if it is okay for SLHA to give them ultimatum to get stipends or to use their tenant participation funds. She said BVTA has never gone through anything like this with SLHA.

In addition, Ms. Guthrie stated that BVTA has an endowment fund that they would like to use to pay COCA for dance classes, acting classes and art classes for the youth to tap into their gifts and talents. She said another concern BVTA has with SLHA is the removal of one of their board members in which a hearing was held. She noted that there were communications before this member joined the board and it has never been good. She said the TAB board advocates for the residents and SLHA advocates for the TAB boards, however, she is not understanding what is going on and she needs some answers and some help. Ms. Guthrie stated that she had talked to Ms. Barnes about her concerns and she was now addressing the board about them.

Commissioner Martinez thanked Ms. Guthrie for sharing her concerns and stated that he would defer to Ms. Barnes to address them. He said as volunteer board members, they do not get involved in the day-to-day minutiae of items like this and have to rely on the staff that are tasked to do this work. He said, as it relates to the utilization of dollars that SLHA is associated with, there are a lot of compliance responsibilities that would mandate certain documents be executed so that the chain of ownership and the transfer of dollars can be tracked and denoted on various reports. Commissioner Martinez stated that as an organization that is funded by the federal, state and local governments, SLHA is made to jump through a lot of hoops in order to do what it does and many times the agency then has to pass that responsibility on to community partners, resident organizations and others, as it is ultimately held responsible for tracking dollars and how they are spent. He said it seems like there needs to be a follow

up meeting and the board would direct Ms. Barnes and the staff to do what they can to see some type of resolution for the benefit of all.

Addressing Ms. Guthrie's concerns about the return of BVTA's funds, Ms. Barnes stated that Ms. Guthrie withdrew the funds from their bank account and asked SLHA to hold the check. She noted that there have been instances where it has taken the agency longer to cut checks, but that check would be ready for BVTA to pick up after 3:00 p.m. on September 27, 2024. She said to the point Ms. Guthrie made about there being some stipends SLHA was late on paying and two stipends being short, a lot of the staff are new, so there were a few hiccups in that process and an error was made on SLHA's part, however, everyone is up to date with their stipend amounts that they were supposed to receive and that issue has been resolved. Ms. Barnes stated, as far as the endowment fund, that she and Ms. Guthrie had a conversation and it is something that she has to learn. She noted that she has been looking through the records to find out how the endowment originated and what is needed for it. She said she promised to work with Ms. Guthrie on the endowment, however, she got behind. She said she would be happy to continue working with Ms. Guthrie on the endowment.

Ms. Guthrie asked if BVTA could get a balance of the funds and a balance of what had been spent.

Ms. Barnes stated that she would be happy to provide the information, but she has to find the endowment and figure it out. She said, as far as the removal of the board member, there is a grievance process and the BVTA board has gone through a hearing with an impartial hearing panel that heard evidence and are making a decision. She noted that she could not speak to that because she was not a part of the process, which was intentional. She said SLHA tries to be intentional when it sets up hearing panels so that no one feels like anyone has any greater influence or sway over the decision makers in those situations. Ms. Barnes stated that no one who served on the panel knew anyone who was participating in the hearing. She said SLHA intentionally pulled people from different departments so that no one from Public Housing, Asset Management or Resident Initiatives was sitting on the decision panel and there was an impartial decision-making body. Acknowledging Commissioner Martinez's comment about the agency needing to have certain paperwork before releasing federal funds, Ms. Barnes stated that SLHA has been working incredibly close with HUD, seeking their guidance and assistance about a lot of things because a lot of the staff are new, including herself.

Ms. Guthrie stated that she understood it all, but to her, it is the same thing as holding their funds hostage.

Ms. Barnes stated that SLHA is not trying to hold anything hostage from BVTA, but trying to follow the rules and guidelines and work within the parameters that HUD has given the agency. She noted that she has been incredibly sincere and transparent through the process, which looks very different from how it looked before and has a lot to do with there being new people in the local HUD office and the way they interpret the rules and guide the agency through things. She said SLHA is doing its very best to do things the way HUD wants the agency to do them and the way they understand that the agency should do them. Ms. Barnes stated that it is not to frustrate Ms. Guthrie or the purpose of BVTA, which is not what any of the staff intends for to happen. She said she is committed to working with Ms. Guthrie, as well as Ms. McDowell and her team. She noted that BVTA's check would be ready for pick up after 3:00 p.m. on September 27, 2024 and that she could meet with Ms. Guthrie then to talk some more and/or work through other things.

Ms. Guthrie stated that she would make herself available.

Commissioner Martinez acknowledged his appreciation of Ms. Guthrie's leadership in the Blumeyer community and for bringing her concerns to the board's attention. He said it appears that they have a solution and he asked that the commissioners be kept informed.

Ms. Guthrie thanked Commissioner Martinez. She stated that BVTA has a lot of work to do at Renaissance Place at Grand and her goal is to get the development back to where it used to be.

**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 5:22 p.m.

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

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

(SEAL)

# **RESOLUTION No. 3022**



## MEMORANDUM

To: Board of Commissioners

Through: Latasha K. Barnes, Executive Director

From: Jason Hensley, Director of Real Estate Development

Date: October 9, 2024

Subject: Resolution No. 3022  
Authorizing and Approving the Execution of the Capital Fund Program Amendment to the Consolidated Annual Contributions Contract and Annual Statement – 2024 Emergency Safety and Security Grant

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The St. Louis Housing Authority was notified by the U. S. Department of Housing and Urban Development (HUD) of a funding award for the 2024 Emergency Safety and Security Grant Capital Fund Program. The allocation was for \$206,295.00 and will be used for camera and safety equipment improvements at California Gardens.

This funding is the result of a successful grant application the Development and Modernization staff submitted to HUD in response to the 2024 Emergency Safety and Security Grant Notice of Funding Opportunity.

Board approval is requested for authorization to sign the Annual Contributions Contract Amendment and return it to HUD so that funds can be released for the project.

**Authorizing and Approving the Execution of the Capital Fund Program Amendment to the Consolidated Annual Contributions Contract and the Capital Fund Annual Statement for the 2024 Emergency Safety and Security Grant**

WHEREAS, the St. Louis Housing Authority (SLHA) was notified on June 20, 2024 of a funding award for the Fiscal Year 2024 Capital Fund Program; and

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

Grant Name:	FY 2024 Capital Fund Program
Grant Number:	MO36-E001-501-24
Grant Amount:	\$206,295.00

WHEREAS, to be eligible for the Capital funds, SLHA must execute the Annual Contributions Contract amendment and submit the Capital Fund Annual Statement.

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

1. The Executive Director of the St. Louis Housing Authority is authorized and directed to execute the Annual Contributions Contract Amendment and the Capital Fund Annual Statement.
2. The Executive Director of the St. Louis Housing Authority is hereby authorized and directed to take any and all necessary actions to carry out the terms and conditions of this Resolution.

**2024 Capital Fund Emergency Safety & Security Grant**

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

**Capital Fund Program  
(CFP) Amendment**

To Consolidated Annual Contributions Contract  
Terms and Conditions (HUD-53012)

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

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

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

**Whereas**, in accordance with Public Law 118-42,

**Whereas**, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out approved emergency safety and security activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised Amendment authorizing such additional amounts.

\$206,295.00 for Fiscal Year 2024 to be referred to under the Capital Fund Grant Number MO36E00150124  
PHA Tax Identification Number (TIN): On File UEI Number: On File

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

**Now Therefore**, the ACC is amended as follows:

- |   |  |
|---|--|
| <p>1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA projects. This CFP Amendment is a part of the ACC.</p> <p>2. The PHA must carry out the approved emergency safety and security activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements,.</p> <p>3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital</p> <p>4. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.</p> <p>5. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act, and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. Provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.</p> <p>6. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.</p> <p>7. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).</p> | <p>8. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded.</p> <p>9. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 5.</p> <p>10. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must record the Declaration(s) of Trust within 60 days of the effective date or HUD will recapture the grant funding.</p> <p>11. Waste, Fraud, Abuse, and Whistleblower Protections. Any person who becomes aware of the existence or apparent existence of fraud, waste or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). HUD OIG is available to receive allegations of fraud, waste, and abuse related to HUD programs via its hotline number (1-800-347-3735) and its online hotline form. You must comply with 41 U.S.C. § 4712, which includes informing your employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, grantee, and subgrantee—as well as a personal services contractor—who make a protected disclosure about a Federal grant or contract cannot be discharged, demoted, or otherwise discriminated against as long as they reasonably believe the information they disclose is evidence of:</p> <ol style="list-style-type: none"> <li>1. Gross mismanagement of a Federal contract or grant;</li> <li>2. Waste of Federal funds;</li> <li>3. Abuse of authority relating to a Federal contract or grant;</li> <li>4. Substantial and specific danger to public health and safety; or</li> <li>5. Violations of law, rule, or regulation related to a Federal contract or grant.</li> </ol> <p>12. This grant may be subject to the requirements of the Build America Buy, America Act (BABA) which was enacted on November 15, 2021, as part of the Infrastructure Investment and Jobs Act (Public Law 117-58), unless waived by the Department: refer to HUD's BABA webpage for further information (<a href="https://www.hud.gov/program_offices/general_counsel/build_america_buy_america">https://www.hud.gov/program_offices/general_counsel/build_america_buy_america</a>).</p> |
|---|--|

(mark one) Yes  No

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

<p><b>U.S. Dept of HUD</b></p> <p>By <u>/s/ Marianne Nazzaro</u> Date: <u>6/20/2024</u></p> <p>Title: Deputy Assistant Secretary Office Public Housing Invest.</p>	<p><b>PHA (Executive Director or authorized agent)</b></p> <p>By _____ Date: _____</p> <p>Title _____</p>
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Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

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

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

PHA Name	Grant Type and Number ) Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval:
----------	--	---

Type of Grant

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

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

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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

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

<b>Part I: Summary</b>					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:                      ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)				
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				
Signature of Executive Director *		Date		Signature of Public Housing Director	
				Date	

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

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Part II: Supporting Pages								
PHA Name:		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant:			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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*Statement Defining Significant Amendment or Modification – Capital Fund*



### **Statement Defining Significant Amendment or Modification to the Capital Fund Five-Year Plan**

The St. Louis Housing will amend or modify its Capital Fund Five-Year Plan upon the occurrence of any of the following events:

- A proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed-finance proposal that is not incorporated in an approved Agency Plan.
- A federal statutory or regulatory change is made effective and, in the opinion of the St. Louis Housing Authority, has either a substantial programmatic or financial effect on the Capital Fund program.



# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

OMB Number: 4040-0013  
Expiration Date: 02/28/2025

<b>1. * Type of Federal Action:</b> <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. * Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. * Report Type:</b> <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change
--	--	--

**4. Name and Address of Reporting Entity:**  
 Prime     SubAwardee

\* Name

\* Street 1  Street 2

\* City  State  Zip

Congressional District, if known:

**5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime:**

<b>6. * Federal Department/Agency:</b> <input type="text"/>	<b>7. * Federal Program Name/Description:</b> <input type="text"/> CFDA Number, if applicable: <input type="text"/>
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<b>8. Federal Action Number, if known:</b> <input type="text"/>	<b>9. Award Amount, if known:</b> \$ <input type="text"/>
--	--

**10. a. Name and Address of Lobbying Registrant:**

Prefix  \* First Name  Middle Name

\* Last Name  Suffix

\* Street 1  Street 2

\* City  State  Zip

**b. Individual Performing Services** (including address if different from No. 10a)

Prefix  \* First Name  Middle Name

\* Last Name  Suffix

\* Street 1  Street 2

\* City  State  Zip

**11.** Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

\* Signature:

\* Name: Prefix  \* First Name  Middle Name   
\* Last Name  Suffix

Title:  Telephone No.:  Date:

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***Certification of Compliance with Public Hearing  
Civil Rights Certification HUD-50077-CR  
Certification of Compliance HUD-50077-St-HCV-HP***



# PUBLIC NOTICE

May 3, 2024

**NOTICE OF PUBLIC HEARING  
ST. LOUIS HOUSING AUTHORITY FY 2024 AGENCY PLAN  
ADMISSIONS AND CONTINUED OCCUPANCY POLICY  
UTILITY ALLOWANCE SCHEDULE  
FLAT RENT SCHEDULE  
5-YEAR CAPITAL FUND PLAN**

The U.S. Department of Housing and Urban Development (HUD) is providing annual funding to the St. Louis Housing Authority (SLHA) to improve the physical condition and upgrade the management and operation of its Public Housing and Housing Choice Voucher (Section 8) programs. On October 21, 1998, congress enacted a new law, the Quality Housing and Work Responsibility Act (QHWRA) of 1998. Under this new law, to receive the funding, SLHA is required to develop an Annual and Five-Year Agency Plan, in consultation with residents, local government officials, and other interested parties, and to develop and implement the goals, strategies, and priorities identified in the Plan. The annual submission must be submitted to the HUD field office by July 15, 2024.

This Agency Plan is subject to public review and comment. **SLHA is providing a 45-day comment period beginning May 3, 2024 and ending with the Public Hearing on June 17, 2024.** The Plan will be available for viewing at SLHA's Central Office, 3520 Page Blvd. St. Louis, MO 63106 and on its website at <https://www.slha.org/document-center/>. Written comments will be accepted until June 17, 2024 and will become a part of the public record. Contact Deborah Fowler, Administrative Assistant, at (314) 286-4356 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday or [defowler@slha.org](mailto:defowler@slha.org) to schedule an appointment to view the Agency Plan, Admissions and Continued Occupancy Policy and/or the Utility Allowance and Flat Rent Schedules.

Additionally, **revisions to the Admissions and Continued Occupancy Policy (ACOP)**, a component of the Agency Plan, have been made and therefore, are subject to public review and comment. The draft ACOP will be available concurrently with the draft of the Agency Plan.

**SLHA's Utility Allowance and the Flat Rent Schedules will be revised** and are subject to public review and comment. The proposed Schedules will be available concurrently with the draft of the Agency Plan.

Also, effective November 25, 2013, the Capital Fund Program Final Rule was implemented to decouple the Capital Fund Annual Submission from the Agency Plan. This annual submission will be subject to public review; therefore, **the Five-Year Action Plan (FY 2024 –FY 2028)** is simultaneously being made available concurrently with the draft of the Agency Plan.

**SLHA will hold the Public Hearing on Monday, June 17, 2024, at 3:00 p.m. at its Central Office** to discuss and accept comments on the Agency Plan, ACOP, Utility Allowance and Flat Rent Schedules and the Capital Fund Program. All parties that wish to speak at the Public Hearing must abide by SLHA's Speaker's Policy. A copy of the policy is available at SLHA's Central Office.

The public is invited to attend this meeting to provide comments on the proposed Agency Plan. Upon reasonable notice, SLHA will make efforts to accommodate the needs of individuals with disabilities through sign language interpreters or other auxiliary aids. For additional information or assistance, please contact Deborah Fowler by email at [defowler@slha.org](mailto:defowler@slha.org) or by telephone at (314) 286-4356 or TDD (314) 286-4223.

**The St. Louis Housing Authority**

**By: Latasha Barnes, Acting Executive Director**



**ST. LOUIS  
HOUSING  
AUTHORITY**

**St. Louis Housing Authority  
Public Hearing Comments and Responses  
Annual Plan FFY 2024**

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The St. Louis Housing Authority (SLHA) issued the proposed Agency Plan for public comments on May 3, 2024 for a 45-day comment period. On June 17, 2024, the Public Hearing was held. There were no attendees besides the SLHA staff. SLHA received four (4) written comments.

**COMMENTS TO THE CAPITAL FUND PROGRAM - 5 YEAR ACTION PLAN:**

- I. On May 22, 2024, Mr. Jason W. Hensley, Director of Real Estate Development of St. Louis Housing Authority (SLHA), provided the FY 2024 Annual Statement incorporating the funding SLHA received in its 2024 ACC Amendment. The comment and response are as follows:

**Comment #1:**

The St. Louis Housing Authority's (SLHA) draft Five-Year Capital Fund Program budgets presented for public comment on May 3, 2024 did not contain the Annual Statement for FY 2024 because SLHA had not received notification from HUD of its Capital Fund Program grant award. SLHA was notified on May 21, 2024 of its FFY 2024 Capital Fund allocation in the amount of \$9,227,900 and completed the FFY 2024 Capital Fund Annual Statement in accordance with the latest approved Capital Fund Five-Year Plan.

**SLHA Response:**

The Annual Statement has been incorporated into the Agency Plan as proposed.

**Comment #2:**

Attachment B.2 (f) – Project-based Vouchers contained an error in the total number of units. Instead of 517 units under contract, the St. Louis Housing Authority has 519 units under contract.

**SLHA Response:**

Attachment B.2 (f) – Project-based Vouchers has been updated to reflect the correct number of project-based units.

**Comment #3:**

Since the Plan was issued for comments, the St. Louis Housing Authority received notification of its Capital Fund Program grant award; therefore, Attachment #4 – Section B.1 (b) – Financial Resources had to be revised to incorporate the Public Housing Capital Fund grant allocation, which was not included when the draft Plan was issued for public comments on May 3, 2024.

**SLHA Response:**

Attachment #4 – Section B.1 (b) – Financial Resources has been revised to reflect the Capital Fund grant allocation in the amount of \$9,227,900 and incorporated in the Agency Plan.

**Comment #4:**

On June 12, 2024, Paul Werner, Director of Operations for Public Housing, incorporated additional language into Chapter 22 of the ACOP matrix. Specifically, 22.1 Lease Terminations and 22.1.2.1 Mandatory Termination to be consistent with the HUD FAQ published in January 2022.

Additionally, Chapter 6, Tenant Selection, was modified to add a point value for victims of domestic violence under Section 6.6, Order of Selection. When the draft plan was published, a number value had not been determined.

*Reference ACOP Matrix/Attachment #3C of the Agency Plan.*

**SLHA Response:**

A revised ACOP matrix has been inserted in Attachment #3C, Changes to Admissions and Continued Occupancy Policy – ACOP, to incorporate all changes.

**Comment #5:**

On June 17, 2024, at the Public Hearing, representatives from Legal Services of Eastern Missouri (LSEM) presented a letter to address a concern about the St. Louis Housing Authority (SLHA) moving to biennial inspections. While LSEM overall supports the proposed changes to SLHA’s Agency Plan, they suggested and encouraged SLHA to set a threshold score for inspections; properties scoring above that mark can be scheduled for biennial inspections, but those scoring below that mark must have annual inspections until they can improve their properties.

**SLHA Response:**

The St. Louis Housing Authority will take Legal Services of Eastern Missouri’s suggestion under advisement.

**II. COMMENTS TO THE ADMISSIONS AND CONTINUED OCCUPANCY POLCY:**

No comments were received during the 45-day comment period.

**III. COMMENTS TO THE UTILITY ALLOWANCE SCHEDULE**

No comments were received during the 45-day comment period.

**IV. COMMENTS TO THE FLAT RENT SCHEDULE**

No comments were received during the 45-day comment period.

**V. COMMENTS TO THE CAPITAL FUND FIVE-YEAR ACTION PLAN**

No comments were received during the 45-day comment period.

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**St. Louis Housing Authority**  
**FY 2024 Annual Plan**

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**ATTACHMENT #14**

**Section C.1 – Resident Advisory Board (RAB)**

**Comments and Responses**

June 21, 2024

Ms. Latasha K. Barnes  
Acting Executive Director  
St. Louis Housing Authority  
3520 Page Boulevard  
St. Louis, Missouri 63106

Re: Confirmation of FY24 Agency Plan Review and Discussion

Dear Ms. Barnes,

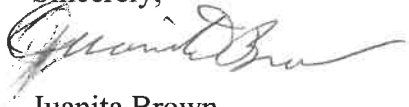
This letter confirms the City-Wide Tenant Advisory Board's (TAB) review and discussion of the St. Louis Housing Authority's (SLHA) FY24 Agency Plan.

The TAB received a copy of the draft FY24 Agency Plan for review and comment and the meeting held on May 17, 2024 provided a valuable opportunity for the TAB to discuss the plan's provisions with SLHA representatives.

**Based on the review and discussion process, the TAB confirms that there are no outstanding comments or questions regarding the FY24 Agency Plan that were not adequately addressed.**

The TAB is grateful for the opportunity to participate in this process and looks forward to continued collaboration with SLHA.

Sincerely,



Juanita Brown  
President  
City-Wide Tenant Advisory Board

# Customer Ad Proof

220-60005232

ST LOUIS HOUSING AUTHORITY

Order Nbr 130189

## Publication

### Post - Dispatch

Contact ST LOUIS HOUSING AUTHORITY

Address 1 3520 PAGE BLVD

Address 2

City St Zip ST LOUIS MO 63106

Phone 3142864210

Fax

Section Legals

SubSection

Category 9000 Public Notices

Ad Key 130189-1

Keywords Agency Plan FY 2024 Advertisem

Notes

Ad is on hold pending your approval to publish .

Deadline for Friday is Wednesday at NOON.

[Tanya Lemons 4/29/2024 8:05:32 AM]

## Ad Proof

PO Number Carol Dunlap

Rate Legal

Order Price 3651.80

Amount Paid 0.00

Amount Due 3651.80

Start/End Dates 05/03/2024 - 05/05/2024

Insertions 2

Size 69

Salesperson(s) Tanya Lemons I023

Taken By Tanya Lemons

**Agency Plan FY 2024  
Advertisement: Public Notice**

The St. Louis Housing Authority (SLHA) is submitting to HUD the Annual Submission of the FY 2024 Agency Plan. The Plan outlines the goals and objectives to accomplish its vision over the next five years. SLHA has posted the "Draft" FY 2024 Agency Plan for public review on its website at <https://www.slha.org/document-center/>, and the Plan will be available for viewing at SLHA's Central Office, 3520 Page Blvd., St. Louis, MO 63106.

Additionally, the Admissions and Continued Occupancy Policy (ACOP), a component of the Agency Plan, and a revised Utility Allowance Schedule and the Flat Rent Schedule are simultaneously being made available for public review and comment. The link to the webpage is: <https://www.slha.org/document-center/>.

Also, the Capital Fund Program Five-Year Action Plan (FY 2024 – FY 2028) is simultaneously being made available for public review and comment.

Written comments may be submitted on the Plan. All written comments must be received by June 17, 2024. Please address comments to Deborah Fowler at [defowler@slha.org](mailto:defowler@slha.org). Comments and suggestions received will become part of the public record.

SLHA will hold a Public Hearing on Monday, June 17, 2024, at 3:00 p.m. at the SLHA Central Office to discuss and accept comments on its Agency Plan, ACOP, Utility Allowance, Flat Rent Schedules and Capital Fund Program.

For additional information or questions, contact Deborah Fowler, Administrative Assistant, by email at [defowler@slha.org](mailto:defowler@slha.org) or by telephone at (314) 286-4356 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday.



# ST. LOUIS POST-DISPATCH

## AFFIDAVIT OF PUBLICATION

St. Louis Housing Authority  
3520 Page Blvd.  
St. Louis, MO 63106  
Attn: Carol Dunlap (Affidavit Enclosed)

Ad Number – 130189 – PO# Carol Dunlap – Description: Agency Plan FY 2024 Advertisement: Public Notice

### THE ATTACHED ADVERTISEMENT WAS PUBLISHED

#### Agency Plan FY 2024 Advertisement: Public Notice

The St. Louis Housing Authority (SLHA) is submitting to HUD the Annual Submission of the FY 2024 Agency Plan. The Plan outlines the goals and objectives to accomplish its vision over the next five years. SLHA has posted the "Draft" FY 2024 Agency Plan for public review on its website at <https://www.slha.org/document-center/>, and the Plan will be available for viewing at SLHA's Central Office, 3520 Page Blvd., St. Louis, MO 63106.

Additionally, the Admissions and Continued Occupancy Policy (ACOP), a component of the Agency Plan, and a revised Utility Allowance Schedule and the Flat Rent Schedule are simultaneously being made available for public review and comment. The link to the webpage is: <https://www.slha.org/document-center/>.

Also, the Capital Fund Program Five-Year Action Plan (FY 2024 – FY 2028) is simultaneously being made available for public review and comment.

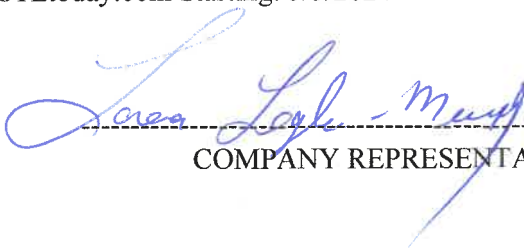
Written comments may be submitted on the Plan. All written comments must be received by June 17, 2024. Please address comments to Deborah Fowler at [defowler@slha.org](mailto:defowler@slha.org). Comments and suggestions received will become part of the public record.

SLHA will hold a Public Hearing on Monday, June 17, 2024, at 3:00 p.m. at the SLHA Central Office to discuss and accept comments on its Agency Plan, ACOP, Utility Allowance, Flat Rent Schedules and Capital Fund Program.

For additional information or questions, contact Deborah Fowler, Administrative Assistant, by email at [defowler@slha.org](mailto:defowler@slha.org) or by telephone at (314) 286-4356 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday.

In the St. Louis Post-Dispatch on the following date(s): 5/5/2024

A version of the ad also appeared on STLtoday.com Starting: 5/5/2024

  
-----  
COMPANY REPRESENTATIVE

SWORN TO AND SUBSCRIBED BEFORE ME  
THIS 5/8, 2024

  
-----

NOTARY PUBLIC, CITY OF ST. LOUIS

901 N. TENTH ST., ST LOUIS MO 63101

PHONE 314-340-8000

MADELINE KELLER  
Notary Public - Notary Seal  
St. Louis City - State of Missouri  
Commission Number 19569759  
My Commission Expires Mar 19, 2027





Carol Dunlap <cdunlap@slha.org>

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## Advertisement Quote

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Angelita Houston <ahouston@stlamerican.com>  
To: Carol Dunlap <cdunlap@slha.org>

Fri, Apr 26, 2024 at 5:41 PM

Hi Carol,

Ad run date: 05/02

Ad size: 5 x 7

Ad cost: \$1,507.50

Black and white ad

Includes \$5 Affidavit

Includes three \$10 Live Website Links

**Please confirm ad to run by Tuesday 5pm**

Thanks  
Angie

Angelita Houston  
Classified Manager  
St. Louis American Newspaper  
[ahouston@stlamerican.com](mailto:ahouston@stlamerican.com)  
314-289-5430

Everyone that comes into your life comes as a Blessing or a Lesson.  
- Bishop Dale Bronner

[Quoted text hidden]

[Quoted text hidden]

<Agency Plan Submission Notice Advertisement edited.docx>

**LETTING #8772**

**RECONSTRUCTION OF HAMILTON BRIDGE  
OVER METROLINK  
FEDERAL PROJECT NO. BRO-B115(018)**

Electronic bids submitted through the Bid Express Online Portal will be received by the Board of Public Service until **1:45 PM, CT, on JUNE 4, 2024**, then publicly opened and read. Proposals must be submitted electronically using the "Bid Express Online Portal" at <https://www.bidexpress.com/businesses/20618/home>. The bidder must pay \$40 to submit a bid through the Bid Express service. Monthly subscriptions are available.

Plans, Specifications, and the Agreement may be examined online through Bid Express at <https://www.bidexpress.com/businesses/20618/home?agency=true> and may be downloaded for free.

A pre-bid conference for all contractors bidding on this project will be held **May 7, 2024 at 11:00 a.m.** The pre-bid conference will be held in **1520 Market Street, Suite 2000, Boardroom #278, St. Louis, Missouri 63103.**

Bidders shall comply with all applicable City, State, and Federal laws (including MBE/WBE policies).

All bidders must regard Federal Executive Order 11246, "Notice of Requirement for Affirmative Action to Ensure Equal Employment Opportunity", the "Equal Opportunity Clause" and the "Standard Federal Equal Employment Specifications" set forth within and referenced at [www.stl-bps.org](http://www.stl-bps.org) (Announcements).

**REQUEST FOR  
BIDS**

Alberici Constructors, Kwame Building Group and the Saint Louis Zoo seek bids from qualified firms to submit proposals for a project at the Saint Louis Zoo WildCare Park. The project consists of subcontractor scopes of work related to the following categories:

1. Miscellaneous Site Work
2. Visitor Entrance Building
3. Vehicle Maintenance, Loading, and Parking
4. Event Center
5. Giraffe Feeding
6. Lodging Cabins
7. Animal Health Center
8. Distribution Center
9. Outdoor Activity Area

To request bid documents, please send an E-mail to [stlzoobids@alberici.com](mailto:stlzoobids@alberici.com).

**INVITATION TO BID**

Sealed bids will be received by the Valley Park School District at the VPSD Administrative Office, One Main Street, Valley Park, MO 63088 until **FRIDAY, MAY 24, 2024, at 2:00PM CST**, for the following projects: Bid Package #1 – Flooring Replacement at ECC & Middle School, Bid Package #3 – Baseball Field Renovations, and Bid Package #5 – Painting at ECC & Middle School. No less than the prevailing hourly wage rates determined by the State of Missouri, Division of Labor Standards, shall be paid to all workers employed on this project. The district reserves the right to waive technicalities, to select any contractor filing a proposal, and to reject any or all bids. Drawings & specifications can be accessed via Custom Blueprint & Supply's Plan Room: <https://customblueprint-supply.com/plan-room/> Username: **Wachterbidder** Password: **VPSDbidder** then complete the login with your contact information. Bidders may obtain printed copies at their own expense.

**PUBLIC NOTICE  
AUCTION**

Notice is hereby given that the following individuals are indebted to Mi-Box Storage for past due rent and other charges. Auction will be conducted at **1444 N Warson Rd.** on May 6th 2024 at 11AM. Mi-Box Storage reserves the right to bid on any unit. Sale of a unit is subject to cancellation in the event of a settlement between Landlord and obligated party. **Myrtle Hamilton #525:** Clothes, Handbags, Chairs, Dressers, Misc. Household **Iris Salsman #528 & 578:** Couch, Chairs, Mirrors/art, misc household goods **AJ Partida #555:** Theater Chair, Punching Bags, Misc. Gym Equipment, Folding Tables

**PUBLIC NOTICE**

*Notice is hereby given that the Metropolitan St. Louis Sewer District Requests for Quotes, Bids and Proposals are posted online for public download. Please navigate to [www.msprojectclear.org](http://www.msprojectclear.org) > Doing Business With Us > View Bid Opportunities*

*Metropolitan St. Louis Sewer District is an Equal Opportunity Employer.*

**HERPETARIUM  
EXHIBIT GLASS  
RFP 2024**

The Saint Louis Zoo seeks bids from qualified firms to submit proposals. Bid documents are available as of 5/1/24 on the Saint Louis Zoo website: [stlzoo.org/vendor](http://stlzoo.org/vendor).

To Advertise your Job Opportunity or to place a bid email [ahouston@stlamerican.com](mailto:ahouston@stlamerican.com)

**BIDS REQUESTED  
NEW  
CONSTRUCTION**

**Section 3 / MBE /WBE Encouraged  
42 Units Multi Family – FARMINGTON, MO  
For Bid Information:  
573-204-3097 or  
[nleoni@sbcglobal.net](mailto:nleoni@sbcglobal.net)  
or  
[zventura@vendev.cc](mailto:zventura@vendev.cc)  
**Double Diamond  
Construction  
2201 Walton Road,  
Ste. B  
Jackson, MO 63755****

**LETTING NO. 8771**

**TERMINAL 1 DEPARTURES BRIDGE  
OVER BAG CLAIM DRIVE  
AT ST. LOUIS LAMBERT INTERNATIONAL  
AIRPORT**

Electronic bids submitted through the Bid Express Online Portal will be received by the Board of Public Service until **1:45 PM, CT, on May 21, 2024**, then publicly opened and read. Proposals must be submitted electronically using "Bid Express Online Portal" at <https://www.bidexpress.com/businesses/20618/home>.

Plans, Specifications, and the Agreement may be examined and downloaded online through Bid Express.

A **mandatory** pre-bid conference for all contractors bidding on this project will be held **April 30, 2024 at 10:00 a.m.** The pre-bid conference will be held in **Ozark Conference Room, 4 TH Floor of the Airport Office Building, 11495 Navaid Rd., Bridgeton, MO 63044.**

Bidders shall comply with all applicable City, State and Federal laws (including MBE/WBE policies).

All bidders must regard Federal Executive Order 11246, "Notice of Requirement for Affirmative Action to Ensure Equal Employment Opportunity", the "Equal Opportunity Clause" and the "Standard Federal Equal Employment Specifications" set forth within and referenced at [www.stl-bps.org](http://www.stl-bps.org) (Announcements).

**LETTING #8770**

**RENOVATIONS TO PAVILION AT  
LINDENWOOD PARK  
ST. LOUIS, MISSOURI**

Electronically sealed bids will be received by the Board of Public Service through the Bid Express Online Portal at <https://www.bidexpress.com/businesses/20618/home?agency=true>. Proposals must be submitted before 1:45 PM, St. Louis Time, on Tuesday, **MAY 21, 2024**. The proposals will then be publicly opened and read.

The bidder must pay \$40 to submit a bid through the Bid Express service. Monthly subscriptions are available.

Plans, Specifications, and the Agreement may be examined online through Bid Express at <https://www.bidexpress.com/businesses/20618/home?agency=true> and may be downloaded for free.

An optional pre-bid conference for all contractors bidding on this project will be held at the Lindenwood Park Pavilion located at 6701 Lindenwood Ave., Saint Louis, MO 63109 on April 30 th at 11:00 AM. All bidders are strongly encouraged to attend the pre-bid meeting.

Bidders shall comply with all applicable City, State, and Federal laws (including MBE/WBE policies.)

The right of the Board of Public Service to reject any or all bids is expressly reserved.

**AGENCY PLAN FY 2024  
ADVERTISEMENT: PUBLIC NOTICE**

The St. Louis Housing Authority (SLHA) is submitting to HUD the Annual Submission of the FY 2024 Agency Plan. The Plan outlines the goals and objectives to accomplish its vision over the next five years. SLHA has posted the "Draft" FY 2024 Agency Plan for public review on its website at <https://www.slha.org/document-center/>, and the Plan will be available for viewing at SLHA's Central Office, 3520 Page Blvd., St. Louis, MO 63106.

Additionally, the Admissions and Continued Occupancy Policy (ACOP), a component of the Agency Plan, and a revised Utility Allowance Schedule and the Flat Rent Schedule are simultaneously being made available for public review and comment. The link to the webpage is: <https://www.slha.org/document-center/>.

Also, the Capital Fund Program Five-Year Action Plan (FY 2024 – FY 2028) is simultaneously being made available for public review and comment.

Written comments may be submitted on the Plan. All written comments must be received by June 17, 2024. Please address comments to **Deborah Fowler at [defowler@slha.org](mailto:defowler@slha.org)**. Comments and suggestions received will become part of the public record.

SLHA will hold a Public Hearing on Monday, June 17, 2024, at 3:00 p.m. at the SLHA Central Office to discuss and accept comments on its Agency Plan, ACOP, Utility Allowance, Flat Rent Schedules and Capital Fund Program.

For additional information or questions, contact **Deborah Fowler, Administrative Assistant**, by email at [defowler@slha.org](mailto:defowler@slha.org) or by telephone at **(314) 286-4356** between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday.

## Invoice

ST LOUIS AMERICAN  
2315 PINE STREET  
ST LOUIS, MO 63103  
(314) 533-8000

**Customer Number:** 0011807

**Invoice Number:** 0105972-IN

**Invoice Date:** 5/2/2024

**Terms:** Due Upon Receipt

**Salesperson:** AH

Bill To:

ST LOUIS HOUSING AUTHORITY  
3520 PAGE BLVD  
SAINT LOUIS, MO 63106

**Customer P.O.:** Annual Submission of the  
FY2024

**Contact:** ACCOUNTS PAYABLE

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<b>Ad Copy</b>	<b>Price</b>	<b>Amount</b>
CLASSIFIED - BIDS / LEGAL NOTI Agency Plan FY 2024 C6	1,488.120	1,488.12

Net Invoice: 1,488.12

**Invoice Total:** 1,488.12

ST LOUIS AMERICAN  
2315 PINE STREET  
ST LOUIS, MO 63103  
(314) 533-8000

## AFFIDAVIT

BILL TO:  
ST LOUIS HOUSING AUTHORITY  
3520 PAGE BLVD  
SAINT LOUIS, MO 63106

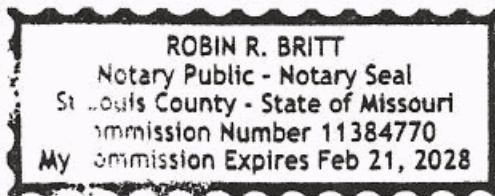
CLASSIFIED - BIDS / LEGAL NOT	Agency Plan FY 2024 C6
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*Keneth Chaplin*

**Ken Chaplin - Accountant**

Who certifies that the above referenced advertised ran 5/2/2024 in the size charged for, and in the entire press run of the St. Louis American Newspaper. Please find the invoice and tearsheet(s) regarding said ad enclosed. Enclosure(s)

STATE OF MISSOURI            )  
  )ss  
COUNTY OF ST. LOUIS        )



Subscribed and sworn before me this day 5/2/2024

  
\_\_\_\_\_  
Notary Public

Telephone: 314-533-8000

sales@stlamerican.com

**Civil Rights Certification**  
**(Qualified PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 3/31/2024

**Civil Rights Certification**

**Annual Certification and Board Resolution**



Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 2024 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

St. Louis Housing Authority  
PHA Name

MO001  
PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Acting Executive Director:	Name of Board Chairperson:
Latasha Barnes	Sal Martinez
	
Signature	Signature
<u>7/15/24</u>	<u>6/21/24</u>
Date	Date

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq. and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certification of Compliance with PHA Plan  
and Related Regulations**  
*(Standard, Troubled, HCV-Only, and High  
Performer PHAs)*

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the    5-Year and/or    Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10/2024, in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair

housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

8. For PHA Plans that include a policy for site-based waiting lists:

- The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.

16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.

18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.

19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.



- 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
- 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
- 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

**St. Louis Housing Authority**

**MO001**

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year **2024**

5-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director <b>MS Latasha Barnes</b>		Name Board Chairman <b>Sal Martinez</b>	
Signature <i>Latasha Barnes</i>	Date <b>09/05/2024</b>	Signature <i>Sal Martinez</i>	Date <i>9/9/24</i>
<b>Electronically signed by Latasha Barnes in HUD Secure Systems/Public Housing Portal at 09/05/2024 06:05PM EST</b>			

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Form identification:** MO001-St. Louis Housing Authority form HUD-50077-ST-HCV-HP (Form ID - 330) for CY 2024 printed by Latasha Barnes in HUD Secure Systems/Public Housing Portal at 09/05/2024 06:06PM EST



# Certification of Payments to Influence Federal Transactions

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

Public reporting burden for this information collection is estimated to average 30 minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date (mm/dd/yyyy)

# **RESOLUTION No. 3023**



## MEMORANDUM

To: Board of Commissioners

Through: Latasha K. Barnes, Executive Director

From: Carla Matthews, Director of Operations for Housing Choice Voucher

Date: October 9, 2024

Subject: Resolution No. 3023  
Authorizing and Approving the Payment Standards (Small Area Fair Market Rents) for the Housing Choice Voucher Program

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The proposed Payment Standards include the fifty (50) zip codes within the St. Louis City and St. Louis County jurisdictions. The respective Small Area Fair Market Rents (SAFMR) are calculated based on 100% of SAFMR, 110% of SAFMR, and 120% of SAFMR. The U. S. Department of Housing and Urban Development established the required per zip code method in 2016 and the St. Louis Housing Authority is required to adopt the per zip code method as of January 2025.

SAFMRs allow for payment standards to be established that more accurately reflect the local market. This can be helpful in providing voucher holders greater access to low-poverty and/or high-opportunity neighborhoods. The SAFMRs vary per zip code for FY 2025.

Board approval is requested for the revised Housing Choice Voucher Program Payment Standards.

**AUTHORIZING AND APPROVING THE PAYMENT STANDARDS (SMALL AREA FAIR MARKET RENTS)  
FOR THE HOUSING CHOICE VOUCHER PROGRAM FOR FY 2025**

WHEREAS, it is necessary to revise the Housing Choice Voucher Program Payment Standards to be consistent with current regulatory requirements; and

WHEREAS, the revised Housing Choice Voucher Program Payment Standards replaces the previous Housing Choice Voucher Program Payment Standards; and

WHEREAS, the revisions were made to provide a wider selection of housing options to the Housing Choice Voucher program participants; and

WHEREAS, the revised Housing Choice Voucher Program Payment Standards complies with all applicable Federal rules and regulations.

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

1. The revised Housing Choice Voucher Program Payment Standards is hereby adopted and approved.
2. The Executive Director is hereby directed to take any and all necessary action to implement the Small Area Fair Market Rents.

Zip Code	100	110	120	100	110	120	100	110	120	100	110	120	100	110	120
	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent
	Efficiency			One Bedroom			Two Bedroom			Three Bedroom			Four Bedroom		
63017	\$1,280	\$1,408	\$1,536	\$1,330	\$1,463	\$1,596	\$1,640	\$1,804	\$1,968	\$2,120	\$2,332	\$2,544	\$2,440	\$2,684	\$2,928
63021	\$1,130	\$1,243	\$1,356	\$1,170	\$1,287	\$1,404	\$1,450	\$1,595	\$1,740	\$1,870	\$2,057	\$2,244	\$2,160	\$2,376	\$2,592
63026	\$950	\$1,045	\$1,140	\$980	\$1,078	\$1,176	\$1,210	\$1,331	\$1,452	\$1,560	\$1,716	\$1,872	\$1,800	\$1,980	\$2,160
63031	\$1,080	\$1,188	\$1,296	\$1,120	\$1,232	\$1,344	\$1,380	\$1,518	\$1,656	\$1,780	\$1,958	\$2,136	\$2,050	\$2,255	\$2,460
63033	\$980	\$1,078	\$1,176	\$1,010	\$1,111	\$1,212	\$1,250	\$1,375	\$1,500	\$1,620	\$1,782	\$1,944	\$1,860	\$2,046	\$2,232
63034	\$1,420	\$1,562	\$1,704	\$1,470	\$1,617	\$1,764	\$1,820	\$2,002	\$2,184	\$2,350	\$2,585	\$2,820	\$2,700	\$2,970	\$3,240
63042	\$880	\$968	\$1,056	\$920	\$1,012	\$1,104	\$1,130	\$1,243	\$1,356	\$1,460	\$1,606	\$1,752	\$1,680	\$1,848	\$2,016
63043	\$1,060	\$1,166	\$1,272	\$1,100	\$1,210	\$1,320	\$1,360	\$1,496	\$1,632	\$1,760	\$1,936	\$2,112	\$2,020	\$2,222	\$2,424
63074	\$850	\$935	\$1,020	\$880	\$968	\$1,056	\$1,090	\$1,199	\$1,308	\$1,410	\$1,551	\$1,692	\$1,640	\$1,804	\$1,968
63088	\$1,100	\$1,210	\$1,320	\$1,130	\$1,243	\$1,356	\$1,400	\$1,540	\$1,680	\$1,810	\$1,991	\$2,172	\$2,080	\$2,288	\$2,496
63101	\$1,130	\$1,243	\$1,356	\$1,170	\$1,287	\$1,404	\$1,440	\$1,584	\$1,728	\$1,860	\$2,046	\$2,232	\$2,140	\$2,354	\$2,568
63102	\$990	\$1,089	\$1,188	\$1,020	\$1,122	\$1,224	\$1,260	\$1,386	\$1,512	\$1,630	\$1,793	\$1,956	\$1,870	\$2,057	\$2,244
63103	\$990	\$1,089	\$1,188	\$1,030	\$1,133	\$1,236	\$1,270	\$1,397	\$1,524	\$1,640	\$1,804	\$1,968	\$1,890	\$2,079	\$2,268
63104	\$1,030	\$1,133	\$1,236	\$1,070	\$1,177	\$1,284	\$1,320	\$1,452	\$1,584	\$1,710	\$1,881	\$2,052	\$1,960	\$2,156	\$2,352
63105	\$1,360	\$1,496	\$1,632	\$1,410	\$1,551	\$1,692	\$1,740	\$1,914	\$2,088	\$2,250	\$2,475	\$2,700	\$2,590	\$2,849	\$3,108
63106	\$840	\$924	\$1,008	\$880	\$968	\$1,056	\$1,090	\$1,199	\$1,308	\$1,410	\$1,551	\$1,692	\$1,640	\$1,804	\$1,968
63107	\$840	\$924	\$1,008	\$880	\$968	\$1,056	\$1,090	\$1,199	\$1,308	\$1,410	\$1,551	\$1,692	\$1,640	\$1,804	\$1,968
63108	\$1,350	\$1,485	\$1,620	\$1,400	\$1,540	\$1,680	\$1,730	\$1,903	\$2,076	\$2,240	\$2,464	\$2,688	\$2,570	\$2,827	\$3,084
63109	\$950	\$1,045	\$1,140	\$980	\$1,078	\$1,176	\$1,210	\$1,331	\$1,452	\$1,560	\$1,716	\$1,872	\$1,800	\$1,980	\$2,160
63110	\$1,070	\$1,177	\$1,284	\$1,110	\$1,221	\$1,332	\$1,370	\$1,507	\$1,644	\$1,770	\$1,947	\$2,124	\$2,040	\$2,244	\$2,448
63111	\$840	\$924	\$1,008	\$880	\$968	\$1,056	\$1,090	\$1,199	\$1,308	\$1,410	\$1,551	\$1,692	\$1,640	\$1,804	\$1,968
63112	\$840	\$924	\$1,008	\$880	\$968	\$1,056	\$1,090	\$1,199	\$1,308	\$1,410	\$1,551	\$1,692	\$1,640	\$1,804	\$1,968
63113	\$840	\$924	\$1,008	\$880	\$968	\$1,056	\$1,090	\$1,199	\$1,308	\$1,410	\$1,551	\$1,692	\$1,640	\$1,804	\$1,968
63114	\$950	\$1,045	\$1,140	\$990	\$1,089	\$1,188	\$1,220	\$1,342	\$1,464	\$1,580	\$1,738	\$1,896	\$1,810	\$1,991	\$2,172
63115	\$840	\$924	\$1,008	\$880	\$968	\$1,056	\$1,090	\$1,199	\$1,308	\$1,410	\$1,551	\$1,692	\$1,640	\$1,804	\$1,968
63116	\$890	\$979	\$1,068	\$920	\$1,012	\$1,104	\$1,140	\$1,254	\$1,368	\$1,470	\$1,617	\$1,764	\$1,690	\$1,859	\$2,028
63117	\$1,060	\$1,166	\$1,272	\$1,090	\$1,199	\$1,308	\$1,350	\$1,485	\$1,620	\$1,740	\$1,914	\$2,088	\$2,010	\$2,211	\$2,412
63118	\$900	\$990	\$1,080	\$930	\$1,023	\$1,116	\$1,150	\$1,265	\$1,380	\$1,490	\$1,639	\$1,788	\$1,710	\$1,881	\$2,052
63119	\$990	\$1,089	\$1,188	\$1,030	\$1,133	\$1,236	\$1,270	\$1,397	\$1,524	\$1,640	\$1,804	\$1,968	\$1,890	\$2,079	\$2,268
63120	\$840	\$924	\$1,008	\$880	\$968	\$1,056	\$1,090	\$1,199	\$1,308	\$1,410	\$1,551	\$1,692	\$1,640	\$1,804	\$1,968
63121	\$840	\$924	\$1,008	\$880	\$968	\$1,056	\$1,090	\$1,199	\$1,308	\$1,410	\$1,551	\$1,692	\$1,640	\$1,804	\$1,968
63122	\$1,140	\$1,254	\$1,368	\$1,180	\$1,298	\$1,416	\$1,460	\$1,606	\$1,752	\$1,890	\$2,079	\$2,268	\$2,170	\$2,387	\$2,604
63123	\$920	\$1,012	\$1,104	\$960	\$1,056	\$1,152	\$1,180	\$1,298	\$1,416	\$1,520	\$1,672	\$1,824	\$1,750	\$1,925	\$2,100
63125	\$840	\$924	\$1,008	\$880	\$968	\$1,056	\$1,090	\$1,199	\$1,308	\$1,410	\$1,551	\$1,692	\$1,640	\$1,804	\$1,968
63126	\$980	\$1,078	\$1,176	\$1,010	\$1,111	\$1,212	\$1,250	\$1,375	\$1,500	\$1,620	\$1,782	\$1,944	\$1,860	\$2,046	\$2,232
63127	\$1,080	\$1,188	\$1,296	\$1,120	\$1,232	\$1,344	\$1,380	\$1,518	\$1,656	\$1,780	\$1,958	\$2,136	\$2,050	\$2,255	\$2,460
63129	\$940	\$1,034	\$1,128	\$970	\$1,067	\$1,164	\$1,200	\$1,320	\$1,440	\$1,550	\$1,705	\$1,860	\$1,780	\$1,958	\$2,136
63130	\$1,070	\$1,177	\$1,284	\$1,110	\$1,221	\$1,332	\$1,370	\$1,507	\$1,644	\$1,770	\$1,947	\$2,124	\$2,040	\$2,244	\$2,448
63132	\$1,130	\$1,243	\$1,356	\$1,170	\$1,287	\$1,404	\$1,450	\$1,595	\$1,740	\$1,870	\$2,057	\$2,244	\$2,160	\$2,376	\$2,592
63133	\$920	\$1,012	\$1,104	\$950	\$1,045	\$1,140	\$1,170	\$1,287	\$1,404	\$1,510	\$1,661	\$1,812	\$1,740	\$1,914	\$2,088
63134	\$1,020	\$1,122	\$1,224	\$1,050	\$1,155	\$1,260	\$1,300	\$1,430	\$1,560	\$1,680	\$1,848	\$2,016	\$1,930	\$2,123	\$2,316
63135	\$1,010	\$1,111	\$1,212	\$1,050	\$1,155	\$1,260	\$1,290	\$1,419	\$1,548	\$1,670	\$1,837	\$2,004	\$1,920	\$2,112	\$2,304
63136	\$840	\$924	\$1,008	\$880	\$968	\$1,056	\$1,090	\$1,199	\$1,308	\$1,410	\$1,551	\$1,692	\$1,640	\$1,804	\$1,968
63137	\$930	\$1,023	\$1,116	\$960	\$1,056	\$1,152	\$1,190	\$1,309	\$1,428	\$1,540	\$1,694	\$1,848	\$1,770	\$1,947	\$2,124
63138	\$900	\$990	\$1,080	\$930	\$1,023	\$1,116	\$1,150	\$1,265	\$1,380	\$1,490	\$1,639	\$1,788	\$1,710	\$1,881	\$2,052
63139	\$1,000	\$1,100	\$1,200	\$1,040	\$1,144	\$1,248	\$1,280	\$1,408	\$1,536	\$1,650	\$1,815	\$1,980	\$1,900	\$2,090	\$2,280
63141	\$1,280	\$1,408	\$1,536	\$1,320	\$1,452	\$1,584	\$1,630	\$1,793	\$1,956	\$2,110	\$2,321	\$2,532	\$2,420	\$2,662	\$2,904
63143	\$840	\$924	\$1,008	\$880	\$968	\$1,056	\$1,090	\$1,199	\$1,308	\$1,410	\$1,551	\$1,692	\$1,640	\$1,804	\$1,968
63146	\$1,150	\$1,265	\$1,380	\$1,190	\$1,309	\$1,428	\$1,470	\$1,617	\$1,764	\$1,900	\$2,090	\$2,280	\$2,180	\$2,398	\$2,616
63147	\$860	\$946	\$1,032	\$890	\$979	\$1,068	\$1,100	\$1,210	\$1,320	\$1,420	\$1,562	\$1,704	\$1,640	\$1,804	\$1,968

# **RESOLUTION No. 3024**





## MEMORANDUM

To: Board of Commissioners

Through: Latasha K. Barnes, Executive Director

From: Carla Matthews, Director of Operations for Housing Choice Voucher

Date: October 9, 2024

Subject: Resolution No. 3024  
Authorizing and Approving the Allowances for Tenant-Furnished Utilities and Other Services for the Housing Choice Voucher Program

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In accordance with 24 CFR 982.517 (4)(c) *Revisions of Utility Allowance Schedule*, a PHA must review its schedule of utility allowances each year and must revise its allowance for a utility category if there has been a change of 10 percent or more in the utility rate since the last time the utility allowance schedule was revised. All utility allowances have been updated and revised utilizing current utility rates.

Board approval is requested for the attached Allowances for Tenant-Furnished Utilities and Other Services for Section 8.

**AUTHORIZING AND APPROVING THE ALLOWANCES FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES FOR THE HOUSING CHOICE VOUCHER PROGRAM**

WHEREAS, it is necessary to revise the Tenant-Furnished Utility Allowances for Section 8 to be consistent with current utility rates and regulatory requirements; and

WHEREAS, the attached Tenant-Furnished Utility Allowances replace the previous utility allowances; and

WHEREAS, the attached Tenant-Furnished Utility Allowances comply with all Federal rules and regulations; and

WHEREAS, the utility allowances will be implemented on contracts effective January 1, 2025.

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

1. The attached Tenant-Furnished Utility Allowances for Section 8 is hereby adopted and approved.
2. The Executive Director is hereby directed to take any and all necessary action to implement the Tenant-Furnished Utility Allowances.

**Allowances for Tenant-Furnished Utilities And Other Services**

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

Locality: <b>St Louis, MO</b>		Unit Type: Single Family Detached, Town House/ Row House, Manufactured Home					Date: <b>1/1/2025</b>			
Monthly Dollar Allowances; Number of Bedrooms										
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
<b>Heating</b>	a. Natural Gas	48	58	68	78	94	104	116	130	146
	b. Electric: Resistance	27	34	40	46	59	67	78	89	102
<b>Cooking</b>	a. Natural Gas	5	7	8	10	13	15	17	20	23
	b. Electric	7	10	12	15	19	22	25	29	33
<b>Other Electric/Lighting</b>		27	34	42	49	59	66	75	84	96
<b>Air Conditioning</b>		13	19	24	30	38	43	49	57	65
<b>Water Heating</b>	a. Natural Gas	10	15	19	23	29	33	38	44	50
	b. Electric	18	25	32	39	50	57	66	75	87
<b>Water</b>	a. St Louis City	20	25	33	46	59	71	84	97	109
	b. St Louis County	30	39	59	88	117	146	175	204	233
<b>Sewer</b> [All areas]		44	51	65	86	107	128	149	169	190
<b>Trash Collection</b>	a. St Louis City	14	14	14	14	14	14	14	14	14
	b. St Louis County	19	19	19	19	19	19	19	19	19
<b>Range/Microwave</b>		15	15	15	15	15	15	15	15	15
<b>Refrigerator</b>		15	15	15	15	15	15	15	15	15

**Actual Family Allowances** To be used by the family to compute allowance.  
Complete below for the actual unit rented.

Name of Family

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Address of Unit

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Number of Bedrooms

Utility or Service	Monthly Cost
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
<b>Total</b>	<b>\$</b>

**Allowances for Tenant-Furnished Utilities And Other Services**

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

Locality: <b>St Louis, MO</b>		Unit Type: <b>Semi-Detached/Duplex/Two Family Flat</b>						Date: <b>1/1/2025</b>		
		Monthly Dollar Allowances; Number of Bedrooms								
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
<b>Heating</b>	a. Natural Gas	46	55	65	74	89	98	110	122	137
	b. Electric: Resistance	26	32	37	43	55	63	72	83	95
<b>Cooking</b>	a. Natural Gas	5	7	8	10	13	15	17	20	23
	b. Electric	7	10	12	15	19	22	25	29	33
<b>Other Electric/Lighting</b>		27	34	42	49	59	66	75	84	96
<b>Air Conditioning</b>		12	17	22	27	35	40	46	53	61
<b>Water Heating</b>	a. Natural Gas	10	15	19	23	29	33	38	44	50
	b. Electric	18	25	32	39	50	57	66	75	87
<b>Water</b>	a. St Louis City	18	21	28	37	47	56	66	75	85
	b. St Louis County	25	32	47	69	90	112	134	156	177
<b>Sewer</b>	[All areas]	44	51	65	86	107	128	149	169	190
<b>Trash Collection</b>	a. St Louis City	14	14	14	14	14	14	14	14	14
	b. St Louis County	19	19	19	19	19	19	19	19	19
<b>Range/Microwave</b>		15	15	15	15	15	15	15	15	15
<b>Refrigerator</b>		15	15	15	15	15	15	15	15	15

**Actual Family Allowances** To be used by the family to compute allowance.  
Complete below for the actual unit rented.

Name of Family

---

Address of Unit

---

Number of Bedrooms

Utility or Service	Monthly Cost
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
<b>Total</b>	<b>\$</b>

**Allowances for Tenant-Furnished Utilities And Other Services**

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

Locality: <b>St Louis, MO</b>		Unit Type: Low Rise/Multi Family Attached Flat (3,4 or more Family Flat), Garden/Walk-Up, High Rise/Elevator Structure (5+ floors)					Date: <b>1/1/2025</b>			
Monthly Dollar Allowances; Number of Bedrooms										
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
Heating	a. Natural Gas	38	44	50	56	65	71	79	87	97
	b. Electric: Resistance	18	22	25	28	35	40	47	53	61
Cooking	a. Natural Gas	5	7	8	10	13	15	17	20	23
	b. Electric	7	10	12	15	19	22	25	29	33
Other Electric/Lighting		27	34	42	49	59	66	75	84	96
Air Conditioning		8	11	15	18	23	26	30	34	39
Water Heating	a. Natural Gas	10	15	19	23	29	33	38	44	50
	b. Electric	18	25	32	39	50	57	66	75	87
Water	a. St Louis City	18	21	28	37	47	56	66	75	85
	b. St Louis County	25	32	47	69	90	112	134	156	177
Sewer (All areas)		44	51	65	86	107	128	149	169	190
Trash Collection	a. St Louis City	14	14	14	14	14	14	14	14	14
	b. St Louis County	19	19	19	19	19	19	19	19	19
Range/Microwave		15	15	15	15	15	15	15	15	15
Refrigerator		15	15	15	15	15	15	15	15	15

**Actual Family Allowances** To be used by the family to compute allowance.  
Complete below for the actual unit rented.

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service	Monthly Cost
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
<b>Total</b>	<b>\$</b>

**Allowances for Tenant-Furnished Utilities And Other Services**

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

Locality: St Louis, MO MO-001		Unit Type: Arlington Grove					Date: 1/1/2025			
Monthly Dollar Allowances; Number of Bedrooms										
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
Heating	a. Natural Gas b. Electric: Resistance		38	44	48					
Cooking	a. Natural Gas b. Electric									
Other Electric/Lighting			51	59	66					
Air Conditioning										
Water Heating	a. Natural Gas b. Electric									
Water	a. St Louis City b. St Louis County									
Sewer	[All areas]									
Trash Collection	a. St Louis City b. St Louis County									
Range/Microwave										
Refrigerator										

**Actual Family Allowances** To be used by the family to compute allowance.  
Complete below for the actual unit rented.

Name of Family

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Address of Unit

---

Number of Bedrooms

Utility or Service	Monthly Cost
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
<b>Total</b>	<b>\$</b>

**Allowances for Tenant-Furnished Utilities And Other Services**

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

Locality: St Louis, MO MO-001		Unit Type: North Sarah					Date: 1/1/2025			
Monthly Dollar Allowances; Number of Bedrooms										
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
Heating	a. Natural Gas b. Electric: Resistance		41	44	54					
Cooking	a. Natural Gas b. Electric									
Other Electric/Lighting			50	59	66					
Air Conditioning										
Water Heating	a. Natural Gas b. Electric									
Water	a. St Louis City									
	b. St Louis County									
Sewer	[All areas]									
Trash Collection	a. St Louis City									
	b. St Louis County									
Range/Microwave										
Refrigerator										

**Actual Family Allowances** To be used by the family to compute allowance.  
Complete below for the actual unit rented.

Name of Family

---

Address of Unit

---

Number of Bedrooms

Utility or Service	Monthly Cost
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
<b>Total</b>	<b>\$</b>

# **RESOLUTION No. 3025**





## MEMORANDUM

To: Board of Commissioners

Through: Latasha K. Barnes, Executive Director

From: Carla Matthews, Director of Operations for Housing Choice Voucher

Date: October 9, 2024

Subject: Resolution No. 3025  
Authorizing and Approving the Submission of the Fiscal Year 2024 Section Eight Management Assessment Program Certification (SEMAP)

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Board approval is requested for the submission of the 2024 Section Eight Management Assessment Program Certification.

The Section Eight Management Assessment Program (SEMAP) measures the performance of public housing agencies that administer the Housing Choice Voucher program in 14 key areas. SEMAP helps HUD target monitoring and assistance to PHA programs that need the most improvement.

**AUTHORIZING AND APPROVING THE SUBMISSION OF THE FISCAL YEAR 2024  
SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION**

WHEREAS, required by 24 CFR Section 985.1 (effective October 13, 1998), the United States Department of Housing and Urban Development is authorized to conduct an annual Section Eight Management Assessment Program (SEMAP) and housing authorities administering a Section 8 tenant-based assistance program must submit a certification; and

WHEREAS, the staff of the St. Louis Housing Authority has compiled required data and completed the required Certificate (attached hereto as Exhibit A); and

WHEREAS, the actions contemplated are in compliance with all local, state and federal requirements, statutes and rules promulgated by the United States Department of Housing and Urban Development.

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

1. The Board of Commissioners approves the enclosed Section Eight Management Assessment Program response.
2. The Chairman is authorized to sign the Section Eight Management Assessment Program Certification and the Secretary is authorized to attest to that signature.
3. The Executive Director is directed to do all things necessary to submit the Certification.

# Section 8 Management Assessment Program (SEMAP) Certification

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

OMB Approval No. 2577-0215  
(exp. 02/29/2020)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

**Instructions** Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
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**Check here if the PHA expends less than \$300,000 a year in Federal awards**

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

## Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

**PHA Response** Yes  No

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

**PHA Response** Yes  No

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

**PHA Response** Yes  No

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

**PHA Response**  At least 98% of units sampled  80 to 97% of units sampled  Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

**PHA Response**  At least 90% of files sampled  80 to 89% of files sampled  Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

**PHA Response** Yes  No

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

**PHA Response** Yes  No

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

**PHA Response**  At least 98% of cases sampled  Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

**Applies only to PHAs with jurisdiction in metropolitan FMR areas.**

**Check here if not applicable**

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

**PHA Response** Yes  No

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

**PHA Response** Yes  No

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

**PHA Response** Yes  No

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

**PHA Response** Yes  No

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

**PHA Response** Yes  No

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

**PHA Response** Yes  No

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

**PHA Response** Yes  No

Enter current FMRs and payment standards (PS)

0-BR FMR \_\_\_\_\_ 1-BR FMR \_\_\_\_\_ 2-BR FMR \_\_\_\_\_ 3-BR FMR \_\_\_\_\_ 4-BR FMR \_\_\_\_\_  
PS \_\_\_\_\_ PS \_\_\_\_\_ PS \_\_\_\_\_ PS \_\_\_\_\_ PS \_\_\_\_\_

**If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.**

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

**PHA Response** Yes  No

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

**PHA Response** Yes  No

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

**PHA Response** Yes  No

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

**PHA Response** Yes  No

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

**PHA Response** Yes  No

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

**Applies only to PHAs required to administer an FSS program.**

**Check here if not applicable**

**PHA Response**

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

**Applies only to PHAs required to administer an FSS program .**

**Check here if not applicable**

**PHA Response**

**Yes**

**No**

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

**Deconcentration Bonus Indicator** (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

**or**

- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

**PHA Response**

**Yes**

**No**

**If yes, attach completed deconcentration bonus indicator addendum.**

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) \_\_\_\_\_

Date (mm/dd/yyyy) \_\_\_\_\_

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

# SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) \_\_\_\_\_

PHA Name \_\_\_\_\_

Principal Operating Area of PHA \_\_\_\_\_  
(The geographic entity for which the Census tabulates data)

**Special Instructions for State or regional PHAs** Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area \_\_\_\_\_

## Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) \_\_\_\_\_ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- \_\_\_\_\_ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- \_\_\_\_\_ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).
- Is line c 50% or more? Yes  No

- 2) \_\_\_\_\_ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- \_\_\_\_\_ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- \_\_\_\_\_ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- \_\_\_\_\_ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes  No

- 3) \_\_\_\_\_ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- \_\_\_\_\_ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- \_\_\_\_\_ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- \_\_\_\_\_ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes  No

**If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.**

**See instructions above concerning bonus points for State and regional PHAs.**



SEMAP SUMMARY SCORE SHEET  
FISCAL YEAR END SEPTEMBER 30, 2024

SEMAP Indicators		Self Certification Score				
		Sample Size	Met Criteria	Points Earned	Possible Points	SEMAP (Percent)
Indicator 1	Selection from the Waiting List	7	7	15	15	100%
Indicator 2	Reasonable Rent	49	49	20	20	100%
Indicator 3	Determination Adjusted Income	49	48	20	20	98%
Indicator 4	Utility Allowance Schedule	N/A	N/A	5	5	100%
Indicator 5	HQS Quality Control Inspections	50	50	5	5	100%
Indicator 6	HQS Enforcement	17	17	10	10	100%
Indicator 7	Expanding Housing Opportunities	N/A	N/A	5	5	100%
Indicator 8	Payment Standards	N/A	N/A	5	5	100%
Indicator 9	Annual Reexaminations	N/A	N/A	10	10	100%
Indicator 10	Correct Tenant Rent Calculations	49	48	5	5	98%
Indicator 11	Pre-Contract HQS Inspections	N/A	N/A	5	5	100%
Indicator 12	Annual HQS Inspections	N/A	N/A	5	10	50%
Indicator 13	<b>Lease-Up</b>	N/A	N/A	0	20	0%
Indicator 14 (A)	Family Self-Sufficiency Enrollment	N/A	N/A	5	5	100%
Indicator 14 (B)	Percent of FSS with Escrow	N/A	N/A	5	5	100%
Total				120	145	<b>83%</b>
Indicator 15	Deconcentration Bonus				5	

PIC Score		
PIC Score	Possible Points	Met Criteria
15	15	
20	20	
20	20	
5	5	
5	5	
10	10	
5	5	
5	5	
10	10	100%
5	5	98%
5	5	100%
5	10	50%
0	20	0%
5	5	100%
5	5	100%
120	145	<b>83%</b>
	5	

SEMAP Self Certification Score: 83%  
 SEMAP Self Certification Rating: Standard Performer  
 SEMAP PIC Score: 83%  
 SEMAP PIC Rating: Standard Performer

# **RESOLUTION No. 3026**





## MEMORANDUM

To: Board of Commissioners

Through: Latasha Barnes, Executive Director

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

Date: October 9, 2024

Subject: Resolution No. 3026  
Approving and Authorizing the St. Louis Housing Authority Executive Director to Execute a Street Vacation Request with the City of St. Louis Department of Streets

---

The St. Louis Housing Authority is seeking Board approval to execute a street vacation request with the City of St. Louis Department of Streets to support the redevelopment of Clinton-Peabody.

On July 5, 2023, the Board approved Resolution No. 2973 authorizing the Executive Director to execute a Master Developer Agreement (MDA) with Preservation of Affordable Housing (POAH). The MDA was executed on July 7, 2023 and allowed POAH to begin the community engagement and planning work for the revitalization of Clinton-Peabody while the MDA was negotiated.

On May 23, 2024, the Board approved Resolution No. 3006 approving the submission of a Street Vacation Request to the City of St. Louis Department of Streets. The vacation request was related to realigning LaSalle Street between Dillon and St. Ange.

The consultant working on the Phase I redevelopment platting has identified an additional area within the Phase I footprint that requires a vacation petition (see map). This thin, 10-foot-wide stretch of land runs along Dillon Drive between Lasalle and Chouteau.

An additional vacation petition (attached) is required so that the Phase I area can be properly platted for construction.

Board approval is requested to make the request to the City of St. Louis Department of Streets for the vacation of a portion of Dillon.

**Approving and Authorizing the St. Louis Housing Authority Executive Director to Execute a Street Vacation Request with the City of St. Louis Department of Streets**

WHEREAS, the Clinton-Peabody development, having reached a point of obsolescence due to age and design, is in need of substantial rehabilitation and revitalization to serve modern families; and

WHEREAS, the planning and implementation for the redevelopment of Clinton-Peabody is identified as a priority goal in the 2020 - 2025 St. Louis Housing Authority (SLHA) Strategic Plan; and

WHEREAS, on February 24, 2022, the SLHA Board of Commissioners (Board) authorized the SLHA Executive Director to take all actions necessary to obtain a qualified Master Developer to perform all duties necessary for the rehabilitation and revitalization of the Clinton-Peabody development; and

WHEREAS, on November 3, 2022, the Board approved Resolution No. 2960 authorizing the Executive Director to execute a Designated Developer Agreement (DDA) with Preservation of Affordable Housing (POAH); and

WHEREAS, on November 22, 2022, the DDA was executed with POAH; and

WHEREAS, on July 7, 2023, the Master Developer Agreement was executed with POAH; and

WHEREAS, the Clinton-Peabody resident-informed plan calls for the realignment of streets within the Phase I redevelopment footprint; and

WHEREAS, the City of St. Louis Department of Streets requires a notarized request for Street Vacation authorized by the Board.

**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 execute a Street Vacation request with the City of St. Louis Department of Streets for a portion of Dillon Drive between LaSalle Street and Chouteau Avenue in support of the Clinton-Peabody redevelopment plan.
2. The Executive Director of the St. Louis Housing Authority is hereby authorized and directed to take any and all necessary actions to carry out the terms and conditions of this Resolution.

# Clinton-Peabody Apartments



Google Earth

500 ft





DAVID MASON  
+ ASSOCIATES  
— davidmason.com —  
800 South Vandeventer St. Louis, Missouri 63110 g (314) 534-1030 f (314) 534-1053

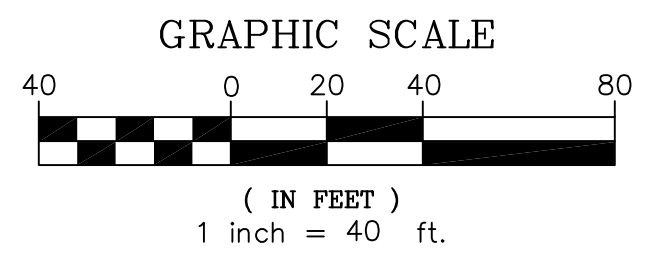
David Mason and Associates, Inc.  
Missouri Certificate of Authority Number:  
Engineer: 001103  
Architect: 000620  
Surveyor: 000336



LOCATION MAP  
N.T.S.

# RIGHT OF WAY VACATION PLAT

A TRACT OF LAND BEING PART OF DILLON DRIVE LOCATED IN CITY BLOCK 480, TOWNSHIP 45 NORTH, RANGE 7 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF ST. LOUIS, MISSOURI



**OWNER'S CERTIFICATION**

WE, THE UNDERSIGNED, LEGAL OWNERS OF PROPERTY ADJOINING THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PLOTTED IN THE MANNER SHOWN ON THIS PLAT. WE HEREBY REQUEST THAT INGRESS AND EGRESS RIGHTS OF THE PUBLIC FOR THE AREA DESCRIBED AND SHOWN HATCHED ON THIS PLAT BE VACATED AND WE HEREBY WAIVE ALL CLAIMS FOR DAMAGES SUSTAINED AS THE RESULT OF THE VACATION AND ABOLITION OF THE AFORESAID AREA.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

SAINT LOUIS HOUSING AUTHORITY

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

PRINT TITLE: \_\_\_\_\_

**NOTARY CERTIFICATE**

STATE OF MISSOURI )  
CITY OF ST. LOUIS )

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME APPEARED \_\_\_\_\_ OF THE SAINT LOUIS HOUSING AUTHORITY, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF THE SAINT LOUIS HOUSING AUTHORITY, AND \_\_\_\_\_ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF THE SAINT LOUIS HOUSING AUTHORITY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

**CITY CERTIFICATION**

THE FOREGOING PLAT IS APPROVED AS A VACATION PLAT AS SHOWN HEREON.

APPROVED BY THE BOARD OF PUBLIC SERVICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

SECRETARY \_\_\_\_\_ PRESIDENT \_\_\_\_\_

BOARD OF PUBLIC SERVICE DOCUMENT NO. \_\_\_\_\_

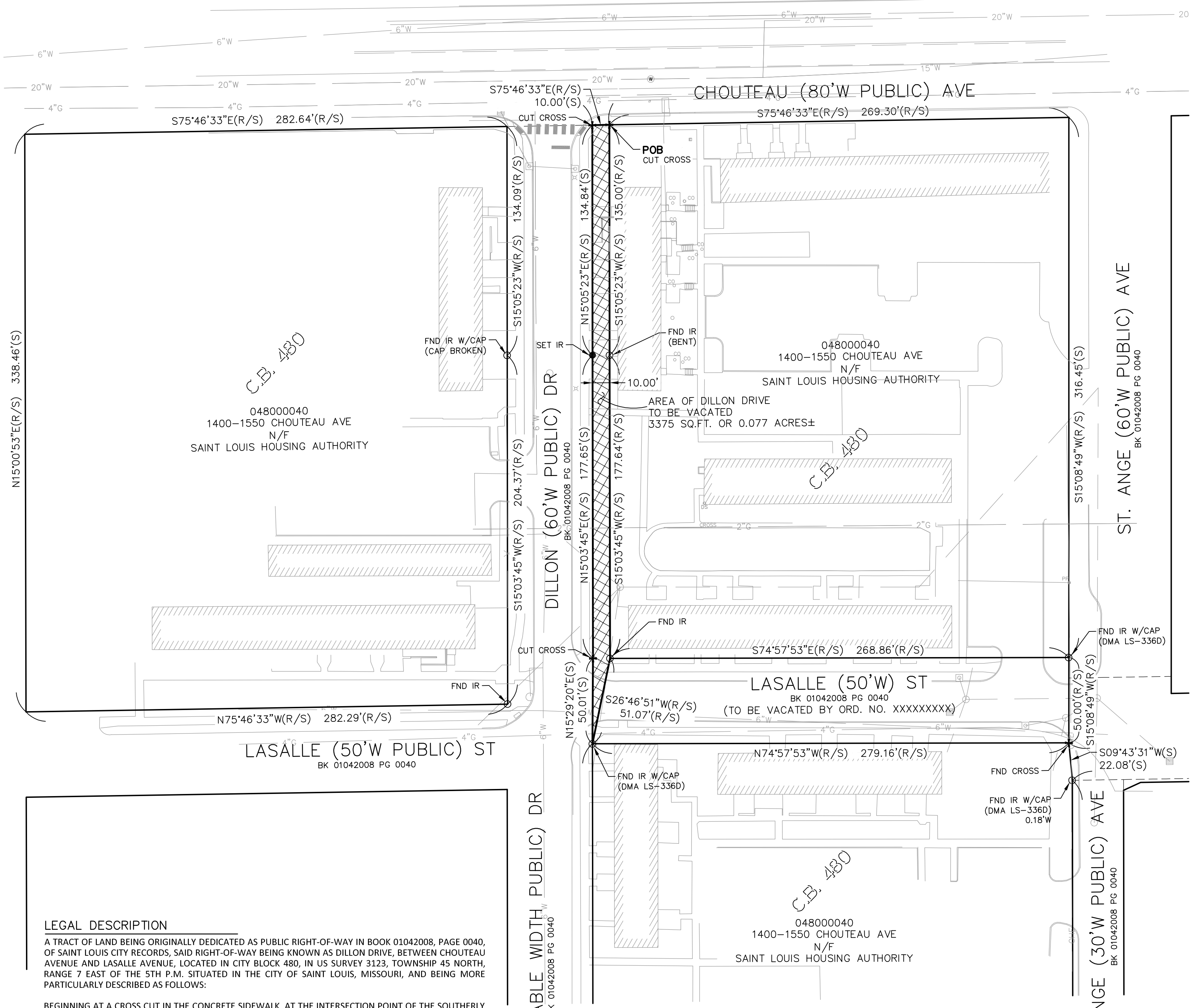
**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY TO THE SAINT LOUIS HOUSING AUTHORITY, THAT WE HAVE, DURING THE MONTHS OF JUNE THROUGH NOVEMBER, 2023, PERFORMED A BOUNDARY SURVEY, AND IN SEPTEMBER OF 2024, PREPARED A PARTIAL STREET VACATION PLAT OF PART OF DILLON DRIVE IN CITY BLOCK 480, LOCATED IN U.S. SURVEY 3123, TOWNSHIP 45 NORTH, RANGE 7 EAST OF THE FIFTH PRINCIPAL MERIDIAN, SITUATED IN THE CITY OF SAINT LOUIS, MISSOURI, AND THAT THE RESULTS OF SAID SURVEY ARE SHOWN HEREON. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS OR EXCEEDS THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS "URBAN" CLASS PROPERTY IN EFFECT AT THE DATE OF THIS PLAT.

DATE OF PLAT OR MAP: 10/04/2024

DAVID MASON & ASSOCIATES, INC. LS 336-D  
800 SOUTH VANDEVENTER  
ST. LOUIS, MISSOURI 63110  
(314) 534-1030

BY:   
JEREMIAH D. DITCH, MISSOURI PLS 2020023887



**LEGAL DESCRIPTION**

A TRACT OF LAND BEING ORIGINALLY DEDICATED AS PUBLIC RIGHT-OF-WAY IN BOOK 01042008, PAGE 0040, OF SAINT LOUIS CITY RECORDS, SAID RIGHT-OF-WAY BEING KNOWN AS DILLON DRIVE, BETWEEN CHOUTEAU AVENUE AND LASALLE AVENUE, LOCATED IN CITY BLOCK 480, IN TOWNSHIP 45 NORTH, RANGE 7 EAST OF THE 5TH P.M. SITUATED IN THE CITY OF SAINT LOUIS, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CROSS CUT IN THE CONCRETE SIDEWALK, AT THE INTERSECTION POINT OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CHOUTEAU AVENUE (PUBLIC, 80-FOOT WIDE) WITH THE EASTERLY RIGHT-OF-WAY LINE OF DILLON DRIVE (PUBLIC, VARIABLE WIDTH); THENCE, CONTINUING COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE OF DILLON DRIVE, SOUTH 15 DEGREES 05 MINUTES 23 SECONDS EAST, 134.84 FEET TO A CROSS CUT IN AN IRON ROD FOUND; THENCE SOUTH 15 DEGREES 05 MINUTES 45 SECONDS WEST, 177.64 FEET TO AN IRON ROD FOUND MARKING THE INTERSECTION POINT OF SAID EASTERLY RIGHT-OF-WAY LINE OF DILLON DRIVE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LASALLE STREET (50-FOOT WIDE, TO BE VACATED BY SEPARATE INSTRUMENT); THENCE DEPARTING SAID INTERSECTION POINT, SOUTH 26 DEGREES 46 MINUTES 51 SECONDS WEST, 51.07 FEET TO AN IRON ROD WITH CAP STAMPED "DMA LS-336D", SAID IRON ROD MARKING THE INTERSECTION POINT OF THE EASTERLY RIGHT-OF-WAY OF SAID DILLON DRIVE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LASALLE STREET; THENCE, DEPARTING SAID INTERSECTION POINT, NORTH 15 DEGREES 29 MINUTES 20 SECONDS EAST, 50.01 FEET TO A CROSS CUT IN THE CONCRETE SIDEWALK; THENCE, CONTINUING PARALLEL WITH THE ABOVE-DESCRIBED, AND PREVIOUSLY DEDICATED EASTERLY RIGHT-OF-WAY OF DILLON DRIVE, MORE OR LESS 10-FOOT WEST OF SAID DILLON DRIVE PREVIOUSLY DEDICATED RIGHT-OF-WAY, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 15 DEGREES 03 MINUTES 45 SECONDS EAST, 177.65 FEET TO AN IRON ROD SET WITH CAP STAMPED "DMA LS-336D"; THENCE NORTH 15 DEGREES 05 MINUTES 23 SECONDS EAST, 134.84 FEET TO A CROSS CUT IN CONCRETE, MARKING THE INTERSECTION POINT OF THE NEW EASTERLY RIGHT-OF-WAY LINE OF DILLON DRIVE WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF CHOUTEAU AVENUE; THENCE, DEPARTING SAID NEW EASTERLY RIGHT-OF-WAY LINE OF DILLON DRIVE, AND CONTINUING COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHOUTEAU, SOUTH 75 DEGREES 46 MINUTES 33 SECONDS EAST, 10.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED 10-FOOT WIDE VACATION STRIP OF DILLON DRIVE CONTAINS 3375 SQUARE FEET OR 0.077 ACRES, MORE OR LESS.

**SURVEY NOTES**

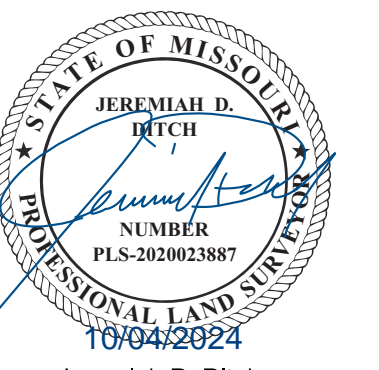
- BASIS OF BEARINGS ARE GRID NORTH, ESTABLISHED BY GPS OBSERVATIONS. (MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, EAST ZONE - 2011)
- UNLESS OTHERWISE NOTED, ALL SET MONUMENTS ARE 5/8" DIAMETER IRON RODS WITH YELLOW PLASTIC CAP STAMPED "DMA LS-336D".
- FIELD WORK FOR THE SURVEY WAS PERFORMED DURING THE MONTHS OF JUNE THROUGH NOVEMBER OF 2023.
- DOCUMENTS OF RECORD:  
STREET AND ALLEY DEDICATION PLAT, BK 01042008, PG 0040  
TITLE COMMITMENT NO. NCS-1175807-STLO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY

**LEGEND AND ABBREVIATIONS**

- IRON ROD FOUND
- SET 5/8" IRON ROD WITH PLASTIC CAP
- ⊕ CROSS (FOUND OR SET)
- (R) DENOTES RECORD INFORMATION
- (S) DENOTES SURVEYED INFORMATION
- (R/S) DENOTES RECORD AND SURVEYED INFORMATION
- (40'W) RIGHT OF WAY WIDTH
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- PP POWER POLE
- PP→ POWER POLE W/GUY WIRE
- GV GAS VALVE
- GM GAS VALVE
- WM WATER METER
- WV WATER VALVE
- ⊕ FIRE HYDRANT
- ⊙ WATER MANHOLE
- ⊙ STORM INLET
- ⊙ GRATE MANHOLE
- ⊙ GRATE INLET
- ⊙ SEWER MANHOLE
- ORIGINAL PROPERTY LINE
- PROPERTY LINE
- SUBJECT PARCEL LINE
- RIGHT-OF-WAY LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- WATER LINE
- GAS LINE
- COMMUNICATIONS LINE
- 2"-18" SEWER LINE
- 21"+ SEWER LINE

**CLINTON-PEABODY  
DILLON DRIVE VACATION PLAT**  
 1401 LASALLE LANE  
 ST. LOUIS, MISSOURI 63104

Professional Seal:



Jeremiah D. Ditch  
Missouri PLS 2020023887

This document is only part of the total contract and/or construction document package. Other documents could contain information that may not be depicted here. The general contractor is responsible to provide all bidders with all information and documents pertaining to the complete scope of work.

The seals and signatures apply only to the document to which they are affixed, and expressly disclaim any responsibility for all other plans, specifications, estimates, reports or other documents or instruments relating to or parts of the Architectural or Engineering project.

No.	Description	Date
xxxxx	#####	#####

Sheet Title:  
**STREET VACATION PLAT**

Date: 09/10/2024  
Project Number: 2023054-00  
Field Crew: BNR/DSL  
Drawn By: DSH  
Checked By: JDD  
Sheet Number:

PETITION FOR VACATION AND WAIVER OF DAMAGES

Honorable Board of Public Service
The City of St. Louis

We, the undersigned, legal owners of property in city block(s) 480

between Chouteau Avenue & Hickory Street

and Dillon Drive & St. Ange Avenue

hereby petition the City of St. Louis to vacate and abolish a portion of Dillon Drive, between Chouteau Avenue on the north, and LaSalle Street to the south.

and we hereby waive all claims for damages sustained as the result of the vacation and abolition of the afore-said area.

IN WITNESS WHEREOF we have hereunto set our hands this 25 th

day of October, 2024.

St. Louis Housing Authority

ATTEST Secretary

By Latasha K. Barnes
Title Executive Director

STATE OF MISSOURI }
CITY OF ST. LOUIS } ss

On this 25th day of October, 2024,

before me appeared Latasha K. Barnes

to me personally known, who being duly sworn, did say that she is the Executive Director of

St. Louis Housing Authority, a corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said

Acting Executive Director acknowledged said

instrument to be the free act and deed of said corporation.

Witness my hand and notarial seal in the City of St. Louis, State of Missouri, the day and year first above written.

My term expires

NOTARY PUBLIC

# **EXECUTIVE DIRECTOR REPORT**

## MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: October 18, 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.

### **Commitment to Community**

**FDIC Convening:** SLHA participated in the FDIC's regional Expanding Access to Homeownership Convening, highlighting SLHA's Bridge to Homeownership and FSS programs for a diverse audience of financial institutions, realtors, and community-based organizations. The presentation focused on how stakeholders can help SLHA expand homeownership and wealth-building opportunities for voucher holders.

**HUD C.A.R.E.S Recruitment Fair:** SLHA partnered with HUD, the Department of Labor, and Job Corps USA to host a second HUD C.A.R.E.S recruitment fair, empowering SLHA households to achieve financial stability, build stronger communities, and create brighter futures through federal employment opportunities. The event provided 48 attendees with hiring advice, directed resume assistance, and immediate on-site interviews. SLHA's Resident Initiatives team was on hand to connect job seekers with its self-sufficiency programs and Employment Connection was present to offer valuable employment resources and referrals.

**Collaboration with DHS and East-West Gateway:** SLHA joined forces with HUD, the City of St. Louis, and the East-West Gateway Council of Governments to address homelessness and expand affordable housing. On September 16, 2024, SLHA hosted a virtual listening session for public housing agencies across the six-county bi-state region to discuss jurisdictional housing needs, concerns, and collaborative solutions. SLHA will continue to participate in efforts to develop a more effective regional response to homelessness, including the upcoming Regional Housing Summit on October 21<sup>st</sup> and subsequent practical sessions.

**Resident Engagement:** SLHA's Resident Initiatives team is dedicated to fostering a strong sense of community among residents. Through a variety of engaging events, the team has successfully built new connections and provided valuable resources to SLHA families: National Night Out, Senior Picnic, the launch of ROSS University's Financial Literacy program, Euclid Music Festival, the Incredible Years program at Clinton-Peabody, Keeping it Current Utility Clinic, and multiple voter registration drives. These events not only promote social interaction, but also offer practical support and empower residents to actively participate in their community.

## **Housing Choice Voucher Program**

**SEMAP Success:** SLHA has achieved a significant milestone in the Housing Choice Voucher (HCV) program. The agency's FY2024 SEMAP certification marks a remarkable 12-point increase in overall agency performance. This improvement demonstrates SLHA's commitment to providing high-quality housing assistance to low-income families.

**Increased Utilization:** SLHA continues to prioritize expanding access to affordable housing through the HCV program. The program's current utilization rate of 98% signifies a strong commitment to ensuring that low-income households have the opportunity to secure safe and affordable housing.

**Effective Incentive Programs:** The HCV Incentive program has been instrumental in stabilizing housing opportunities for SLHA voucher-holders. To date, SLHA has issued over \$271,786 in security deposit assistance to families in need. \$13,500 has been paid out in signing bonuses and over \$37,000 paid in damage claim reimbursements. These incentives have played a crucial role in expanding housing opportunities for voucher holders and ensuring a stable rental market.

**Expanding Housing Options:** SLHA is actively seeking qualified property owners to participate in its Housing Choice Voucher Project-Based program. The current request for proposals offers project-based subsidies for up to 1,300 eligible units, creating new opportunities for affordable housing development and improving the overall quality of housing options available to low-income residents.

## **Public Housing**

**Occupancy Campaign:** SLHA has made significant strides in increasing occupancy rates across its public housing portfolio. Through targeted efforts, the agency has achieved an overall occupancy rate of 95%, providing affordable housing to a larger number of residents in need. The occupancy push will continue on as our Development and Modernization team continues progress towards completion of several make-ready projects:

- SSSS Lafayette Townhomes Make-Ready
- SSSS Tiffany Make-Ready
- SSSS Lafayette Townhomes/Folsom/Norfolk Make-Ready
- Make-Ready (heavy) Portfolio-Wide

**Enhanced Data Management:** SLHA is committed to improving its data management practices to ensure the efficient and equitable operation of its public housing programs. By implementing timely recertification processes, the agency can accurately calculate tenant rent contributions, allocate resources effectively, comply with regulations, prevent fraud, and enhance tenant satisfaction. Recent efforts to increase recertification completion rates and correct data errors have resulted in a 6% increase in reporting rates across the portfolio since June 2024, with SLHA-managed properties boasting a remarkable 99.89% completion rate.

## **Capital Projects**

**Al Chappelle Community Center Upgrades:** SLHA secured a \$750,000 CDBG grant to fund critical systems and infrastructure improvements at Al Chappelle Community Center.

**Clinton-Peabody Redevelopment:** SLHA and POAH are making significant strides in revitalizing the Clinton-Peabody community. Recent highlights include the submission of a highly anticipated MHDC LIHTC application, securing a CDA award of \$500,000, and raising



\$2,910,000 in total contributions. Additionally, the redevelopment team has secured a \$10 million below-market construction loan through the Arch to Park Equity Fund. To further inform strategies and activities related to core community improvement objectives, the redevelopment team will be hosting additional focus groups to gather valuable insights from residents and community stakeholders in upcoming weeks.

**Capital Improvements:** SLHA's Development and Modernization team continues to make significant progress on various capital improvement projects:

- LaSalle Park Apartments Security Cameras
- Cochran Plaza Security Upgrades
- Parkview Apartments Access Control System
- California Garden Fence Replacement and Security Upgrades
- California Garden Security Camera Installation
- West Pine Roof Replacement
- Badenhaus Sewer Repair
- Parkview Elevator Replacement
- West Pine Elevator Replacement
- California Gardens Elevator Replacement
- LaSalle Park – Hickory Street Pedestrian Safety Improvements