



St. Louis Office for Developmental Disability Resources
Minutes of the Program Committee
April 10, 2024

Board Members Present:

Cynthia Mueller, Committee Chairperson
Nina North-Murphy

William Siedhoff

Board Members Absent:

Sherry Wibbenmeyer

Staff Members Present:

Shaelene Plank, Executive Director
Nate Head, Director of Agency & Community Relations
Ebony Young, Agency Relations Representative

Rachel Shapiro, Executive Assistant
Lisa Briggs, Director of Finance

Guests Present:

Shanna Nieweg, Horizon Housing
Cynthia Duffy, Gateway Housing First

The meeting was called to order by Cynthia Mueller at 11:59 pm.

- Horizon Housing – Project Presentation
 - a. Horizon Housing has asked us to fund half of the pre-development costs for a 25-30 tiny home community at Theodosia and Wellstone. They presented information about the project to our committee members. The architect put together preliminary drawings for what the community will look like. They plan to build 413-square-foot homes, each with a full-size bathroom, bedroom, kitchen, living room and dining area. These are to be durable units with materials that will last for 30 years. They will erect two community buildings on site and hire onsite support staff and security. Will have facilities set up with amenities and therefore, will not displace tenants. The community buildings will have free washers and dryers. They will use the community space for programs such as job training, meetings, and social gatherings. The two community buildings will be 2150 square feet and will each stand at opposite ends of the gated community. There will be a concrete path to each door as well as private trash pickup (for security reasons).
 - b. The committee voiced concerns about the safety and lack of vibrancy of the location. The representatives met with Alderwoman Pamela Boyd, who shared with them her rigorous screening session for development in the area. She endorsed her support for the project. Her hope is to develop vacant lots and bring back the area. There is a large homeless population there. Former residents want to remain but there is no affordable housing in the area.
 - c. Two other not-for profit organizations are developing in the area as well. MLK business owners will be pleased to have these homes in their neighborhood. With Wash U owning land in the area, they are hoping to bring grocery stores back. Have plans to bring in community with lasting effects. Manufacturing companies are also looking to pick up warehouses in the area.
 - d. The property is a whole city block. It is ready for development. All one vacant lot on the north side. There is the opportunity to develop on the other side of the street eventually.
 - e. Discussion about if there is any collaboration to develop the area. It is a food desert and bank desert right now. Not far from Washington University development. Would prefer not to see silos. Shanna and Cynthia have met with state representatives and alderpeople, but not other developers. They looked at other locations, but this amount of property was not available. This location also helps centralize their

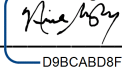
existing operations more. They have a huge waitlist for this type of housing. The gated community is a plus.

- f. There is concern among committee members that when behavioral health and DD come together, people with DD can be at risk. Concerned about the two populations being housed in the same area and whether staff components are more geared toward behavioral health. They are seeing dual diagnosed and some with substance abuse. Focusing on those least likely to be housed. Horizon has been servicing DD for over 20 years. They have been housing mixed diagnosed individuals for seven years and have not had issues. They are safe because they make sure support services represent the population they are serving. They serve each client at their level of needs. Safety comes first. They have had no incidents or hospitalizations. They partnered because they know the two needs and a mixed community has worked.
 - g. "Peer Representative" is better than "Peer Support." This living situation would apply to people who have higher functioning and can live independently in the community.
 - h. Food desert – Will have a food pantry on site in conjunction with SLU and will work with Trader Joe's and food outreach individuals who will stock the pantry once per month. Will open it up to public individuals who have food insecurities. MLK has some grocery stores. Bus locations are right outside the community. Horizon Housing and Gateway Housing First already take them to the grocery store and help them shop.
 - i. Tiny homes will have porches and a small place to store bikes. Entrances are limited. Visitors and staff will be the only ones with cars who will need parking. Parking lot is on the site and there will be street parking. There will be five accessible units. Will be using fobs, not codes.
 - j. The other 50% for pre-development costs is still pending. They are presenting to their board this month. Full development cost is projected to be \$7.5 million. Asking for over \$5 million from St. Louis CDA / Community Development Agency (ARPA money). Asking the Federal Home Loan Bank of Des Moines for \$2 million. Final money would come hopefully from DDR and other funder. They have spoken to franchise Tiny Home communities. There is not a huge number of communities to investigate, nor are they permanent or for people with DD.
 - k. Horizon is careful about controlling visitors. There will be onsite monitoring and fob access. Will be asked to leave if they or a visitor disrupts others.
 - l. How will the two organizations work together? Gateway Housing First will be the developer (landlord, upkeep, funder compliance); Horizon will be the onsite staff and coordinate with third parties. House rules, support plans, and case notes will be developed by Horizon.
 - m. Admission policies – What level of support will they provide? Will provide onsite case management, supportive living counseling services, etc. If they don't have already, Horizon will provide that. If need onsite job training, they intend to partner with community partners. Criteria include that they must be homeless or at imminent risk for being unhoused. This is not HUD funded so they do not have to meet chronic homeless criteria. Must meet DD criteria and have support services to stay housed.
 - n. Partnered a lot with other agencies to help them learn how to serve people in housing industry.
 - o. Discussed the funding of the other portion of pre-development. They will not know about the other funding until July 1st so anything we do is contingent upon them getting the other half. We can vote in May and if approved would be contingent upon other funding approvals.
 - p. **Nina North Murphy moved to allocate \$160,425 to Horizon Housing Development Company & Gateway Housing First for 50% of pre-development costs of their tiny home project, contingent upon their securing funding for the other half of pre-development costs. Bill Siedhoff seconded the motion. All voted in favor. None opposed. Motion carried.**
- FY24 Midyear funding adjustments, Nate Head, Director of Agency & Community Relations
 - a. Other agencies have seen growth and need more units for the remainder of FY24.
 - i. UCP Supported Employment requests 230 additional units (230 units x \$62.13/unit = \$14,289.90). This would bring their award to \$54,674.40 (650 units + 230 units).
 - ii. Sunnyhill ISLA requests 75 additional units for FY24 (75 units x \$46.13/unit = additional \$3,459.75). This would bring their award to \$72, 125.75.
 - iii. The Center's employment training program requests 204 additional units to get through FY24 (204 units x \$51.79/unit = additional \$10,565.16).

- b. **Nina North Murphy moved to award UCP Supported Employment, Sunnyhill ISLA, and The Center’s employment training program the additional units/extended award they requested for FY24. Bill Siedhoff seconded the motion. All voted in favor. None opposed. Motion carried.**
- One-time funding requests for FY25, Nate Head, Directory of Agency & Community Relations
 - a. One-time projects were already approved for FY25. However, we would like to start funding some now to spend down money. Some we can fund in FY24 are:
 - i. Promise Community Homes - \$74,503
 - ii. Southside Early Childhood Center – the equipment for \$15,000
 - iii. Lafayette Habilitation Center – some or all of the \$200,000
 - iv. NavigateSTL Schools - \$35,000
 - v. Artists First Tables - \$7,200
 - vi. The Muny - \$13,500 for the set-up costs
 - vii. Five-Star Community Center doors - \$2,500
 - b. **Nina North Murphy moved to fund the above listed one-time FY25 projects in FY24. Bill Siedhoff seconded the motion. All voted in favor. None opposed. Motion carried.**

Call for a motion to adjourn (Cynthia Mueller) – Nina North Murphy moved to adjourn. Bill Siedhoff seconded the motion. All voted in favor. None opposed. The meeting was adjourned at 1:16 pm.

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Nina North Murphy, Secretary

May 9, 2024

Date Approved