

Application Form

APPLICANT INFORMATION

Date of Incorporation*

Enter date

01/16/1984

Service Fields*

Enter primary agency service field(s).

Housing & Shelter Programs

- Emergency Shelter – Jugan Shelter 24-hour shelter for men, offering case management and support services (capacity: 100)
- Supportive Housing – Garfield Place Apartments Independent living for adults with chronic mental illness (capacity: 25)
- Transitional Housing – Labre Center For adults with severe mental illness (capacity: 15)
- Transitional Housing – Positive Directions For adults living with immune deficiencies such as HIV/AIDS (capacity: 16)

Additional Services

- Clinical mental health and substance use services through clinicians and referrals
- Case Management & Support Services Across all housing programs to help clients achieve stability and independence
- Job Training & Employment Support Through initiatives like the Campus Jobs Program
- The CollabARTive An arts program open to all clients, fostering creativity and community engagement

Annual Agency Operating Budget*

Enter budget amount

\$9,861,482.27

Housing Development Sites Owned*

Enter number of housing development sites owned (if any).

3

Housing Development Sites Managed*

Enter number of housing development sites managed (if any).

3

Housing Related Operations*

Describe other housing related operations

The Community Campus Tower PSH Studio Apartments at the Peter & Paul Community Campus in north St. Louis City is a cornerstone of the organization’s expanded efforts to provide safe, stable, and supportive housing for individuals experiencing chronic homelessness. Here's a comprehensive overview of its housing-related operations, with emphasis on security, safety, and clinical services:

Project Overview

Location: 3225 N. Florissant Ave., St. Louis Place neighborhood
Facility: Two floors of an eight-story tower within a 4.5-acre campus
Units: 34 studio apartments
Model: Permanent Supportive Housing (PSH)

Security & Safety Features

- Secure Entry & Monitoring: The campus includes multiple secure parking lots and controlled access points to ensure resident safety.
- On-Site Staff Presence: Shelter monitors and staff are present to oversee daily operations and respond to emergencies.
- Private Green Space: Offers a safe outdoor area for residents to relax and engage in community activities.
- Renovation Standards: The facility is undergoing phased renovations to meet modern safety codes and accessibility standards, with a focus on trauma-informed design.

Clinical & Support Services

- Integrated Health Care Access: Residents have access to on-site medical care, including routine health services and mental health support.
- Case Management: Each resident receives individualized case management to support long-term stability.
- Therapeutic Services: Includes occupational therapy, counseling, and life skills training provided by professional staff.
- Low-Barrier Entry: Designed to serve individuals with the highest needs, including those with mental illness, substance use disorders, or chronic health conditions.

Holistic Campus Vision

The Community Campus is designed as a co-located service hub, where housing, food, medical care, and social services are integrated. This model allows residents to stabilize and thrive without needing to navigate multiple disconnected systems.

PROJECT INFORMATION

Project Name*

Community Campus Tower PSH studio apartments

Project Property Address*

Please enter address

3225 N. Florissant Ave.

Neighborhood*

Please enter the name of the neighborhood

St. Louis Place

Ward and Alderman*

Please enter the ward # and the associated Alderman

14 - Rasheen Aldridge

Existing Zoning*

Enter existing zoning

A - Single Family Residential

Zoning Changes*

Are changes to zoning needed?

No

Site Map

Attach site map

Site Map - 3225 N. Florissant Ave..docx

Property Addresses*

Attach list of property addresses

Property Addresses.docx

Funding Request*

Indicate amount of MHB funding request

\$500,000.00

Changes since LOI*

Have there been any changes in your project since the submission of the Letter of Intent?

No

Comments

If you answered yes, to the previous question, please explain here.

NA

Project Descripton*

Provide a general description of the project and explain why it is important to the community.

In April 2024, Peter & Paul Community Services (PPCS) acquired a 4.5-acre, 188,000-square-foot property at 3225 N. Florissant Avenue in the St. Louis Place neighborhood. Formerly the Little Sisters of the Poor nursing home, the site was purchased for \$3 million using \$6.3 million in American Rescue Plan Act (ARPA) funding from state and local sources. Now known as the Peter & Paul Community Campus, the property includes:

- A chapel (currently serving as a temporary shelter)
- An auditorium (under renovation)
- A convent (repurposed for staff and therapy spaces)
- 15 one-bedroom apartments
- An 8-story tower building

Campus Development & Housing Programs

Emergency Shelter Conversion

- The auditorium is being transformed into a 100-bed emergency shelter for men.
- The current shelter, temporarily housed in the chapel, will relocate to the renovated auditorium by late summer 2025.
- The convent above the auditorium now hosts meeting rooms, group therapy spaces, and staff offices.

Permanent Supportive Housing (PSH)

- The 15 one-bedroom apartments are leased to Betty Jean Kerr People's Health Center, with most tenants being former PPCS shelter clients.
- The tower building includes 100 rooms across seven residential floors (first floor is lobby). Prior to the May 16 tornado, four floors were in use:
 - o Positive Directions Program: 16 transitional units
 - o Doorways/Interfaith: 16 emergency housing units
 - o Family Bridge Program: 18 transitional units for immigrant families
 - o HUD CoC Program: A floor being prepared for chronically homeless individuals

Post-Tornado Response

Following the May 16 tornado, PPCS rapidly mobilized to support displaced individuals:

- One floor now houses residents from a damaged assisted living facility.
- One floor serves families supported by the Society of St. Vincent De Paul.
- One floor temporarily houses Horizon Housing clients. This will transition to a grant-funded PSH floor in July 2025, supported by the St. Louis Office for Developmental Disability Resources.

Planned Construction & Funding Strategy

PPCS is seeking Mental Health Board (MHB) PSH funds to renovate the second and eighth floors of the tower:

- Scope: Convert 34 rooms (17 per floor) into studio apartments with full bathrooms and kitchenettes.
- Kitchenette Features: Oven, stove with exhaust hood, full-size refrigerator, microwave, and sink.
- Timeline: Units can be brought online within 6–8 months of funding award.
- Cost: \$50,000 per unit; total project cost \$1.7 million (includes all necessary upgrades to mechanicals – electrical, HVAC, plumbing and technology).
- Funding Breakdown:
 - o MHB request: \$500,000 (24%).
 - o Remaining 76% from 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:

Trauma-Informed Care

- Staff are trained to recognize and respond to trauma symptoms.
- Spaces are designed to promote safety, trust, and empowerment.
- Residents are offered choices and collaborative decision-making.

Harm Reduction

- Non-judgmental support for individuals with substance use disorders.
- Focus on reducing negative consequences rather than requiring abstinence.
- Access to behavioral health services and peer support.

Wraparound Services

- 24/7 security and on-site staff presence
- Three daily meals served in the dining hall
- Free laundry facilities and supplies on each floor
- Access to green space for recreation and healing

On-Site Health & Community Integration

Health Services

- Novus on the Northside (opened February 2025): Primary and urgent care, vaccinations, chronic disease management, behavioral health, and benefits assistance.
- Places for People Clinic (opening late 2025): Behavioral health services for residents and surrounding neighborhoods.

Additional Amenities

- Occupational therapy room on the first floor
- Monthly visits from the St. Louis Public Library
- Proximity to public transit (50 feet from bus stop), city park, downtown St. Louis, and major highways

This campus represents a best-in-class model for integrated supportive housing, emergency shelter, and community health services. PPCS's approach ensures that individuals experiencing homelessness or housing instability receive not only housing/shelter, but the dignity, care, and resources needed to thrive.

Site Control*

Does your organization have site control of the proposed project property?

Yes

Comments

If you answered no to the previous question, please describe the plan, steps and cost to acquire it.

NA

Population of Focus*

Please provide a general description of the population of focus for this housing development.

Population of Focus & Referral Pathways

The second and eighth floors of the Peter & Paul Community Campus tower will serve individuals who are experiencing homelessness or are at imminent risk of losing housing due to serious mental illness, substance use disorders, or other chronic health conditions. This population requires intensive, coordinated support to achieve housing stability and improve overall well-being.

Tenants will be identified through multiple referral pathways:

- Internal Referrals: Residents currently living in PPCS or other campus programs who meet eligibility criteria and express interest.
- Community Referrals: Individuals prioritized through the St. Louis City Continuum of Care (CoC) housing list.
- Mental Health Partners: Referrals from Places for People, Independence Center, and Betty Jean Kerr People's Health Center, ensuring continuity of care for individuals already engaged in behavioral health services.

This multi-pronged referral approach aligns with best practices in Permanent Supportive Housing (PSH), ensuring that the most vulnerable individuals—those with the highest acuity and longest histories of homelessness—are prioritized for housing and support.

Supportive Services Model & Staffing Structure

Supportive services on the second and eighth floors will be tailored to each tenant's unique needs, using a person-centered, trauma-informed, and recovery-oriented approach. Services will be delivered through a hybrid model that combines dedicated staffing with a flexible, interdisciplinary shared services team.

Dedicated Staffing

- One full-time case manager will be assigned exclusively to the two floors, providing consistent, individualized support and coordination of care.

Shared Services Team

PPCS has recently restructured its staffing model to create a shared services framework, allowing for:

- Efficient deployment of clinical resources across programs

- Rapid response to emerging needs and service expansion
- Equitable access to specialized care for all residents

The current shared services team includes:

- 2 Case Managers: Housing navigation, benefits enrollment, care coordination
- 2 Nurses: Medication management, chronic disease monitoring, health education
- 1 Occupational Therapist: Functional assessments, independent living skills, adaptive strategies
- 2 Life Skills Specialists: Budgeting, cooking, hygiene, social integration
- 1 Mental Health Specialist: Crisis intervention, therapeutic support, linkage to psychiatric care

This team will collaborate to develop individualized service plans for each tenant, incorporating input from the tenant, referring agency, and clinical providers. Services will be delivered both on-site and through partnerships with external providers, ensuring continuity and depth of care.

Best Practices for High-Need PSH Populations

The service model is grounded in nationally recognized best practices for PSH programs serving individuals with complex behavioral health needs:

1. Housing First Approach

- No preconditions for sobriety or treatment compliance
- Immediate access to housing with voluntary supportive services
- Proven to reduce chronic homelessness and improve health outcomes

2. Trauma-Informed Care

- Staff trained to recognize and respond to trauma
- Emphasis on safety, trust, empowerment, and choice
- Physical spaces designed to reduce stress and promote healing

3. Harm Reduction

- Non-punitive support for substance use
- Focus on minimizing risks and improving quality of life
- Integration of behavioral health and medical services

4. Integrated Health & Behavioral Services

- Co-location of primary care and behavioral health clinics on campus
- Coordination with external providers for specialty care
- Emphasis on whole-person wellness and recovery

5. Peer Support & Community Engagement

- Opportunities for peer mentorship and lived experience leadership
- Access to green space, communal dining, and enrichment activities
- Monthly visits from the public library and other community partners

This PSH development is designed not only to provide safe, stable housing, but to foster long-term recovery, dignity, and community belonging for individuals who have historically been underserved and marginalized. The flexible, interdisciplinary service model ensures that tenants receive the right support, at the right time, from the right people.

Behavioral Health Services*

Provide a specific description of the behavioral health services that will be provided, including:

1. Who will provide the services - if not the agency applying for funding
2. Goal of the services
3. Projected end result for the clients served

Behavioral Health Services for PSH Studio Apartments

The behavioral health services provided to residents of the second and eighth floors of the Community Campus Tower are designed to meet the needs of individuals experiencing homelessness or housing instability due to serious mental illness, substance use disorders, or other chronic health conditions. These services are delivered through a collaborative care model that integrates PPCS's internal clinical team with trusted community partners, ensuring that every tenant receives personalized, trauma-informed support.

Coordinated Care Based on Referral Pathways

Behavioral health service delivery will be tailored based on the tenant's referral source:

- **Partner-Driven Support:** Tenants referred by behavioral health agencies such as *Places for People*, *Independence Center*, or *Betty Jean Kerr People's Health Center* will continue receiving mental health counseling and case management from their referring organization. PPCS will supplement these services by providing housing stabilization support, life skills coaching, and access to campus-wide resources—mirroring the successful integrated model used at Garfield Place Apartments.
- **PPCS-Led Support:** Tenants referred from the St. Louis City CoC housing priority list or by non-clinical partners will receive behavioral health support directly from PPCS's case manager and shared services team. These tenants will also be connected to on-site clinical providers:
 - **Novus Health Clinic** (currently operating): Offers primary care, behavioral health services, and psychiatric access.
 - **Places for People Behavioral Health Clinic** (opening Fall 2025): Will provide comprehensive mental health services, including therapy, psychiatric care, and medication management.

This dual-pathway approach ensures continuity of care for those already engaged in treatment while expanding access for those who are not yet connected to behavioral health services.

Expanded Goals of Behavioral Health Services

The behavioral health program is designed to achieve the following outcomes:

- **Stabilize mental health and substance use symptoms** through consistent access to therapeutic interventions and psychiatric care
- **Promote housing retention** by addressing behavioral health barriers that often lead to eviction or abandonment
- **Improve physical health** through coordinated care with on-site medical providers
- **Reduce reliance on emergency services** such as ER visits, psychiatric hospitalizations, and law enforcement interactions
- **Foster personal recovery and autonomy** by supporting tenants in setting and achieving individualized goals
- **Build community and connection** through peer support, group therapy, and campus-wide engagement opportunities

Service Delivery Model & Staffing

PPCS's shared services team will provide flexible, wraparound support to tenants, adapting to changing needs and ensuring access to specialized care. The team includes:

- **Case Managers** – Housing navigation, benefits enrollment, care coordination
- **Nurses** – Medication support, chronic health monitoring, health education
- **Occupational Therapist** – Functional assessments, sensory regulation, independent living skills
- **Life Skills Specialists** – Daily routines, budgeting, nutrition, hygiene
- **Mental Health Specialist** – Crisis intervention, therapeutic support, linkage to psychiatric services

This interdisciplinary team works collaboratively to develop and implement individualized service plans that reflect each tenant's strengths, challenges, and recovery goals.

Projected Outcomes for Tenants

With access to stable housing and integrated behavioral health services, tenants are expected to experience:

- **Improved mental and physical health**
- **Greater engagement in treatment and recovery**
- **Increased housing stability and reduced evictions**
- **Enhanced quality of life and self-sufficiency**
- **Stronger social connections and community integration**

By embedding behavioral health services into the fabric of daily life at the Community Campus, PPCS ensures that tenants are not only housed—they are supported, empowered, and given the tools to thrive.

Community Mental Health Funding Priorities*

Check which of the MHB funding priorities and outcomes for mental health does the proposed project meet?

Funding Priority 1:

Reduce barriers to evidence-based care in clinical and non-clinical settings for groups disproportionately experiencing mental health disorders and substance use disorders.

Outcome 1: People disproportionately experiencing mental health disorders and/or substance use disorders initiate and sustain healthy behaviors.

Outcome 2: People disproportionately experiencing mental health disorders and/or substance use disorders experience fewer barriers, resulting in increased access to and participation in behavioral health programs and services.

Funding Priority 2:

Provide care at an appropriate level of intensity, consistency, and stability for people with serious mental health disorders and/or substance use disorders.

Outcome: People with serious mental health disorders and/or substance use disorders initiate and sustain healthy behaviors.

Funding Priority 1

Supportive Housing*

Does the applicant currently provide supportive housing?

Yes

Comments

If you answered yes to the previous question, please describe.

The **Community Campus Tower PSH Studio Apartments** is a Permanent Supportive Housing (PSH) initiative for individuals experiencing chronic homelessness, particularly those with mental illness or other significant barriers to stability. Here's a detailed look at the **PSH supportive housing services:**

Permanent Supportive Housing Services

- **Low-Barrier Access:** Designed to serve individuals with the highest needs, including those with mental illness, substance use disorders, or chronic health conditions.
- **Studio Apartments:** Private, single-occupancy units that promote autonomy and dignity while offering long-term housing stability.
- **Wraparound Support Services:** Residents receive comprehensive case management, life skills training, and therapeutic support to help them transition from crisis to stability.

Clinical Services

- **On-Site Medical Care:** Residents have access to routine health services directly on campus, reducing barriers to care.
- **Mental Health Support:** Professional counselors and therapists provide individualized mental health services, including trauma-informed care.
- **Occupational Therapy & Life Skills:** Specialists work with residents to build daily living skills, improve functioning, and foster independence.
- **Integrated Service Model:** Clinical services are co-located with housing, food, and social supports, allowing residents to receive holistic care without leaving the campus.

Security & Safety

- **Controlled Access:** The campus features secure entry points and monitored access to ensure resident safety and privacy.
- **On-Site Staff Presence:** Trained personnel and shelter monitors are available to respond to emergencies and maintain a safe environment.
- **Private Green Space:** Residents benefit from secure outdoor areas for recreation and reflection, contributing to emotional well-being.
- **Renovation Standards:** The facility is being renovated in phases to meet modern safety codes and incorporate trauma-informed design principles.

Campus Integration

The PSH studio apartments are part of a broader vision for the **Peter & Paul Community Campus**, which will eventually serve over 300 individuals. The campus integrates housing, health care, food, and social services in one location, creating a supportive ecosystem for residents to thrive.

Planning Process*

Provide a general description of how you have or will engage behavioral health clients in the planning process for this housing development.

Peter & Paul Community Services (PPCS) is deeply committed to inclusive, trauma-informed, and person-centered planning for its Community Campus Tower PSH (Permanent Supportive Housing) Studio Apartments project. Our approach to engaging behavioral health clients—especially those living with chronic co-occurring conditions of mental illness and substance use disorder—reflects best practices in housing development and behavioral health integration.

Engagement Strategy for Behavioral Health Clients

PPCS will actively involve behavioral health clients in the planning and development process through:

- **Resident Advisory Councils:** Clients from the PSH Studio Apartments will be invited to participate in advisory groups that meet regularly to provide feedback on housing design, services, and community norms.
- **Listening Sessions & Focus Groups:** Facilitated by trauma-informed staff and behavioral health partners, these sessions allow clients to share lived experiences, preferences, and concerns in a safe, supportive environment.
- **Peer Support Integration:** PPCS will engage trained peer specialists—individuals with lived experience of homelessness and behavioral health challenges—to serve as liaisons between clients and project planners.
- **Surveys & Participatory Design Workshops:** Clients will be invited to co-create aspects of the housing environment, such as communal spaces, wellness rooms, and therapeutic gardens, ensuring the physical space supports recovery and dignity.

Collaboration with Onsite Behavioral Health Partners

The Community Campus model is built on strong partnerships with behavioral health providers like NOVUS Health and Places for People. These organizations will play a central role in client engagement and planning:

- **NOVUS Health:** Known for its integrated care model, NOVUS will provide onsite medical and behavioral health services, and help facilitate health-focused planning sessions to ensure housing supports wellness goals.
- **Places for People:** With deep expertise in mental health and housing-first approaches, Places for People will co-lead trauma-informed engagement efforts and help design supportive services tailored to residents' needs.

Planning Process Best Practices

PPCS is aligning its development process with nationally recognized best practices for engaging vulnerable populations in housing design:

- **Housing First Philosophy:** Prioritizing immediate access to housing without preconditions, while embedding behavioral health supports onsite.
- **Trauma-Informed Design:** Creating spaces that reduce stress and promote healing—such as private units, calming color palettes, and access to nature.
- **Integrated Services Model:** Co-locating housing with behavioral health, medical, and social services to reduce barriers and promote continuity of care.
- **Cultural Humility & Equity Lens:** Ensuring that engagement strategies are inclusive of diverse backgrounds, identities, and experiences.

Outcome Goals

By embedding behavioral health clients in the planning process, PPCS aims to:

- Increase housing stability and satisfaction
- Foster community ownership and empowerment
- Reduce service disengagement and crisis episodes
- Create a replicable model for inclusive housing development

This holistic, collaborative approach ensures that the Community Campus Tower PSH Studio Apartments will be more than just housing—it will be a healing-centered community designed with and for its residents.

Proposed Unit Mix

Complete the table regarding the proposed unit mix of the project.

UNIT TYPE	# OF PERMANENT HOUSING UNITS
Studio	34
1BR	0
2BR	0
3BR+	0
OTHER	0
TOTAL	34

Comments

If you entered a number in "OTHER" in the previous table, please explain.

NA

Low Income Tax Credit*

Does this project include low income tax credit financing?

No

Type of Credit

If you answered yes to the previous question, indicate type of credit.

Tentative Reservation

If the project does include low income tax credit financing, please upload a copy of the tentative reservation.

Historic Tax Credit*

Does this project include historic tax credit financing?

No

Construction*

Construction type

Rehab

Anticipated Date Funds Needed*

Enter date

11/03/2025

Site Conditions*

Describe site conditions including environmental concerns, if any.

The site conditions for the **Peter & Paul Community Campus Tower PSH Studio Apartments** project reflect a significant transformation driven by strategic investment and thoughtful planning. Located on a 4.5-acre property in the St. Louis Place neighborhood, the facility—formerly operated by the Little Sisters of the Poor—has undergone extensive upgrades to support its new role as a hub for permanent supportive housing and integrated services.

Improved Facility Conditions

Thanks to a **\$20 million renovation plan**, the facility has seen major improvements across its infrastructure and amenities:

- **Structural Enhancements:** The eight-story tower, 15-unit apartment building, and 26-room convent have been refurbished to meet modern safety and accessibility standards.
- **Upgraded Amenities:** Renovations include a commercial kitchen and dining room, a large chapel, secure parking lots, and private green space—all designed to foster community and wellness.
- **Phased Development:** The project is being executed in phases, with the first phase expanding the emergency shelter and subsequent phases activating the PSH units and repurposing the convent space for supportive services.

These upgrades not only enhance the physical condition of the site but also reflect a trauma-informed design philosophy that prioritizes dignity, safety, and healing.

Environmental Review & Site Safety

An environmental review conducted as part of the acquisition and planning process found **no significant environmental concerns**:

- **Clean Site History:** The property was previously used as a residence for the elderly poor, with no history of industrial use or hazardous materials.
- **No Remediation Required:** The environmental study confirmed the absence of soil contamination, asbestos risks, or other environmental hazards that would require remediation.
- **Green Space Preservation:** The site includes ample private green space, which has been preserved and enhanced to support therapeutic outdoor activities and community gardening.

This clean bill of environmental health has allowed Peter & Paul Community Services to move forward confidently, focusing resources on service expansion rather than remediation.

Strategic Impact

The improved site conditions and lack of environmental barriers have positioned the Community Campus Tower PSH Studio Apartments project as a **model for sustainable, inclusive housing development**. With strong support from city and state funding—including American Rescue Plan Act resources—the project has become the largest homeless services space in St. Louis, serving over 300 individuals at full capacity. It's not just a building—it's a beacon of stability, recovery, and hope.

Neighborhood Conditions*

Describe neighborhood conditions.

The neighborhood surrounding **Peter & Paul Community Services' Community Campus**—located in the **St. Louis Place** area of North St. Louis—has experienced meaningful transformation in recent years, thanks to a combination of **strategic investment, community involvement, and the presence of social service and public safety agencies**.

Neighborhood Improvements & Strategic Investment

St. Louis Place, once marked by disinvestment and vacancy, is now seeing signs of revitalization:

- **Public and Private Investment:** The area has benefited from targeted funding, including **American Rescue Plan Act (ARPA)** dollars used to support housing and service infrastructure like the PPCS Community Campus.
- **Property Redevelopment:** Vacant buildings and lots are being repurposed for housing, community services, and green space, contributing to a more stable and welcoming environment.
- **Infrastructure Upgrades:** Improvements in lighting, sidewalks, and public transportation access have enhanced safety and mobility for residents.

Presence of Police and Public Safety

The neighborhood has seen increased coordination between law enforcement and community organizations:

- **Community Policing Initiatives:** Police presence has shifted toward more proactive, relationship-based engagement, helping to reduce crime and build trust.
- **Safety Partnerships:** PPCS and other agencies collaborate with local precincts to ensure safety around service sites, including secure parking and monitored access points.

Role of Social Service Agencies

Peter & Paul Community Services has played a pivotal role in stabilizing and uplifting the neighborhood:

- **Expanded Service Footprint:** With the development of the Community Campus, PPCS is more than doubling its capacity—from serving 116 individuals nightly to over 300.
- **Integrated Support Network:** The site brings together housing, behavioral health, medical care, and employment services, creating a hub of stability and opportunity.
- **Community Engagement:** PPCS fosters neighborhood involvement through partnerships, volunteer programs, and resident advisory groups, helping to build a sense of shared ownership and pride.

A Neighborhood in Transition

While challenges remain, the St. Louis Place neighborhood is clearly on an upward trajectory. The presence of

anchor institutions like PPCS, combined with thoughtful investment and collaborative safety efforts, is transforming the area into a **model of inclusive urban renewal**—where housing, health, and hope intersect.

Time Frame

State your estimated timeframe for the following:

STAGE	TIMEFRAME
INITIAL CLOSING	April 2024
BEGIN CONSTRUCTION	November 2025
COMPLETE CONSTRUCTION	July 2026
FULLY LEASE ALL UNITS	November 2026

Barriers*

What barriers or other obstacles do you anticipate during the development process?

The development of the Peter & Paul Community Campus Tower PSH Studio Apartments—while visionary and deeply needed—faces several key barriers that are common to large-scale supportive housing projects, especially those reliant on public funding and phased construction.

Construction Costs & Contractor Uncertainty

Volatile Construction Market: Rising material costs and labor shortages have created uncertainty around final construction expenses. Although the project is estimated at \$20 million, actual costs may fluctuate depending on market conditions and scope adjustments.

Phased Renovation Timeline: The development is being executed in multiple phases over three years, beginning with the relocation and expansion of the emergency shelter in 2024. Later phases will activate the PSH units and repurpose the convent space. This extended timeline introduces risk around contractor availability, scheduling conflicts, and operational coordination.

Operational Disruption: As parts of the facility remain active during construction, PPCS must carefully manage logistics to avoid disrupting services to vulnerable populations already on-site.

Federal Funding Reimbursement Challenges

Delayed Reimbursement Cycles: Much of the initial funding comes from federal sources via the American Rescue Plan Act (ARPA) and the U.S. Department of Treasury’s Coronavirus Local Fiscal Recovery Fund. These funds often require detailed documentation and multi-step approval processes, which can delay reimbursement and strain cash flow.

Policy Shifts & Uncertainty: Ongoing changes in federal funding priorities and potential cuts have created a climate of financial unpredictability. PPCS leadership has expressed concern about sustaining operations and development momentum amid shifting federal support.

Additional Development Barriers

Emergency Demands: The facility has also served as a temporary shelter for individuals displaced by crises like the May 2025 tornado, adding pressure to accelerate readiness while balancing long-term planning.

Sustainability Planning: PPCS is actively working to ensure long-term sustainability through its Beyond Shelter Capital Campaign, but fundraising in a competitive philanthropic landscape remains a challenge.

Despite these hurdles, PPCS continues to push forward with determination, leveraging strong community partnerships and a clear vision for transforming the Community Campus into a beacon of stability and healing. The obstacles are real—but so is the resolve.

Lenders or Grant Providers*

Please list potential mortgage debt lenders or grant providers (from the private and/or public sectors) contacted and their emails. *(Provide copies of preliminary commitment letters, if any in the next section)*

Annual Catholic Appeal (ACA) - Brian Kelly, brianKelly@archstl.org
 Federal Home Loan Bank (FHLB) - Niccole Clements, niccole.clements@pnc.com

Preliminary Commitment Letters

Please combine all preliminary commitment letters into one pdf and upload here.

MHB Commitment Letters.docx

Subsidy Funds*

Will the project require operating subsidy funds?

Yes

Subsidy Funds Detail

If you answered yes to the previous question, describe the entity expected to provide subsidy and upload copies of commitment letters if any. *(Please combine copies of letters into one pdf to upload below).*

St. Louis_30113 Award Letter.pdf St Louis Continuum of Care PSH funding through HUD - \$408,642 (committed) - \$30,563 recently added from original award for cost-of-living increase/inflation.
 St Louis Continuum of Care PSH funding through HUD - \$408,642 (pending)

Development Team

Identify members of the development team (list names and emails)

TEAM MEMBER ROLE	TEAM MEMBER NAME	CONTACT EMAIL
ARCHITECT	Matt Bradley - Oculus	mattb@oculusinc.com
GENERAL CONTRACTOR	John Hooker - Hooker Construction	jhooker@jhookerconstruction.com

CONSULTANT	Steve North - PPCS	snorth@ppcsinc.org
PROPERTY MANAGER	Kevin Major - PPCS	kmajor@ppcsinc.org
BEHAVIORAL HEALTH SERVICE PROVIDER	Amanda Laumeyer - PPCS	alaumeyer@ppcsinc.org
OTHER KEY PARTNER	Dale Wrigley - NOVUS Health	dale@novushealthstl.org
ATTORNEY	Clayton Kuhn - Sandberg Phoenix	ckuhn@sandbergphoenix.com
ACCOUNTANT	Debra Downey - PPCS	ddowney@ppcsinc.org

PARTNERS

Partners*

Does the applicant have partners in this project?

Yes

Partner Status

If the applicant has a partner, is the partner a For-Profit entity?

No

Partner Name

If applicant has a partner(s), please provide the partner's name and the role of each partner during and after project completion.

The 34 Community Campus Tower is a testament to the power of cross-sector collaboration, designed and executed through a deeply integrated partnership model that spans construction, design, development, and ongoing service provision. Each partner brings specialized expertise to ensure the project not only meets the physical needs of permanent supportive housing (PSH) but also delivers comprehensive, trauma-informed care to residents with complex behavioral and physical health challenges.

Construction Phase Key Partnerships

- **Hooker Construction:** As the **General Contractor**, Hooker Construction played a pivotal role in translating architectural vision into reality. Their leadership in construction management ensured

that the building was delivered with high-quality standards, on schedule, and with attention to the unique needs of a PSH facility—including accessibility, safety, and durability.

- **Oculus Inc.:** Serving as the **Architect**, Oculus Inc. designed the facility with a trauma-informed lens, incorporating natural light, communal spaces, and private units that promote dignity, healing, and community integration. Their design reflects a deep understanding of how built environments can support mental wellness and recovery.
- **Peter & Paul Community Services (PPCS):** As the **Developer and Project Manager**, PPCS coordinated all aspects of the development process—from securing funding and managing timelines to aligning construction goals with long-term service delivery. Their leadership ensured that the building would serve as a functional and welcoming space for residents and service providers alike.

Post-Construction – Operational and Service Delivery Key Partnerships

Once construction is complete and residents move in, the Community Campus transitions into a fully integrated service hub, where multiple partners collaborate to provide wraparound care:

- **Peter & Paul Community Services (PPCS):** PPCS continues its leadership role as the **Program and Operations Manager**, overseeing day-to-day building operations, tenant support, and coordination of all onsite services. Their case managers, nurses, occupational therapists, and workforce specialists form the backbone of resident care, ensuring stability and progress toward personal goals.
- **Places for People:** As **Behavioral Health Specialists**, Places for People operates a dedicated office on the second floor, offering mental health services, psychiatric care, and recovery support tailored to the needs of Campus residents. Their presence ensures that behavioral health care is accessible, consistent, and integrated into daily life.
- **NOVUS Health:** NOVUS Health provides **Comprehensive Physical, Mental, and Substance Use Care** to all individuals at the facility—regardless of income or insurance status. Their inclusive model ensures that residents receive holistic healthcare, including primary care, addiction treatment, and mental health support, all under one roof.

Together, these partners form a seamless ecosystem of care. The shared-services model allows residents to access multiple supports without leaving the building, reducing barriers to care and fostering a sense of community. This collaborative approach not only enhances individual outcomes but also strengthens the broader system of care for vulnerable populations in the region.

DOCUMENTS

Project pro forma*

Project pro forma (including projected Sources and Uses of Funds and Operating Cash Flow)

Pro Forma - MHB 2025 - Community Campus Tower PSH studio apartments.xlsx

Certificate of Incorporation

Upload file

Certificate of Good Standing*

Upload file

Certificate of Good Standing 05.20.25.pdf

Audits*

Upload most recent agency financial statements (audited and internal)

Peter Paul Comm Services FS 2024.pdf

IRS Form 990*

Income tax return (Form 990) for last fiscal year

2023 Exempt Organization - Peter & Paul Community Services Inc Inspection Copy.pdf

Site Control Documentation*

Upload site control documentation, if available, site map. Please list site addresses below.

Special warranty deed.pdf

Deed

Resumes*

Experience Summary/Resume for each listed member of the development team *(Please combine into one pdf to upload all together)*.

Development Team Resumes - MHB 2025.pdf

SIGNATURE

Signature*

Please type full name to represent signature

Anthony D'Agostino

Title*

Enter title of person signing application

CEO

Date of Signature*

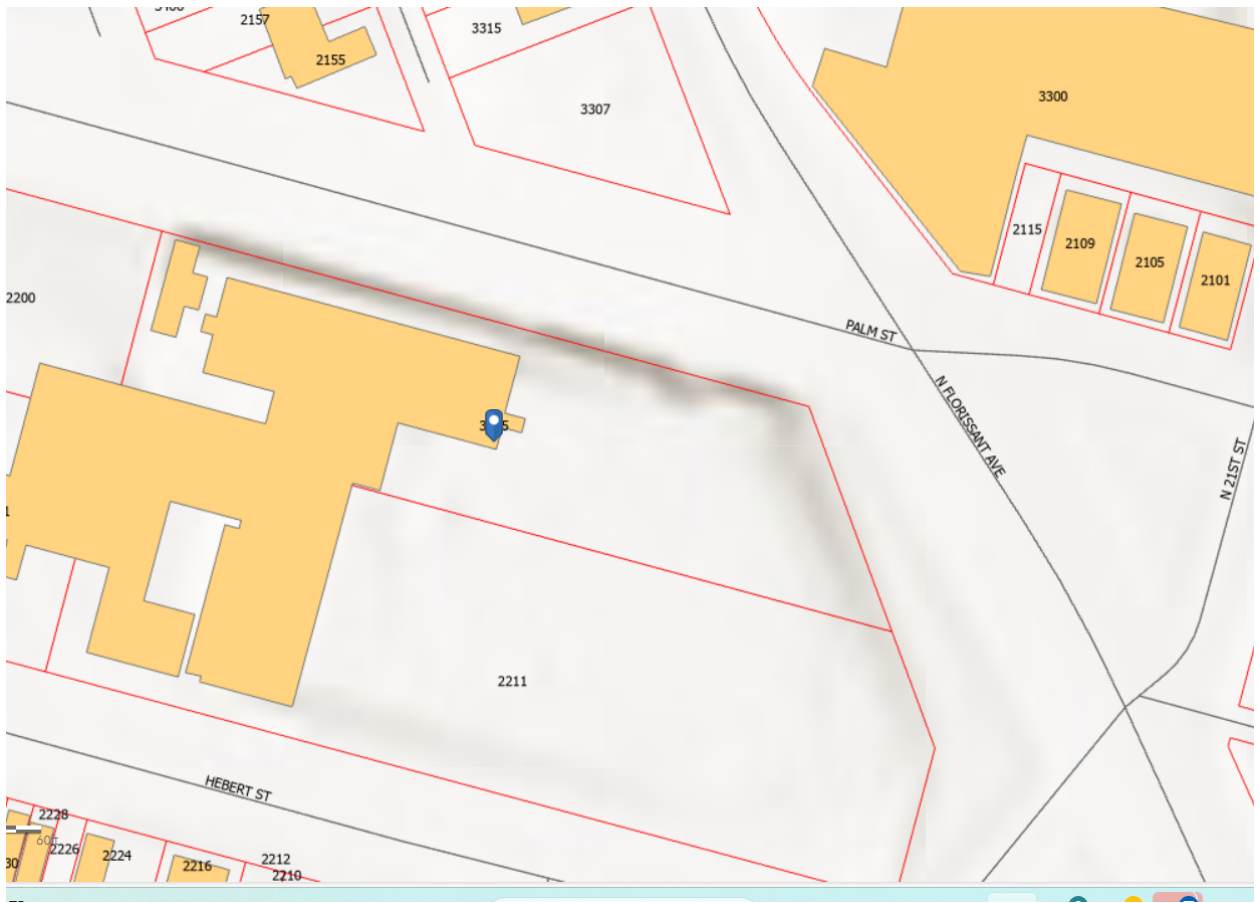
Please enter today's date

08/20/2025

File Attachment Summary

Applicant File Uploads

- Site Map - 3225 N. Florissant Ave..docx
- Property Addresses.docx
- MHB Commitment Letters.docx
- St. Louis_30113 Award Letter.pdf
- Pro Forma - MHB 2025 - Community Campus Tower PSH studio apartments.xlsx
- Certificate of Good Standing 05.20.25.pdf
- Peter Paul Comm Services FS 2024.pdf
- 2023 Exempt Organization - Peter & Paul Community Services Inc Inspection Copy.pdf
- Special warranty deed.pdf
- Development Team Resumes - MHB 2025.pdf



Project Name:

Community Campus Tower PSH Studio Apartments

Expense Escalator:	3%
Market Rent Escalator	2%
Interest Rate on Project Reserves:	2%

REVENUE	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
CoC PSH Grant	\$ 817,284	\$ 833,630	\$ 850,302	\$ 867,308	\$ 884,654	\$ 902,348	\$ 920,395	\$ 938,802	\$ 957,578
Individual Donors/Foundations	\$ 10,000	\$ 11,000	\$ 12,100	\$ 13,310	\$ 14,641	\$ 16,105	\$ 17,716	\$ 19,487	\$ 21,436
Net Revenue	\$ 827,284	\$ 844,630	\$ 862,402	\$ 880,618	\$ 899,295	\$ 918,453	\$ 938,110	\$ 958,290	\$ 979,014

OPERATING EXPENSES	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Program Personnel	\$ 260,000	\$ 266,500	\$ 273,163	\$ 279,992	\$ 286,991	\$ 294,166	\$ 301,520	\$ 309,058	\$ 316,785
Program - Food & Misc. (travel, office, etc.)	\$ 125,000	\$ 128,125	\$ 131,328	\$ 134,611	\$ 137,977	\$ 141,426	\$ 144,962	\$ 148,586	\$ 152,300
Laundry & Housekeeping	\$ 34,000	\$ 34,850	\$ 35,721	\$ 36,614	\$ 37,530	\$ 38,468	\$ 39,430	\$ 40,415	\$ 41,426
Management & Security	\$ 136,000	\$ 139,400	\$ 142,885	\$ 146,457	\$ 150,119	\$ 153,872	\$ 157,718	\$ 161,661	\$ 165,703
Maintenance/Repair & Utilities	\$ 136,000	\$ 139,400	\$ 142,885	\$ 146,457	\$ 150,119	\$ 153,872	\$ 157,718	\$ 161,661	\$ 165,703
Reserve Expenses (Capital and Replac)	\$ 10,000	\$ 10,200	\$ 10,404	\$ 10,612	\$ 10,824	\$ 11,041	\$ 11,262	\$ 11,487	\$ 11,717
Insurance & Misc.	\$ 40,000	\$ 41,000	\$ 42,025	\$ 43,076	\$ 44,153	\$ 45,256	\$ 46,388	\$ 47,547	\$ 48,736
Administration (Acct., HR, etc.) - 10%	\$ 74,100	\$ 75,948	\$ 77,841	\$ 79,782	\$ 81,771	\$ 83,810	\$ 85,900	\$ 88,042	\$ 90,237
Total Expenses	\$ 815,100	\$ 835,423	\$ 856,252	\$ 877,601	\$ 899,483	\$ 921,910	\$ 944,897	\$ 968,458	\$ 992,606

TOTALS	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Net Op. Income (annual)	\$ 12,184	\$ 9,207	\$ 6,150	\$ 3,017	\$ (187)	\$ (3,458)	\$ (6,787)	\$ (10,168)	\$ (13,592)
Total Project Income & Reserves	\$ 22,184	\$ 41,591	\$ 58,145	\$ 71,775	\$ 82,412	\$ 89,995	\$ 94,470	\$ 95,788	\$ 93,913

Year 10

\$	976,730
\$	23,579
\$	1,000,310

Year 10

\$	324,704
\$	156,108
\$	42,461
\$	169,845
\$	169,845
\$	11,951
\$	49,955
\$	92,487
\$	1,017,357

Year 10

\$	(17,047)
\$	88,817

STATE OF MISSOURI



Denny Hoskins
Secretary of State

CORPORATION DIVISION
CERTIFICATE OF GOOD STANDING

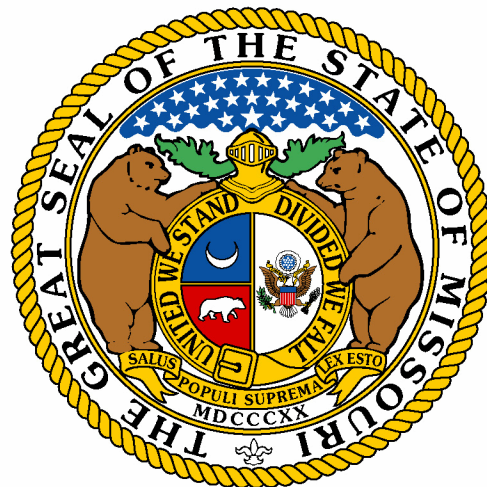
I, DENNY HOSKINS, Secretary of State of the State of Missouri, do hereby certify that the records in my office and in my care and custody reveal that

PETER & PAUL COMMUNITY SERVICES, INC.
N00030500

was created under the laws of this State on the 19th day of January, 1984, and is in good standing, having fully complied with all requirements of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 20th day of May, 2025.

Denny Hoskins
Secretary of State



Certification Number: CERT-05202025-0119

BOOK PAGE
04172024-0160

RECORDER OF DEEDS
CITY OF ST. LOUIS
RECORDED-CERTIFIED ON
04/17/2024 01:34 PM

MICHAEL BUTLER
RECORDER OF DEEDS

PAGES: 7
AMOUNT DUE: 53.00
5642107

THIS DOCUMENT WAS eRECORDED

SPECIAL WARRANTY DEED

THIS DEED dated the 15th day of April, 2024, WITNESSETH That **Markbeth Properties, LLC**, a **Missouri limited liability company**, whose mailing address is 12832 Big Bend Rd., Kirkwood, MO 63122, Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS does by these presents, BARGAIN AND SELL, Convey and Confirm unto **Peter & Paul Community Services, Inc.**, a **Missouri nonprofit corporation**, whose mailing address is 2612 Wyoming St., Saint Louis, MO 63118, Grantee, his/her/their/its heirs, successors and assigns, the following described land situate in **Saint Louis City County, Missouri**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


Subject to easements, reservations, restrictions, and covenants, if any of record.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in anywise appearing unto said Grantee, and unto his/her/their heirs, successors and assigns forever; said Grantor hereby covenanting that the said premises are free and clear from any encumbrance done or suffered by it; and that it will warrant and defend the title to said premises unto said Grantee and unto his/her/their heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming under Grantor but none other.

SPECIAL WARRANTY DEED
(continued)

IN WITNESS WHEREOF, said Grantor(s) has/have hereunto set his/her/their hand(s) this 15th day of April, 2024.

Markbeth Properties, LLC, a Missouri limited liability company

BY: 
John M. Brencick
Sole Member

STATE OF Missouri
COUNTY OF St. Louis

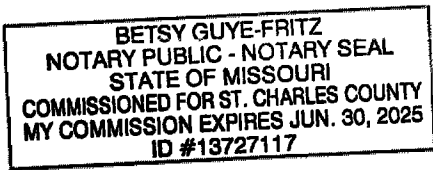
On the 15th day of April, 2024, before me, a Notary Public in and for said State, personally appeared John M. Brencick the Sole Member of Markbeth Properties, LLC, a Missouri limited liability company, who executed the within instrument on behalf of the Limited Liability Company therein named, and acknowledged to me that such Limited Liability Company executed the within instrument pursuant to its Articles of Organization and its operating agreement.

Witness my hand and seal


Notary Public

My Commission Expires: _____

(SEAL)



GRANTEE RIDER

File No.: STL2300940

Attached to and made a part of the Warranty Deed executed by Markbeth Properties, LLC, a Missouri limited liability company as party of the first part, whose address is 12832 Big Bend Rd., Kirkwood, MO 63122, GRANTOR and Peter & Paul Community Services, Inc., a Missouri nonprofit corporation, whose address is 2612 Wyoming St., Saint Louis, MO 63118, as party of the second part, GRANTEE.

IN WITNESS WHEREOF, Party of the second part has executed the attached Warranty Deed, as evidenced by the execution of this Rider on 4/15/24.


Peter & Paul Community Services, Inc., a Missouri nonprofit corporation

BY: 
Anthony D'Agostino
Chief Executive Officer

STATE OF Missouri
COUNTY OF St. Louis

On the 12 day of April, 2024, before me, a Notary Public in and for said State, personally appeared Anthony D'Agostino proven to be the Chief Executive Officer of Peter & Paul Community Services, Inc., a Missouri nonprofit corporation, who did execute the within instrument on behalf of said corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Witness my hand and seal



Notary Public

My Commission Expires: _____

(SEAL)

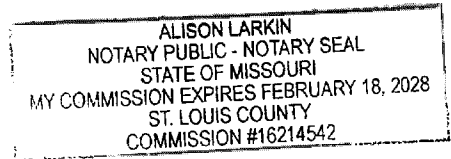


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 2380-9-070.000

PARCEL NO. 1:

A tract of land in Block 2380 of the City of St. Louis, being in Theo. LaBeaume's Subdivision of Lot 1 of the Hebert Tract and being more particularly described as follows:

Beginning at the intersection of the South line of Palm Street 100 feet wide, (formerly Davis Street) with the West line of North Florissant Avenue, irregular width; thence South 22 degrees, 4 minutes, 30 seconds East along the West line of North Florissant Avenue, a distance of 222.30 feet to an angle point; thence South 14 degrees 17 minutes West and continuing along said line of North Florissant Avenue a distance of 95.54 feet to its intersection with the North line of Hebert Street, 80 feet wide; thence North 75 degrees 56 minutes West along the North line of Hebert Street a distance of 182.65 feet to a point; thence North 14 degrees East a distance of 80.22 feet to a point; thence North 76 degrees West a distance of 184.00 feet to a point; thence North 14 degrees East a distance of 117.18 feet to a point; thence North 76 degrees West a distance of 160.00 feet to a point in the East line of an alley, 20 feet wide,; thence North 14 degrees East along the East line of said a distance of 79.14 feet to a point in the South line of Palm Street, 100 feet wide, thence South 75 degrees 48 minutes East along said South line of Palm a distance of 396.27 feet to the point of beginning.

Including thereon the Eastern 1/2 of the North /South alley vacated by Ordinance No.56835 adjoining on the West line.

PARCEL NO.2:

A parcel of land in Block 2380 of the City of St. Louis being in Theo. LaBeaume's Subdivision of Lot 1 of the Hebert Tract and being more particularly described as follows:

Beginning at a point in the East line of an alley, 20 feet wide, said point being distant North 75 degrees 48 minutes West 396. 27 feet as measured along the South line of Palm Street, 100 feet wide, from the intersection of the South line of Palm Street with the West line of North Florissant Avenue, and distant South 14 degrees West 79. 14 feet as measured along the East line of an alley, 20 feet wide to said POINT OF BEGINNING; thence South 76 degrees East, 160 feet to a point; thence South 14 degrees West 0.62 feet to a point; thence North 76 degrees 02 minutes 24 seconds West, 160 feet to a point in the East line of said alley; thence North 14 degrees East, 0.73 feet along the East line of said alley to the POINT OF BEGINNING. Being the same property acquired by the Little Sisters of the Poor North Side in Warranty Deed recorded in Book 9122 page 489 in the St. Louis City Land Records.

Including thereon the Eastern 1/2 of the North/South alley vacated by Ordinance No. 56835 adjoining on the West line.

PARCEL NO. 3:

Lot 75 and the Eastern part of Lot 76 in Block 2 of Rocky Branch Subdivision, in Block 2380 of the City of St. Louis, fronting 41 feet 10 inches on the North line of Hebert Street, by a depth Northwardly of 158 feet 4-1/2 inches to the centerline of said block, and having a width on the rear of 40 feet 11-3/4 inches; bounded West by 23rd Street.

PARCEL NO. 4:

The Western 8 feet 6 inches of Lot 21 and all of Lots 22 to 26 inclusive, of Theo. LaBeaume's Estate

EXHIBIT "A"
Legal Description

Subdivision and in Block 2380 of the City of St. Louis, together fronting 150 feet on the North line of Hebert Street by a depth Northwardly of 158 feet; bounded East by an alley.

Including thereof the Southern 1/2 of the East/ West alley vacated by Ordinance No. 7623, adjoining on the Northern line and the Western 1/2 of the North/South alley vacated by Ordinance No. 56835 along the Eastern line.

PARCEL NO. 5:

Lots 1 thru 20, inclusive and Lot part 33 and all Lots 34 thru 48, inclusive, in Theo. LaBaeume's Subdivision of Lot 1 of the Hebert Tract in Block 2380 of the City of St. Louis, Missouri including thereon the East/West alley vacated by Ordinance No. 7623 adjoining said lots and including thereon the East 1/2 of the alley vacated by Ordinance No. 56835 on its West line.

Less and excepting therefrom that portion of Lots 33 thru 48 taken for the widening of Palm Street by Ordinance No. 30828.

Further less and excepting therefrom that portion of land taken for North Florissant by Ordinance No. 30610, as amended and Dedicated in Plat Book 19 page 66.

Further less and excepting therefrom the property conveyed to the Little Sisters of the Poor Northside by Instruments recorded in Book 8912 page 616 and Book 9122 page 489 being described more particularly below as Tracts A and B.:

Tract A:

A tract of land in Block 2380 of the City of St. Louis, being in Theo. LaBeaume's Subdivision of Lot 1 of the Hebert Tract and being more particularly described as follows:

Beginning at the intersection of the South line of Palm Street 100 feet wide, (formerly Davis Street) with the West line of North Florissant Avenue, irregular width; thence South 22 degrees, 4 minutes, 30 seconds East along the West line of North Florissant Avenue, a distance of 222.30 feet to an angle point; thence South 14 degrees 17 minutes West and continuing along said line of North Florissant Avenue a distance of 95.54 feet to its intersection with the North line of Hebert Street, 80 feet wide; thence North 75 degrees 56 minutes West along the North line of Hebert Street a distance of 182.65 feet to a point; thence North 14 degrees East a distance of 80.22 feet to a point; thence North 76 degrees West a distance of 184.00 feet to a point; thence North 14 degrees East a distance of 117.18 feet to a point; thence North 76 degrees West a distance of 160.00 feet to a point in the East line of an alley, 20 feet wide,; thence North 14 degrees East along the East line of said a distance of 79.14 feet to a point in the South line of Palm Street, 100 feet wide, thence South 75 degrees 48 minutes East along said South line of Palm a distance of 396.27 feet to the point of beginning.

Including thereon the Eastern 1/2 of the North /South alley vacated by Ordinance No.56835 adjoining on the West line.

Tract B:

A parcel of land in Block 2380 of the City of St. Louis being in Theo. LaBeaume's Subdivision of Lot 1 of the Hebert Tract and being more particularly described as follows:

EXHIBIT "A" Legal Description

Beginning at a point in the East line of an alley, 20 feet wide, said point being distant North 75 degrees 48 minutes West 396. 27 feet as measured along the South line of Palm Street, 100 feet wide, from the intersection of the South line of Palm Street with the West line of North Florissant Avenue, and distant South 14 degrees West 79. 14 feet as measured along the East line of an alley, 20 feet wide to said POINT OF BEGINNING; thence South 76 degrees East, 160 feet to a point; thence South 14 degrees West 0.62 feet to a point; thence North 76 degrees 02 minutes 24 seconds West, 160 feet to a point in the East line of said alley; thence North 14 degrees East, 0.73 feet along the East line of said alley to the POINT OF BEGINNING. Being the same property acquired by the Little Sisters of the Poor North Side in Warranty Deed recorded in Book 9122 page 489 in the St. Louis City Land Records.

Including thereon the Eastern 1/2 of the North/South alley vacated by Ordinance No. 56835 adjoining on the West line.

PARCEL 6:

A tract of land in Block 2380 of the City of St. Louis, being in Theo. L. LaBeaume's Subdivision of Lot 1 of the Hebert Tract and being more particularly described as follows:

A lot in Block 2380 of the City of St. Louis, fronting 27 feet on the South line of Palm Street by a depth Southwardly between parallel lines of 108 feet 9 inches, more or less, to the North line of an alley; which North line of said alley is located 168 feet North of and parallel with the North line of Hebert Street; bounded on the East by an alley 20 feet wide, and West by a line parallel with and distant 123 feet East of the West line of Lot 1 of the Hebert Tract in U.S. Survey 1487.

Including thereon the West 1/2 of the North/South alley vacated by Ordinance No. 56835, adjoining on the East line and the North 1/2 of the East/West alley vacated by Ordinance No. 7623 adjoining on the the South line.

PARCEL 7:

A tract of land in Block 2380 of the City of St. Louis, being in Theo. LaBeaume's Subdivision of Lot 1 of the Hebert Tract and being more particularly described as follows:

A Lot in Block 2380 of the City of St. Louis, fronting 23 feet on the South line of Palm Street, by a depth Southwardly of 118 feet 10-1/4 inches on the West line and 118 feet 9-5/8 inches on the East line to the centerline of a former private alley, 20 feet wide, (now vacated by Ordinance No. 7623) according to deed recorded in Book 2254 page 146, bounded West by a line 100 feet East of West line of Lot 1 of the Subdivision of the Hebert Tract in U.S. Survey 1487.

PARCEL 8:

The Eastern 5 feet of Lot 29 and all of Lot 30 of Theo. LaBeaume's Estate Subdivision and the Northern 10 feet of a former alley adjoining said Eastern 5 feet of Lot 29 and all of Lot 30 on the South and vacated by ordinance No. 7623 and in Block 2380 of the City of St. Louis, fronting 30 feet on the South line of Palm Street by a depth Southwardly of 118 feet 10-1/4 inches, more or less, to the center line of said former alley, vacated by Ordinance No. 7623.

PARCEL 9:

The Eastern 10 feet of Lot 28 and the Western 20 feet of Lot No. 29 of of Theo. LaBeaume's Estate Subdivision and the Northern 10 feet of a former alley adjoining said Eastern 10 feet of Lot No. 28 and the Western 20 feet of Lot 29 on the South and vacated Ordinance No. 7623 and in Block 2380 of the City of

EXHIBIT "A"
Legal Description

St. Louis, having an aggregate front of 30 feet on the South line of Palm Street by a depth Southwardly of 118 feet 10-5/8 inches, more or less, to the center of said former alley vacated by Ordinance No. 7623.

PARCEL 10:

The Eastern 15 feet of Lot 27 and the Western 15 feet of Lot 28 of Theo. A. LaBeaume's Estate Subdivision and the North 10 feet of the former alley adjoining on the South, vacated by Ordinance No. 7623 and in Block 2380 of the City of St. Louis, together fronting 30 feet on the South line of Palm Street (as widened by Ordinance No. 30828) by a depth Southwardly of 117 feet to the center line of said former alley.

PARCEL 11:

The Northern 39 feet 6 inches of Lots 73 and 74 in Block 2 of Rocky Branch Subdivision and in City Block 2380, fronting 39 feet 6 inches on the East line of 23rd Street by a depth Eastwardly along the South line of Palm Street of 40 feet 1-5/8 inches to the East line of said Lot 74 of said subdivision.

PARCEL 12:

The South 40 feet of the Northern 79 feet 6 inches of Lots 73 and 74 in Block 2 of Rocky Branch Subdivision and in Block 2380 of the City of St. Louis fronting 40 feet on the East line of 23rd street by a depth Eastwardly of 50 feet more or less.

PARCEL 13:

Part of Lots 73 and 74 in Block 2 of Rocky Brach Subdivision, the Southern part of the Western 10 feet of Lot No. 27 of Theo. LaBeaume's Subdivision, as per plat attached to Commissioners Report recorded in Book 398 page 242 and the Northern 10 feet of that part of a vacated alley adjoining said Western 10 feet of Lot No. 27 on the South, and in Block No. 2380 of the City of St. Louis, having a front of 38 feet 4-1/2 inches, more or less, on the East line of Twenty-third Street by a depth Eastwardly along the South line of of 50 feet 11-3/4 inches to a line 10 feet East of the East line of said Lot No. 74; bounded North by a line 120 feet South of the South line of Palm and South by the South line of said Lots 73 and 74 and the continuation of said line along the centerline of said vacated alley.

PARCEL 14:

Lots 14 and 15 in Block 14 of Union Addition and in Block No. 1097 of the City of St. Louis, having an aggregate front of 85 feet on the West line of Rauschenbach Avenue by a depth Westwardly of 180 feet to the east line of 22nd Street, on which they also have an aggregate front of 85 feet. Bounded North by Hebert Street.

Development Team's Abbreviated Resumes

Matt Bradley is a seasoned Project Manager at Oculus Inc., a nationally recognized architecture and design firm headquartered in St. Louis, Missouri. With nearly two decades of experience in architectural project management, Matt brings a sharp eye for detail, a collaborative spirit, and a deep commitment to delivering thoughtful, high-performing spaces.

Since joining Oculus Inc. in 2004, Matt has led a wide range of projects across healthcare, commercial, and institutional sectors. His approach blends technical precision with creative problem-solving, ensuring that each project meets client goals while adhering to budget, timeline, and regulatory standards.

Before joining Oculus, Matt served as a Project Manager at Rocio Romero, where he honed his skills in modern residential design and client engagement. He holds a Bachelor of Architecture from the University of Kansas, and continues to apply his academic foundation to real-world challenges with clarity and innovation.

At Oculus Inc., Matt is known for seamless coordination between design teams, consultants, and contractors, expertise in healthcare and commercial architecture, and commitment to quality, sustainability, and user-centered design.

Whether managing a complex clinic buildout or guiding corporate renovation, Matt Bradley brings leadership, integrity, and vision to every phase of the architectural process.

John Hooker is the founder and driving force behind JHOOKER Construction, a respected commercial and medical construction firm serving St. Louis, O'Fallon, and the surrounding Midwest since 2001. With over two decades of experience in the building industry, John has built more than just structures—he's built a reputation for integrity, craftsmanship, and client-centered service.

Under John's leadership, JHOOKER Construction has completed over 200 successful projects, ranging from dental and veterinary clinics to churches and commercial facilities. His hands-on approach and deep understanding of design/build processes have made him a trusted partner for professionals seeking tailored, efficient, and high-quality construction solutions.

John is known for a client-first mindset (prioritizes relationships, transparency, and long-term value), custom project coordination (from city approvals to final inspections, John

ensures every detail is handled with care), and commitment to excellence (consistently delivers projects on time, within budget, and above expectations)

John is known not only for his technical expertise but also for his collaborative spirit and dedication to turning clients' visions into reality. Whether converting a bakery into a state-of-the-art dental office or renovating a veterinary clinic, John brings precision, passion, and professionalism to every build.

Steve North serves as the Chief Facilities & Maintenance Officer at Peter & Paul Community Services (PPCS) in St. Louis, Missouri, where he oversees the physical infrastructure and operational integrity of the organization's housing and service facilities. With a hands-on approach and a deep understanding of building systems, Steve ensures that PPCS's campuses remain safe, functional, and welcoming for both clients and staff.

Steve plays a critical role in maintaining the environments that support PPCS's mission to serve individuals experiencing homelessness, mental illness, and HIV. From emergency shelters to transitional housing programs, his work ensures that every space is equipped to deliver compassionate, trauma-informed care.

Known for his reliability, problem-solving mindset, and commitment to service, Steve is a vital part of the PPCS leadership team—helping to create spaces that foster dignity, stability, and hope.

Kevin Major serves as the Director of Campus Operations & IT at Peter & Paul Community Services (PPCS) in St. Louis, Missouri, where he plays a vital role in maintaining the infrastructure and technology that support the organization's mission to serve individuals experiencing homelessness, mental illness, and HIV.

With a strong background in facilities management and information systems, Kevin ensures that PPCS's campuses operate smoothly, safely, and efficiently. His work spans everything from overseeing building maintenance and security systems to implementing technology solutions that enhance service delivery and internal communication.

Kevin is known for his hands-on leadership style, problem-solving mindset, and deep commitment to creating environments that are not only functional but welcoming. His contributions help ensure that PPCS staff and clients alike have access to the tools and spaces they need to thrive.

Amanda Laumeier serves as the Chief Operating Officer of Peter & Paul Community Services (PPCS) in St. Louis, Missouri, where she leads strategic operations, professional development, fundraising, and program growth for one of the region's most vital homeless services organizations.

Amanda brings over a decade of nonprofit leadership experience, including nearly nine years at St. Patrick Center, where she rose to the role of CEO in 2023. Her tenure there was marked by transformative growth in fundraising, marketing, and community engagement, as well as expanded access to shelter beds and affordable housing across the region.

At PPCS, Amanda is guiding the agency through a period of bold expansion, including the launch of the NOVUS Northside Health Clinic—a partnership that brings comprehensive medical care directly to individuals experiencing chronic homelessness. Her leadership is grounded in trauma-informed care, equity, and a deep commitment to meeting people where they are.

Dale R. Wrigley serves as the Chief Executive Officer of NOVUS Health, a nonprofit healthcare organization based in St. Louis, Missouri, dedicated to delivering inclusive, trauma-informed care to underserved communities. With a background in healthcare leadership, program design, and operational management, Dale brings a visionary approach to expanding access and equity in medical services.

At the helm of NOVUS Health, Dale champions a model of care that is rooted in compassion, choice, and dignity. He believes that every individual should have a voice in their healthcare journey and that no one should be left behind. His leadership is focused on building public and private partnerships that eliminate barriers to care and create a system that meets people where they are—physically, emotionally, and socially.

Under Dale's guidance, NOVUS Health offers a wide spectrum of services including:

- Primary and preventive care
- HIV/STI testing and treatment
- Behavioral and psychiatric health
- Gender-affirming services
- Nutrition, chiropractic, and massage therapy
- Onsite pharmacy and telehealth options

Dale's commitment to inclusive healthcare is reflected in NOVUS Health's mission to serve the LGBTQIA+ community, individuals living with HIV/AIDS, and anyone facing systemic obstacles to care. His leadership continues to shape a healthcare environment that is expansive in scope, deeply empathetic, and relentlessly focused on equity

Clayton Kuhn is a Shareholder at Sandberg Phoenix in St. Louis, Missouri, where he leads the firm's Business Litigation Practice Group. With a sharp legal mind and a collaborative approach, Clayton brings over two decades of experience in complex litigation involving banking, mortgage servicing, creditors' rights, bankruptcy, shareholder disputes, and fiduciary matters.

Known for his strategic insight and practical solutions, Clayton represents clients in high-stakes disputes such as:

- Lender liability and contract claims
- Trust and estate litigation, including undue influence and capacity challenges
- Ownership conflicts in closely held businesses
- Will and trust contests, trustee defense, and trust modifications

Clayton is a graduate of the National Institute for Trial Advocacy and has argued cases across state, federal, and bankruptcy courts nationwide. His leadership extends beyond the courtroom—he serves on Sandberg Phoenix's Recruiting Committee, Diversity Committee, and Community Connections Committee, and chairs both the Fiduciary Litigation Team and Bankruptcy & Judicial Estoppel Team.

Debra Downey serves as the Chief Financial Officer at Peter & Paul Community Services (PPCS) in St. Louis, Missouri, where she oversees the financial strategy and stewardship of one of the region's most impactful nonprofit organizations. With a career spanning both corporate and nonprofit sectors, Debra brings a wealth of experience in financial planning, compliance, and operational leadership.

Before joining PPCS, Debra held senior finance roles at organizations including the Society of St. Vincent de Paul, AB InBev, and Baker Hughes, where she developed a reputation for precision, transparency, and strategic thinking. She holds a Master of Science in Professional Accounting from the University of Houston–Clear Lake, and has worked across six organizations in five distinct financial leadership roles.

At Peter & Paul Community Services, Debra plays a critical role in sustaining the organization's mission to provide housing and supportive services to individuals experiencing homelessness, mental illness, or living with HIV. Her work ensures that PPCS remains financially resilient while expanding its reach and deepening its impact across the St. Louis community.

Debra is known for her collaborative leadership style, her commitment to ethical financial practices, and her passion for serving vulnerable populations through data-driven decision-making and resource optimization.