

## Community Campus Tower PSH studio apartments

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*Permanent Supportive Housing Development Initiative*

### ***Peter & Paul Community Services***

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# LOI Form

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## *Letter of Interest*

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### **Project Name\***

Community Campus Tower PSH studio apartments

### **Project Summary Description\***

Provide a basic description of your proposed housing development (property location, status of site control, number and size of units, etc.) and the proposed behavioral health services. Please note that site control will be required before a full application (which is the next step after the LOI) will be accepted.

After being awarded \$6.3 million in American Rescue Plan Act (ARPA) funding from state and local sources, Peter & Paul Community Services (PPCS) purchased a 4.5 acre/188,000 square foot property in April 2024 for \$3 million. The property, located at 3225 N. Florissant in the St. Louis Place neighborhood, is the former Little Sisters of the Poor nursing home. Now called the Peter & Paul Community Campus, the property consists of a chapel, auditorium, 15 one-bedroom apartments, an 8-story tower and a convent. The auditorium is currently under construction and is being converted into a 100-bed emergency shelter for men. Our current shelter, temporarily located in the chapel, will move to the renovated space in late summer 2025. The convent, located above the auditorium, is being used for meeting and group therapy rooms and shelter and campus staff offices. The 15 one-bedroom apartments are being leased to Betty Jean Kerr People's Health Center (formerly Hopewell). The majority of their tenants are former clients of our men's shelter. The tower building has 8 floors with 100 rooms on 7 floors (first floor is the lobby). Prior to the May 16th tornado, four of the floors were in use and included: 1 floor houses the PPCS Positive Directions program with 16 transitional units. 1 floor houses Doorways/Interfaith clients with 16 emergency housing units. 1 floor houses the PPCS Housing Immigrant Families Family Bridge program with 18 transitional units. 1 floor is being prepared for the PPCS's upcoming HUD CoC funded floor for individuals who are chronically homeless. After the May 16 tornado, many community agencies contacted us for space for their clients who lost their housing due to the tornado. We now have all of the floors occupied with the following clients: 1 floor for residents from an assisted living facility that lost its roof and several walls 1 floor for families served by the Society of St. Vincent De Paul 1 floor is currently housing Horizon Housing clients affected by the tornado. However, PPCS and Horizon Housing applied for a grant last year from the St. Louis Office for Development Disability Resources and were awarded supportive service funds for Horizon Housing and operating funds for PPCS. This floor will transition to the grant funded floor in July. We are seeking MHB PSH funds to support construction on the second and eighth floors of the tower building. Upon notification of an award, the construction development team can quickly bring units online within 6-8 months. Both floors have approximately 7,000 square feet of space and 17 housing units. Each of the 34 rooms (17 per floor) has a full bathroom with tub and shower. This project will convert each of the 34 rooms into a studio apartment by installing a kitchenette. The kitchenette will include an oven and stove with exhaust hood, full size refrigerator, microwave and kitchen sink. Cost per unit is \$50,000. MHB funds of \$500,000 would support 24% of the total cost. Funds awarded from the Federal Home Loan Bank of Pittsburgh and private donations will fund the remaining 76%. With harm reduction and trauma informed care as guiding models of care, all units will serve individuals who have been homelessness or at risk of becoming homeless and who are living with a mental illness and/or substance use disorder and in need of intensive supports. Each floor of the tower building has a shared laundry room with laundry supplies provided free of charge. All campus residents receive 24/7 building and grounds security, three meals a day in the dining hall and access to a vast amount of private green space rarely available to people living in a shelter or low-income housing. Additionally, Novus Health opened an on-site health clinic on the campus (Novus on the Northside) in February 2025 offering primary and urgent care, access to vaccinations, chronic health monitoring, behavioral health and assistance with applying for benefits to campus residents. Places for People will be opening a behavioral health clinic in late 2025 in the basement of the facility that will serve all campus

residents and the surrounding neighborhoods. The campus also houses an occupational therapy room on the first floor and the St. Louis Public Library visits monthly and provides access to library books and other library resources. The campus is located within 50 feet of a bus stop, catty-corner from a city park, within 2 miles of downtown St. Louis and within 2 miles of a major highway.

### **Population of Focus\***

Briefly describe the expected population of focus for the proposed housing development and explain how the permanent supportive housing will address their needs.

The population to be served are individuals who are homeless or at risk of becoming homeless due to living with a mental illness, substance use disorder or other health conditions and are in need of intensive supports. Individuals living at PPCS programs or other campus programs may be referred to this floor if they qualify and are interested. Other potential tenants will come from the St. Louis City CoC housing priority list or be referred through our current mental health services partners Places for People, Independence Center or People's Health Center. The supportive services provided to the tenants living on the second and eighth floor will address each tenant's unique needs. One full-time case manager will be dedicated to the two floors with additional services provided by our shared services team. The agency recently restructured program staffing to create a shared services model that provides more efficient use of clinical staff and ensures that all clients have access to these clinical services. The flexible structure allows for responding more quickly to service expansion. Currently, the team has two case managers, two nurses, one occupational therapist, two life skills specialists and a mental health specialist. Members of this team will provide services to this floor as needs are assessed.

### **Behavioral Health Services\***

Identify and provide a brief description of the behavioral health services provided for adults with serious mental illness and/or substance use disorders who will be tenants in the permanent supportive housing project. In your response, address whether the behavioral health services will be provided by your organization and specify the staffing model, or whether the behavioral health services will be provided by one or more partner organizations identifying specifically which services each partner will offer.

Behavioral health services will be provided by PPCS and by partner organizations depending on how the person was referred to the program and what supports the referring agency provides. For example, if Places for People, Independence Center or People's Health Center refer the person, that organization will provide mental health counseling and case management. In this case, the PPCS team would supplement their services like we do at our Garfield Place Apartments facility. If a tenant is taken from the CoC housing priority list or referred by other non-mental health partners, the PPCS case manager and shared services team will provide basic mental health supports and refer the tenant to the on-site Novus Health clinic or the Places for People behavioral health on-site clinic (opening fall of 2025). Both clinics offer behavioral health services including access to a psychiatrist.

### **Participant Involvement\***

Briefly describe how behavioral health service participants will be engaged or have been engaged in the planning process for the proposed housing development.

PPCS has had a person with lived experience on our Board of Directors since 2012. This member of our board has struggled with behavioral health issues and speaks to the needs and desires of those struggling with mental health and addiction issues as the board makes decisions regarding projects, budgets and strategic planning. The architect for the new shelter talked with a group of shelter residents about designs prior to finalizing his plans.

## Project Team\*

Identify and provide brief descriptions of the development team members (e.g., co-developer, architects, contractors, property manager, etc.) and explain why your organization or team is well qualified to undertake the proposed permanent supportive housing project.

Peter & Paul Community Services will be the developer for this project with both Steve North and Anthony D'Agostino as the primary leads on the project. Both are well-qualified to undertake this project due to their years of experience in the housing development space. Steve North, the PPCS Chief Facilities & Maintenance Officer was the CEO and owner of a construction company for 20 years prior to working in non-profit facilities management. As the owner of North Construction Services, Steve completed hundreds of for sale and rental projects. Steve's experience overseeing housing and office facilities for nonprofits started in 2018. For three years he was the Senior Director of Facilities for the largest homeless service provider in Missouri working closely with the CEO and finance team to complete and comply with grant funded housing project requirements for local, state and federal funders. Anthony D'Agostino, CEO of PPCS, led the largest homeless services provider agency in the state and expanded its housing options in partnership with public and private funders. He is a past chair of the St. Louis Continuum of Care and serves on several nonprofit board including the Behavioral Health Network and Sanctuary in the Ordinary, a nonprofit focused on rehabbing properties to create a sanctuary in the ordinary for low-income individuals and families. As CEO of Criminal Justice Ministry, Anthony founded a nonprofit housing operation and developed an award winning, innovative, affordable housing model for below-market rate, rent-controlled units and oversaw the creation of 70 residential units and 4 commercial units in 7 buildings. North and D'Agostino have been working closely with Oculus Architect, Matt Bradley and Hooker Construction. Both companies are working on the campus shelter expansion project. Legal assistance for the project is being provided by board vice chair and attorney Dan Sise. Renovating the tower units by floors allows for the rehabilitation to be done in phases as funding is awarded. MHB funds combined with Federal Home Loan Bank of Pittsburgh funds and private donations will allow two floors (34 units) to be renovated in one phase. Currently, the leases for our Garfield Place Apartments permanent supportive housing program are managed by Vatterott Properties. As more units are turned into PSH, PPCS plans to hire staff to manage all of the agency's units.

## Project Financing\*

Attach a preliminary budget showing sources and uses of funds for your proposed housing development. Describe below the status of any applications for, or commitments of, funding sources that are identified in your sources and uses of funds statement.

Renovating the tower units by floors allows for the rehabilitation to be done in phases as funding is awarded. MHB funds of \$500,000 combined with Federal Home Loan Bank of Pittsburgh funds and private donations will allow two floors (34 units) to be renovated in one phase. Federal Home Loan Bank of Pittsburgh funds of \$1.5 million were awarded in December 2024. We are confident we will be able to direct \$111,050 in private funds to the two floors should we receive MHB funds for the project.

## Project Operations\*

Briefly describe what financial resources your organization has or expects to obtain to ensure day-to-day operations and behavioral health services for the long-term sustainability of the project over the 10-year term of the agreement.

Our Garfield Place Apartments (GPA) program, opened in 2014 and a recipient of MHB PSH funding, has been partnering with three mental health partner agencies – Places for People, BJC Behavioral Health and Independence Center for the past eight years. Tenants of GPA receive mental health services from these partners in addition to the PPCS supports paid for through Medicaid. PPCS will pursue similar partnership arrangements for campus residents once tower floors transition to affordable housing apartments. With two on-site medical and behavioral health clinics, we foresee being able to offer behavioral health services over the long-term. Funding for day-to-day operations will come from a variety of sources – lease agreements with partner agencies renting floors in the tower and the 15 one-bedroom campus apartments (Currently

being leased to Betty Jean Kerr People's Health Center/formerly Hopewell), grants and donations, rental vouchers and rent charged to clients who have an income (30% of income).

### Organizational Experience\*

Briefly describe your organization's experience and expertise in providing permanent support housing services. In your response, indicate the length of time your organization has provided PSH services.

AidaOur organization has provided various types of housing to unhoused individuals for over 40 years. We have provided PSH services for 10 years at our Garfield Place Apartments (GPA) facility. One factor that has contributed to the success of our GPA facility is the development of three key partnerships that allow us to bill Medicaid for services. Places for People, BJC Behavioral Health and Independence Center refer individuals to GPA and provide on-going behavioral health supports. PPCS staff provide supportive services related to life skills development, health and medication oversight, socialization and 24/7 building security and housing oversight. Bi-weekly or monthly treatment team meetings are conducted on-site with PPCS staff and partner agency staff to ensure the treatment plan is being followed and to discuss changes. Through our many partnerships, Garfield Place Apartments has provided stable housing to over 400 individuals over the past ten years. One of the original tenants still resides at GPA. Over the years, "Aida" has become an active member of the GPA community attending social groups, going on outings and even welcoming newcomers. While many have moved on to less restrictive housing or housing with more supports, Aida feels that GPA is the safest and best place for her to accomplish her goals and live a life of vibrancy.

## File Attachment Summary

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### *Applicant File Uploads*

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