



ST. LOUIS  
**HOUSING**  
AUTHORITY

# **BOARD OF COMMISSIONERS**

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**REGULAR MEETING**

**FEBRUARY 27**

**2025**





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

**PUBLIC NOTICE OF MEETING**

Take notice that the **annual meeting** of the commissioners of the St. Louis Housing Authority will be held via **Zoom**\* on Thursday, February 27, 2025, 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: February 21, 2025

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  
ANNUAL MEETING, FEBRUARY 27, 2025, 4:30 P.M.  
ST. LOUIS HOUSING AUTHORITY, 3520 PAGE BOULEVARD  
ST. LOUIS, MISSOURI 63106  
**AGENDA**

**ROLL CALL**

**CONSENT AGENDA**

1. Election of Officers
2. Approval of Minutes, Regular Meeting, January 23, 2025

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**3. Resolution No. 3029**

Authorizing and Approving the Selection of a Service Provider and Plan Recordkeeping and Administration, and Investment Advisory Services for the St. Louis Housing Authority's Retirement Plan

**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  
JANUARY 23, 2025**

BOARD OF COMMISSIONERS  
ST. LOUIS HOUSING AUTHORITY  
REGULAR MEETING  
JANUARY 23, 2025  
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, January 23, 2025. Chairman Sal Martinez called the meeting to order at approximately 4:30 p.m.

Present: Rachel D'Souza  
Regina Fowler  
Benita Jones  
Sal Martinez  
Constantino Ochoa, Jr.

Absent: Margaret English

Commissioner Martinez acknowledged and welcomed Commissioner D'Souza, one of the newest commissioners appointed to the board.

Commissioner D'Souza thanked Commissioner Martinez and noted that she was honored and excited to get to know the board members better and to be able to support their community through this important work.

Additionally, Commissioner Martinez expressed that everyone would soon meet Dara Eskridge, another new commissioner appointed to the board, and he thanked Annetta Booth, former commissioner who transitioned off, for the wonderful work that she did as a board member, volunteering her time, effort, energy and passion to serving the families engaged with the St. Louis Housing Authority.

**CONSENT AGENDA**

**Approval of Minutes**

Commissioner Fowler moved to approve the minutes of October 24, 2024. Commissioner Ochoa seconded the motion. The motion passed with all commissioners voting aye.

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**Resolution No. 3029**

Authorizing and Approving the Selection of a Service Provider and Plan Recordkeeping and Administration, and Investment Advisory Services for the St. Louis Housing Authority's Retirement Plan.

Presenting Resolution No. 3029, Latasha Barnes, Executive Director, stated that for years the St. Louis Housing Authority (SLHA) engaged the services of Attorney Rhonda O'Brien to administer its retirement plan, which has been in place since 1961 and reinstated over the years. She noted that most recently, SLHA issued a solicitation seeking an update to those services since Attorney O'Brien is preparing to retire. She said SLHA received a number of proposals from interested investment firms and retirement plan advisors and the committee formed came to a selection of who is believed to be the best provider for the agency. Ms. Barnes stated that board approval was requested of Resolution No. 3029. She noted that both Sarah Hugg-Turner, General Counsel, and Stacy Taylor, Director of Human Resources, were instrumental in leading the selection panel and were present to answer any specific questions regarding the efforts in this regard and the next steps with entering into a contract with Voya Financial and Retirement Plan Advisors.

Commissioner Fowler stated that she would have liked to have seen the criteria used to evaluate the providers, along with how they were rated, before this was presented to the board for a vote. She said she did not have to see all of the companies looked at, but at least the top three to help the board understand how SLHA came to the decision with this particular provider and to know when voting that the decision was well thought out, especially since the services are being provided to two companies versus one. Commissioner Fowler recalled that entities closely associated with St. Louis City could use the same provider and get a discount on the cost to them, which is what her past employer did for their 457(b) Plan. She said she knows that there is some real value of having both plans handled by one provider because it is a bigger account, resulting in less fees. She asked if SLHA had considered looking at who St. Louis City uses and/or was that part of the evaluation. Commissioner Fowler also asked if someone could over the evaluation criteria and share how SLHA ultimately ended up selecting Voya versus the other top two providers, since the board did not have that information before them.

Ms. Barnes deferred to Ms. Hugg-Turner and Ms. Taylor to talk about the bids received, the scorecards used, who was on the team and to provide any additional information for the board's review.

Ms. Hugg-Turner stated that SLHA did not specifically look at who St. Louis City uses, but as mentioned, there is a benefit to having one company handling the services for both plans. She said one of the goals with this request for proposals (RFP) was to consolidate the administration of those plans into one and another goal was to move to a company that could provide full service with regard to the Plan documents rather than transition to another attorney to handle the Plan documents and the updates to those documents. Ms. Hugg-Turner noted that the RFP is posted on SLHA's website and she would put the link to the RFP in the chat so that the board could have ready access to it. She said the Evaluation and Selection Criteria start on Page 13 and Attachment 4 is all of the questions that were required to be answered, which were separated based on the 401(a) Plan and the 457(b) Plan. She stated that one of the key factors was experience in governmental plans, and Voya had significant governmental plan experience. She said another important factor was the level of local representation with SLHA's Plan advisor and being able to provide local very hands-on assistance, and a big factor for the committee was how user friendly the platforms were and the level of advisory services that would be provided to the individual participants, as well as the assistance provided to the HR team.

Commissioner Fowler inquired about the fees charged based on balances and investment choices and she asked what kind of investments were Voya able to bring to the table. She said she does not know much about Voya, but sometimes investment advisors only bring investments that are high returns, but low-rated in terms of whether they are A+ or B-. She also asked if SLHA ultimately looked at the fees. She said even though they may not charge fees directly, there are embedded fees in the investment balance. She said she would have to look at all those things to compare Voya's investment offering to the other providers to vote for this with knowledge.

Ms. Hugg-Turner stated that SLHA would be happy to provide the information. She said investment options were looked at and quite a bit of time was spent in discussions on fees. She said the last matter dealt with before a final decision was made was negotiating with Voya on the bases points that would be charged and ensuring that SLHA would be securing the lowest fees possible and in comparison with the level of service being provided. She noted that SLHA engaged Attorney O'Brien throughout the process who has significant and decades of experience working with these governmental plans and providers and working with other governmental agencies in their negotiation process, and she was heavily involved in advising and guiding SLHA through the process.

Commissioner Fowler stated that it would be more helpful if she could be provided with that information. She said she felt like the board was being asked to vote blindly, as the commissioners do not know much other than SLHA wants to change providers. She said they need to know why SLHA wants to change, and not just that the attorney is retiring, which is the smallest part. She said the money and how it is invested and who is handling it is the biggest part to her.

Ms. Hugg-Turner stated that another big reason for issuing the RFP was to consolidate the two plans to ensure that SLHA was maximizing the benefit to its individual participants with lower fees, as SLHA would

have a higher amount of assets, and to ensure that SLHA's participants would receive the greatest level of service. She said SLHA did give its current providers the opportunity to issue proposals, however, their proposals did not meet the level of the other offers or rise to the standard that SLHA wants its providers to be providing to its employees and the participants.

Ms. Taylor shared that SLHA also wanted to do its due diligence and shop the market because it had been many years since the agency had done that.

Commissioner Fowler stated that all of the reasons were valid; however, the commissioners were at the point of voting and it was not known what they were voting on, other than Voya, and it was not known why they were voting for Voya versus any other provider. She said she believed SLHA had done its due diligence, but she would like to know how it went through that process so that she could vote more knowledgeably.

Commissioner Martinez asked if there were any other questions or comments. He said certainly if they decided to move forward with taking a vote, it would be understood if Commissioner Fowler abstained from voting. He said he would entertain a motion or they could table Resolution No. 3029.

Commissioner Jones stated that Commissioner Fowler brought up valid information that needs to be looked into. She said she was for tabling the resolution, if the other commissioners were in agreement.

Commissioner Ochoa concurred with tabling the resolution until Commissioner Fowler gets something to review and is comfortable with it, especially with this being her expertise.

Commissioner Fowler stated that she wants to feel comfortable and she wants to make sure that the board knows what is being asked to vote on. She said it is important that they know and at this point, they do not know.

Commissioner Martinez asked if there were any other comments.

There were none.

Commissioner Martinez stated that Resolution No. 3029 would be tabled and Ms. Barnes and her team will follow up with the additional information requested. He said the board would revisit this resolution in the very not to distant future, as they do not want to do anything to impact the staff at SLHA in a negative fashion when in fact, they are trying to ensure that they are impacted in the most positive fashion as possible.

### **Resolution No. 3030**

Authorizing and Approving an Emergency Winter Housing Pilot Program.

Presenting Resolution No. 3030, Ms. Barnes stated that over the past year there had been an 18.1 percent increase in homelessness across the nation and St. Louis has felt the effects of this crisis. She noted that a critical surge in homelessness is also being faced regionally, particularly impacting families that have relatives who are disabled or who have chronic medical conditions. She said the need for affordable housing poses even more opportunity to support the most vulnerable in their communities, especially during the harsh winter weather months. Ms. Barnes stated that board approval was being requested to implement a pilot emergency housing program designed to provide immediate shelter and support to these highly vulnerable families. She said this partnership will be in collaboration with the St. Louis City Department of Human Services and its entire homeless service provider network, the St. Louis City Continuum of Care. She noted that this pilot program is seen as a very small step towards helping to address a critical need in the community, especially given the escalating homelessness and the need for a swift and targeted response to protect the health and well-being of some of their neighbors. She said this effort is consistent with SLHA's commitment to support St. Louis City's first regional plan on homelessness and this pilot program is supported by local HUD leadership and drafted in accordance with key HUD guidance, including PIH Notice 2024-30, PIH Notice 2024-17 and PIH Notice 2023-13. Ms. Barnes stated

that through this pilot program, SLHA will focus on non-elderly individuals who are age 18-61, who are either transitioning out of an institutional setting or segregated setting, who are at serious risk of institutionalization and who are currently homeless or at risk of becoming homeless. She said to qualify for this pilot program, eligible households will have to have at least one household member in the target age who has a disability or chronic medical condition, they will have to be referred through the Department of Human Services (DHS) or one of its designated homeless service providers and they will have to meet all general HCV program eligibility requirements. She noted that SLHA has been in a lot of communication with DHS about this pilot program and has had conversations with Barnes Jewish Hospital and Wash U about ensuring they can get the records needed and the health services to the families that are most impacted. She said she and SLHA's HUD partners are extremely excited to see the agency make use of these special-use vouchers that are specifically for families with chronic medical needs. Ms. Barnes stated that SLHA would implement this pilot program through opening its HCV wait list specifically for its Mainstream vouchers, which is for the special population, and the wait list will be open February 3, 2025 through March 31, 2025 or until all of the resources are exhausted. She said this is seen as both critical and timely and it will provide a lifeline to some of the most vulnerable neighbors, especially given the most recent weather conditions seen in the city of St. Louis. She noted that by collaborating with these partners and utilizing these special-use vouchers, SLHA will be able to help support the efforts of the city and the region and make new opportunities for those who are in most dire need. She said board approval was requested for SLHA to implement this pilot program.

Commissioner Martinez asked if there were any questions, comments or concerns regarding Resolution No. 3030.

Commissioner Jones asked if a person will be designated to guide the families through the procedures or will SLHA hire someone.

Ms. Barnes stated that the benefit of SLHA partnering with the Department of Human Services and their homeless service provider network is they will be the ones doing the applications with the families and helping them to gather all of the verification items SLHA needs to activate the vouchers. She said this does not require SLHA to hire more people, as it has a team that is ready to do the work and is already being funded through the fees that support this program.

Commissioner D'Souza asked how will individuals and families find out about the opportunity and how will they access that and other information for consideration.

Ms. Barnes stated that SLHA will send out the notices the way it typically does, via the newspaper, SLHA's website and the normal communication channels, and individuals and families can contact the St. Louis City Continuum of Care or the Department of Human Services to access the program, as they will be the ones doing the screenings to identify the families with the most critical needs and making referrals to SLHA.

Commissioner Fowler asked if families will be able to use these vouchers to find permanent housing or will it be short-term housing to take them through a certain period of time.

Ms. Barnes stated that once the families have the voucher and identify whatever housing is suitable for them, it would be long-term and they will be able to take the voucher anywhere they go.

Commissioner Martinez asked if there were any further questions and/or comments regarding Resolution No. 3030.

There were none.

Commissioner Fowler moved to approve Resolution No. 3030. Commissioner Jones seconded the motion. The motion passed with all commissioners voting aye.



## **DIRECTOR'S REPORT**

Presenting some of the agency's highlights, Ms. Barnes stated that SLHA was recently awarded \$3.5 million in tax credits through the Missouri Housing Development Commission and another \$3 million to be applied to the redevelopment for Clinton-Peabody. She said with this new award, SLHA will be able to move forward with constructing 89 new housing units, with 44 of those units being reserved for current Clinton-Peabody residents. She said SLHA, in collaboration with POAH, the master developer on this project, anticipates that construction will begin sometime later this year or early 2026. She noted that links are included in the materials to recent media announcements about the award and the next steps in the process.

Ms. Barnes stated that SLHA saw an exponential increase in the level of community engagement during the holiday season across its entire portfolio thanks to the leadership of Resident Initiatives, the Property Management Department and the Tenant Affairs Boards, who were super active in helping to connect with community partners to bring in additional resources and support to the families. She said SLHA is very grateful for collaboration with the City of St. Louis Office of Violence Prevention, Washington University Medical Center Redevelopment Corporation, Salvation Army, local churches and other community partners. She noted that because of these community partners, SLHA was able to bring holiday cheer to 11 SLHA housing communities, which was a first for the agency.

Ms. Barnes stated that SLHA, in partnership with Ready Readers, recently launched its neighborhood reading captain's program where it will be fostering literacy and providing opportunities for its residents. She said similar to the way SLHA partners with HUD to create new employment opportunities for the families it serves, it is looking for opportunities to do that with other community partners to serve the residents and families and to allow them a pathway to financial success.

Ms. Barnes acknowledged the Housing Choice Voucher Department for obtaining a 99% voucher utilization rate and securing a high performer rating status for the agency. She noted that the agency has been working really hard towards that achievement.

Ms. Barnes acknowledged the Public Housing teams, both the SLHA-managed properties and the mixed-finance sites, for working really hard to achieve higher occupancy rates. She noted that currently 22 sites have achieved a 90% or higher occupancy rate, with 60% of those sites achieving a 95% or higher occupancy rate. She said it is recognized that there are a lot of vacancies across SLHA's portfolio and some are concentrated at specific sites. She noted that SLHA has been in regular communication with the owners of those sites where appropriate within the mixed-finance portfolio and is working with them to raise funds to turn units. She said SLHA is grateful for the recent award from the City of St. Louis, some of SLHA's HUD partners and the availability of capital funds to help make that a priority.

Ms. Barnes shared that a couple of HUD updates were coming down the pipeline, especially with the change in administration, and she noted that for this first quarter, there was a 2.5% proration decrease nationally in the public housing operating subsidy. She said in anticipation of additional funding cuts, SLHA has begun transitioning to a more conservative fiscal approach to better manage any potential funding fluctuations. She stated that this is something that the agency is watching very carefully and is being very thoughtful and mindful of, as it may require some shifts in how the agency does things moving forward. Ms. Barnes stated that some new regulations also came out at the end of 2024 and a lot of new regulations came out at the start of 2025 that will affect how SLHA does operations. She said she wanted the board to be aware in case they hear from partners or community members and she will keep them in the loop on what guidance is coming down and what new regulations are coming in for the agency, as well as SLHA's efforts to make sure that it is in compliance with all that is required at the federal level.

Concluding, Ms. Barnes yielded to Sergeant Teeter with the St. Louis Metropolitan Police Department to present.

Sgt. Teeter reported that violent crimes, which are things such as assault first and armed robberies, are down significantly, the recovery of stolen autos within the complexes is also down significantly, as were calls for individuals in which they were mainly having problems with juveniles roaming the complexes armed with guns. He noted that about three months ago the Housing Authority Unit was getting calls for each one of these incidents every couple of days or so. Sgt. Teeter stated that on the flip side, there has been a high volume of domestic disturbances and disturbances between neighbors within the complexes and several arrests had to be made in those incidents. He noted that he has been working very closely with Paul Werner, Director of Operations for Public Housing, Lucius Bennett, Director of Property Management, and Deon Williams with McCormack Baron to address these issues. Sgt. Teeter stated that he continues to stress to the Housing Authority Unit officers the importance of remaining highly visible when working in the complexes and to try to build positive relationships with the residents when they have contact with them. He said it appears to be having somewhat of a positive impact, with overall crime statistics being lower as of late and with having four officers, himself and not a bunch of resources. He noted that it is also the winter months and that the inclement weather definitely plays a role. Concluding, Sgt. Teeter stated that there had not been any major crimes needing to be addressed.

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

Commissioner Fowler expressed that she was glad that the staff is looking ahead with the new administration and talking about it, which shows foresight. She said her biggest concern is how will the Department of Governmental Efficiency affect housing and if they will see housing as a place to make cuts.

### **RESIDENTS CONCERNS**

Linda Dailey, a resident of Cambridge Heights, stated that the residents are currently in a crisis there with Carleton Living and the property manager. She said they are a newly formed TAB board and they do not have a meeting space. She noted that they had a meeting on January 22, 2025, which was not a safe space for them, as they were being recorded. She said they had invited Edith Guthrie, President of the City-Wide TAB, and Matt Helmkamp, a representative from the Board of Aldermen. Ms. Dailey stated that the residents are long-term tenants and Carleton Living is saying that they are either under-housed or over-housed, but someone at the top had to drop the ball because when the residents do their recertification, compliance tells them whether they need to downgrade or move to a bigger unit. She said a lot of the residents at Cambridge Heights are public housing residents and it is believed that Carleton Living is trying to push them out. She noted that they have expressed themselves to Paul Werner, Director of Operations for Public Housing, and Eugenia Washington, Ombudsman. Ms. Dailey stated that the residents are also being threatened by the property manager when she conducts inspection. She noted that one tenant is facing eviction and another tenant was evicted on January 14, 2025 in the cold condition. She said there is another tenant who is dealing with water damage and mold in her unit and others are dealing with leaking roofs. Ms. Dailey stated that management is also trying to force residents to move into senior buildings, but they are accustomed to living in townhouses. She noted that management will not accept money orders either, so the residents are paying rent on a portal, which charges a service fee. She said vacant units are also being broken into. She said they need some help and SLHA is not supporting them.

Commissioner Martinez thanked Ms. Dailey and noted that he was disappointed that she would say that their meeting was being recorded. He said as members of a resident-led organization, they have a right to privacy. He apologized that they had to go through that situation and said he would certainly reach out to Carleton and whomever else that may have been involved with that situation because it is unacceptable.

Ms. Barnes also thanked Ms. Dailey for her comments. She noted that Ms. Dailey and Ms. Watkins had shared information with her and SLHA's team and she believes that there may be a disconnect about how the agency is able to support and what it is able to enforce and do with and for the residents. She acknowledged the work of Vontriece McDowell, Director of Resident and Community Engagement, with getting the Cambridge Heights TAB established and noted that Mr. Werner has been in regular communication with Carleton to elevate the concerns that Ms. Dailey and other residents have brought to his and Ms. Washington's attention. She said sometimes there are things that SLHA is not able to control, but SLHA is able to follow up when the residents bring information to its attention and work with Carleton to make sure they understand the regulations and are following the regulations that are in place. Ms. Barnes stated that she was very alarmed to hear that there were concerns about recordings in the meeting space, which is something that was brought to Carleton's attention. She said Carleton had intended to attend the meeting to address some of the concerns, particularly the camera, which is just in the community room and it was not thought to deactivate it. She noted that with the residents being a newly formed tenant association board, SLHA is moving through this process with them and will meet with them on January 24, 2025 to discuss things in greater details. Ms. Barnes stated, not to defend Carleton, that as this is new for them, they are not entirely sure all of the time and are trying to figure it out. She noted that SLHA staff get a lot of questions and are advocating for the residents, which is something that SLHA continues to do and will continue to do, and sometimes there are things that SLHA's team is asked to do that as an agency, it does not have the authority to do, but SLHA can enforce the rules and will enforce the rules. She asked Ms. Dailey to bring the names of the specific residents, the unit numbers and the issues to the meeting or email that information to her and she would follow up with the owners directly. Ms. Barnes stated that what she sometimes finds is that because they are not SLHA-assisted families, there really is not anything SLHA can do, but when they are SLHA families, SLHA elevates those concerns. She apologized that SLHA has not seen as quick a response from the management company as it would like to see, but SLHA is working and doing what it is able to do to support the residents. She recalled Ms. Dailey mentioning vacant units at the October 2024 meeting and she had made known that some things were in the work. She said Carleton was able to raise a couple million dollars and they have been going through the closing process. Ms. Barnes stated that SLHA is there to support the residents and wants them to have a successful living experience and a community that they want to live in. She said SLHA may not be able to do everything, but will try its best to do what it can.

Ms. Dailey stated that their TAB board is new and everybody is not familiar with being on the board. She asked how does the board grow when they do not have a safe space to do so. She noted that a lot of their meetings are happening in her home because the meeting space they do have, management wants them to share it with the management office.

Ms. Barnes shared that HUD regulations require PHAs to have a certain number of units to provide space and historically, as an agency, SLHA has asked the property owners at the mixed-finance sites to provide a space and if they are not able to identify a space at the site, then the regulations allows SLHA, as a housing authority, to identify a space for them outside of the development. She said this is something that SLHA is happy to work through with them.

Ms. Dailey thanked Ms. Barnes.

Commissioner Jones asked if Cambridge Heights is the only site connected to SLHA that is managed by Carleton.

Ms. Barnes stated that SLHA does not have any other sites in common with Carleton, other than Cambridge Heights, and she noted that Carleton is also part owners of the site.

Sarah Watkins stated that she was not a resident, but a housing and a tenant advocate. She said her organization, Tenants Transforming Greater St. Louis, supports tenants when they are facing issues and they help to organize tenant unions. She noted that Ms. Dailey reached out to her for assistance and she has been working closely with the residents at Cambridge Heights the past few months. She stated that the tenants want someone to advocate on their behalf and in their eyes, they feel they should be protected by SLHA. Ms. Watkins stated that Cambridge Heights' owners, Carleton Redevelopment, is partly owned by KAI Enterprises. She asked if Michael Kennedy was being roped into the discussions and if he is aware of the practices of the property management. She also asked what are the guidelines for how property management conducts business with the tenants.

Ms. Barnes stated that SLHA has elevated the residents' concerns to the owners, Cochran Redevelopment Group, and their partners. She noted that it is not something that SLHA has withheld. She said as it pertains to the daily management of the site, the rules that SLHA is allowed to enforce are those that are in its Admissions and Continued Occupancy policy (ACOP), however, as issues are brought to the agency's attention, SLHA elevates them back to the owners and the management company. Ms. Barnes stated that she believes that sometimes there are things happening at the site that leadership is not aware of; therefore, it has been helpful for the residents to inform SLHA so that SLHA can let leadership know for them to take whatever corrective action as appropriate.

Aja Robinson, a resident of Cambridge Heights, stated that she had a stroke, lost her job and cannot pay the rent.

Commissioner Martinez stated that SLHA was very sorry and would assign staff to contact her and see what type of support the agency may be able to provide to her.

Commissioner Jones asked Ms. Robinson if she was a public housing resident or a Section 8 participant.

Ms. Robinson stated that she is a market rate tenant.

Ms. Barnes stated that SLHA does not have any authority on the market rate side and she is not entirely sure how SLHA will be able to best support, but she would receive Ms. Robinson's information and share that thought with Carleton.

Dearra Wayne, a resident of Cambridge Heights, stated that she has been complaining about a leaking faucet for the past three years and she and her children have been living with black mold. She said the manager will not transfer her to another unit.

Ms. Barnes asked Ms. Wayne to type her unit number in the chat and she would follow up with her offline after the meeting to get more information. She said she would also have Mr. Werner to reach out to Carleton to look into her concerns further as well.

Ms. Dailey stated that Mr. Werner is aware of the issues with Ms. Wayne's apartment, as she showed both Ms. McDowell and Mr. Werner pictures of Ms. Wayne's home. She noted that Ms. Wayne is still living in those conditions and she would send the pictures to Ms. Barnes. She said SLHA staff is very much aware of what the residents are dealing with at Cambridge Heights. She stated that they are in dire need and are trying to get their information and struggles to the right people.

Ms. Barnes stated that she appreciated Ms. Dailey for sharing this information and bringing some additional things to her attention. She noted that she was looking forward to their discussion at the

meeting. She said Ms. Dailey could show her all of the information and she would follow up with Carleton and SLHA's team. She thanked Ms. Dailey, Ms. Robinson, Ms. Wayne, Ms. Watkins and the other Cambridge Heights representatives and tenants who expressed concerns.

**COMMISSIONERS' CONCERNS**

Commissioner Fowler shared that she would send her questions to the staff ahead of time after her review of the retirement plan documents. She noted that she could have sent her questions about the plans prior and staff could have had the information available for her. She said she would practice that in the future.

Ms. Barnes stated that Commissioner Fowler's thoroughness is appreciated.

Commissioner Jones stated that although she does not deal with the day-to-day activities, she is ready to help if she is needed for anything.

**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 5:44 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. 3029**

## MEMORANDUM

To: Board of Commissioners

Through: Latasha Barnes, Executive Director

From: Stacy Taylor, Director of Human Resources

Date: February 12, 2025

Subject: Resolution No. 3029  
Authorizing and Approving the Selection of a Service Provider and Plan Recordkeeping and Administration, and Investment Advisory Services for the St. Louis Housing Authority's Retirement Plan

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For many years, the St. Louis Housing Authority (SLHA) has engaged the services of Attorney Rhonda O'Brien to provide plan documents and guidance for SLHA's 401(a) Money Purchase Plan and 457(b) Retirement Plan. Attorney O'Brien informed SLHA of her plans to retire and recommended that SLHA transition to a full-service provider that could handle an investment platform, recordkeeping services, and provide plan documents. SLHA was advised that this would be more cost-effective than continuing to engage an attorney to provide plan documents.

In response, SLHA issued a request for proposal for these services and selected the joint proposal of Voya Financial and Retirement Plan Advisors as the top bidder.

Board approval is requested for the Executive Director to execute the necessary applications to initiate negotiations with representatives of Voya Financial and Retirement Plan Advisors to further engage in negotiations for plan recordkeeping, administration and investment services and to prepare for submission to the Board all documents and plan amendments that may be necessary to facilitate the retention of Voya Financial and Retirement Plan Advisors.

**Authorizing and Approving the Selection of a Service Provider and Plan Recordkeeping  
and Administration, and Investment Advisory Services for the  
St. Louis Housing Authority's Retirement Plan**

WHEREAS, the St. Louis Housing Authority ("Authority") is a municipal corporation of the State of Missouri according to the provisions of Chapter 99.010 et seq; and

WHEREAS, pursuant to the Housing Authorities Law Section 99.010 to 99.230 RSMo., the Board of Commissions has authority to compensate its employees and may provide, among other benefits, retirement plan(s) to its employees; and

WHEREAS, the Authority established the St. Louis Housing Authority Retirement Plan on October 5, 1961, which has subsequently been re-stated (most recently on November 18, 2011) and amended (most recently in November 2023); and

WHEREAS, the Authority's 401(a) Money Purchase Plan is a pension defined contribution plan in which all full-time employees are eligible to participate after six months service. Principal Financial Services (Principal) is the current provider for the Authority's 401(a) plan and has been since November 18, 2011; and

WHEREAS, the Authority's 457(b) Retirement Plan is a nonqualified deferred compensation plan. The Plan is available to all employees and those choosing to participate may elect to defer a portion of their salaries. Nationwide and Security Benefit Group are currently the two providers for the Authority's 457(b) plan. Nationwide has been a provider since October 7, 1987. Security Benefit Group has been a provider since May 30, 2004; and

WHEREAS, the Authority issued Solicitation No. HR 24-02 seeking proposals from retirement plan providers for administration and recordkeeping services and investment advisory assistance for its 401(a) Money Purchase Plan and its 457(b) Retirement Plan; and

WHEREAS, the selection committee has selected the joint proposal of Voya Financial and Retirement Plan Advisors as the top bidder; and

WHEREAS, to facilitate the retention of Voya Financial and Retirement Plan Advisors, the Authority seeks to execute initial applications and engage in contract negotiations with Voya Financial and Retirement Plan Advisors.

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

1. The Executive Director, or her designees, is authorized to execute such applications for investment/recordkeeping/administrative services to initiate negotiations with representatives of Voya Financial and Retirement Plan Advisors for plan administration and recordkeeping and investment advisory assistance for the St. Louis Housing Authority's employees.
2. The Executive Director, or her designees, is authorized to engage in negotiations with the appropriate representatives of Voya Financial and Retirement Plan Advisors for plan administration and recordkeeping and investment advisory assistance.



3. The Executive Director, or her designees, is authorized to prepare for submission to the Board of Commissioners all appropriate documents necessary to effect the transactions described herein and any other actions contemplated hereunder.
4. The Executive Director is authorized and directed to do all things necessary to carry out the terms and conditions of this Resolution.

# **EXECUTIVE DIRECTOR REPORT**



## MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: February 21, 2025

Subject: Executive Director Report

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As we embark on a new year, I am pleased to share a recap of recent successes and ongoing initiatives across the agency. This memo highlights our collective commitment to resident well-being, community building, and program excellence. For more detailed information, please refer to the accompanying Monthly Activity Report.

### **Clinton-Peabody Maintaining Momentum**

Clinton-Peabody's transformation is gaining momentum and earning accolades. In January, residents celebrated news of the \$6.5 million award and the MLK holiday with the redevelopment team. A \$6.5 million housing tax credit award from the MHDC will fund 89 new housing units in Phase I, half reserved for current residents. Further demonstrating the project's momentum, Clinton-Peabody was recently recognized for its innovative resident-led design at the American Society of Landscape Architects St. Louis Awards ceremony on February 7, 2025. This project continues to showcase the power of collaboration and community engagement in creating thriving affordable housing. Learn more from [St. Louis American: Clinton-Peabody entering new phase of history](#) and [KSDK: Building a better future](#).

### **Cambridge Heights Gets \$700K Boost for Mold Remediation**

With special thanks to the St. Louis Development Corporation (SLDC), Cambridge Heights Apartments is getting a much-needed \$700,000 boost to tackle mold issues. This grant from SLDC follows a previous \$1.2 million allocation to help mitigate vacancy at the mixed-finance development, bringing the total recent investment to nearly \$2 million. These funds will help revitalize the 223-unit complex, improve living conditions, and address high vacancy rates.

### **Opening Doors to Opportunity and Stability with Vouchers**

Our Housing Choice Voucher (HCV) program continues to thrive, maintaining an exceptional 99% utilization rate. While inspection completion rates dipped slightly last month due to inclement weather, our commitment to connecting families with safe, affordable housing remains steadfast. We're also pleased to announce two recent HUD awards: 15 Tenant Protection Vouchers to support families relocating from the redeveloping Preservation Square Apartments, and 7 new Tenant Protection Vouchers to address emergency living conditions at Riverbend Apartments.

Recognizing the urgent need for shelter during the winter months, SLHA has partnered with the City of St. Louis and local service providers to launch the Emergency Winter Housing Pilot Program. To further support participants in this program, we've also launched a Community Housewarming Drive to collect essential household items, helping them transform their new houses into homes. We will continue to collaborate with community partners to identify the best ways to support families and further the goals outlined in the [Regional Plan to Mitigate Homelessness](#).

### **Occupancy and Improvements on the Rise**

Reactivating vacant units remains a priority for the agency, as 20 developments maintain occupancy rates of 90% or higher. We're continuing to leverage funding from the City of St. Louis Community Development Administration, the HUD Housing-Related Hazards grant, and capital funds to create safe and comfortable homes for our residents. This dedication to quality is reflected in our recent NSpire inspection results: three developments underwent inspections in January, each scoring above 90 points and earning a three-year inspection cycle! Congratulations to West Pine (98 points), Euclid Plaza (96 points), and LaSalle Park (91 points) on their outstanding performance!

SLHA is making significant efforts to revitalize its public housing portfolio, focusing on critical repairs and upgrades to enhance residents' quality of life. Several key projects are currently underway. Returning vacant units to service is a top priority, with heavy make-ready work progressing at SSSC Lafayette Townhomes and Folsom/Norfolk. Parkview Apartments is seeing comprehensive improvements, including first-floor renovations and a new access control system. Vital sewer repairs are also underway at Badenhau. Enhancing safety and security remains crucial, with upgrades being implemented at Cochran Plaza and California Gardens, the latter thanks to a recently awarded Emergency Safety and Security Grant.

Looking ahead, SLHA is laying the groundwork for future improvements. Roof replacements are being finalized at West Pine and Al Chappelle, and elevator modernizations are in progress at Parkview and California Gardens. A major initiative is also in the works to address housing-related hazards and lead-based paint at Northside Scattered Sites, supported by a \$520,300 HUD grant. These projects demonstrate SLHA's ongoing commitment to creating and maintaining safe, comfortable, and modern homes for its residents.

### **Navigating Federal Funding Landscapes**

The (CY) 2025 Public Housing Operating Subsidy Obligations for January through early April were released at a 2.5% proration decrease, with interim levels at 95% for the first quarter. HCV Administrative Fees for March and April will be issued at a 91% proration, a 9% decrease below actual need. As federal funding landscapes evolve, SLHA will maintain a conservative fiscal approach to effectively manage potential fluctuations and ensure program stability for our residents.