



MEMORANDUM

TO: Trustees

FROM: Janice Thomas, Housing Committee Member **BOARD ACTION REQUIRED**

DATE: October 10, 2025

SUBJECT: CMHF Permanent Supportive Housing Funding for Peter & Paul Community Services

Attached is a resolution, which if approved, will provide a 10-year \$500,000 forgivable loan to Peter & Paul Community Services to renovate two floors of a former nursing home creating 34 permanent supportive housing (PSH) studio apartments. Should the proposed project be awarded funding, available PSH funding for the remainder of FY26 will be committed.

BACKGROUND

In April 2024, Peter & Paul Community Services (PPCS) acquired a 4.5-acre, 188,000 square foot property at 3225 N. Florissant in the St. Louis Place Neighborhood. Formerly the Little Sisters of the Poor nursing home, the site was purchased for \$3 million with ARPA funding from state and local sources. Known as the Peter & Paul Community Campus, the property includes: a chapel, an auditorium, a convent, 15 one-bedroom apartments, and an eight-story tower building.

Community Campus Development & Housing Programs

Renovations underway or planned for the Community Campus include the following: the auditorium is being transformed into a 100-bed emergency shelter for men; the current emergency shelter, temporarily housed in the chapel, will relocate to the renovated auditorium by late summer 2025; and the convent located above the auditorium now hosts meeting rooms, group therapy spaces, and staff offices.

The 15 one-bedroom apartments on the campus are currently leased to People's Health Centers with most tenants being former PPCS shelter clients. The tower building includes 100 rooms across seven residential floors (first floor lobby). Prior to the May 16, 2025 tornado, four floors were in use:

- PPCS' Positive Directions Program: 16 transitional units
- DOORWAYS: 16 emergency housing units
- Family Bridge Program: 18 transitional units for immigrant families
- HUD CoC Program: A floor being prepared for chronically homeless individuals

Following the May 16 tornado, PPCS rapidly mobilized to support displaced individuals: (1) one floor houses residents from a damaged assisted living facility, (2) one floor serves families supported by the Society of St. Vincent De Paul; and (3) one floor temporarily houses displaced Horizon Housing Development Company (HHDC) permanent supportive housing (PSH) clients. The floor housing the

HHDC clients transitioned to a grant-funded PSH floor in July 2025, supported by the St. Louis Office for Developmental Disability Resources.

Planned Construction & Funding Request

PPCS is requesting \$500,000 (24% of total project cost) in the form of a 10-year forgivable loan to renovate the second and eighth floors of the tower:

- Convert 34 rooms (17 per floor) into studio apartments with full bathrooms and kitchenettes.
- Kitchenettes will include an oven, stove with exhaust hood, full-size refrigerator, microwave, and sink.
- Units can be available for tenancy within 6–8 months following the funding award.
- Each unit will cost \$50,000 to renovate; total project cost \$1.7 million (includes all necessary upgrades to mechanicals – electrical, HVAC, plumbing and technology).
- 50% of the cost to renovate each unit will contribute to the required upgrades to the building.
- The remaining 76% of project costs will come from the Federal Home Loan Bank of Pittsburgh and private donations from the Annual Catholic Appeal.

Best Practices in Care & Services

All housing and services on campus are guided by evidence-based models including trauma-informed care, harm reduction, and wraparound services. Places for People will open a clinic (late 2025) providing behavioral health services for PPCS residents and residents in surrounding neighborhoods. Additional amenities include an occupational therapy room, monthly visits from the St. Louis Public Library, and proximity to public transit (50 feet from bus stop), city park, Downtown St. Louis, and major highways. The campus represents a model for integrated supportive housing, emergency shelter, and community health services. PPCS's approach aims to ensure that individuals experiencing homelessness or housing instability receive not only housing/shelter, but the dignity, care, and resources needed to thrive.

Housing Committee Recommendation

The MHB Housing Committee met on three different occasions (September 15, 2025, October 6, 2025, and October 8, 2025) to review and discuss the funding request and unanimously recommends a 10-year \$500,000 forgivable loan for board approval. The loan will obligate Peter & Paul Community Services to ensure all 34 PSH studio apartments are dedicated for a minimum of 10 years, subject to an annual certification and site visit, which if satisfactory, will reduce the balance owed each year by 10%.

This will be the second PSH project supported by an MHB 10-year forgivable loan. The first funded project funded was the development of Garfield Place in Benton Park West, offering 15 one-bedroom apartments in a renovated former St. Louis Public Schools elementary school. Peter & Paul successfully completed their 10-year loan forgiveness in 2023. Garfield Place continues to house the agency's administrative offices and PSH apartments.

CITY OF SAINT LOUIS MENTAL HEALTH BOARD OF TRUSTEES

**AUTHORIZATION OF FUNDING TO PETER & PAUL COMMUNITY SERVICES FOR
10-YEAR PERMANENT SUPPORTIVE HOUSING FORGIVABLE LOAN
FROM THE COMMUNITY MENTAL HEALTH FUND**

RESOLUTION

WHEREAS, the City of St. Louis, Missouri has levied taxes pursuant to the laws of the State of Missouri Sections 205.975 – 205.990 RSMo. to fund the Community Mental Health Fund and the Board is entrusted with administering this fund; and

WHEREAS, this Board is desirous to implement its responsibilities to ensure high quality-behavioral health services for adults ages 18 and older residing in the City of St. Louis; and

WHEREAS, MHB has determined that there is a shortage of safe, sanitary housing for persons with serious behavioral health conditions; and

WHEREAS, MHB has established a Supportive Housing Fund to expand access to housing and to assist organizations to develop properties for the intended purposes set forth by the Fund; and

WHEREAS, Peter & Paul Community Services has proposed that MHB's Supportive Housing Fund invest in the development of 34 studio apartments dedicated to permanent supportive housing for St. Louis residents with serious behavioral health conditions; and

WHEREAS, Peter & Paul Community Services has experience in developing and successfully operating other permanent supportive housing projects; and

WHEREAS, MHB's Housing Committee thoroughly reviewed the full proposal and unanimously recommends the project for MHB support;

NOW THEREFORE BE IT RESOLVED:

The Board Chair and Executive Director are authorized to negotiate, with assistance from MHB's General Counsel, an agreement with Peter & Paul Community Services for a loan of up to \$500,000 to complete the renovation and operate for at least 10 years, 34 permanent supportive housing studio apartments in the St. Louis Place Neighborhood for persons with serious behavioral health conditions.

APPROVED THIS 16th DAY OF OCTOBER 2025

Board Chair/Officer Name (printed):	Signature:
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ATTEST:

Board Officer Name (printed):	Signature:
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