



MEMORANDUM

TO: Trustees

FROM: Donna Schmitt, Vice Chair **BOARD ACTION REQUIRED**

DATE: September 15, 2022

SUBJECT: Supportive Housing Funding for Lutheran Development Group – Marquette Homes

Attached is a Resolution approving \$250,000 for Lutheran Development Group's Marquette Homes project.

The Marquette Homes project will dedicate a total of ten (10) permanent supportive housing (PSH) units at scattered sites in the Dutchtown and Gravois Park neighborhoods. The population of focus for this supportive housing project is Veterans with diagnosed behavioral health conditions who are experiencing homelessness. The project will also provide supportive housing for Veterans with families.

Each Veteran will receive case management services through the VA Homeless Services Division, as well as a range of behavioral health services provided by the VA and a number of partnering organizations that specialize in meeting the unique and varied needs of Veterans and their families.

The MHB Housing Committee met August 25, 2022, to review the funding request and unanimously recommends a 10-year \$250,000 forgivable loan for approval.

The 10-year forgivable loan will obligate the Lutheran Development Group to ensure all 10 PSH units 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 percent.

CITY OF SAINT LOUIS MENTAL HEALTH BOARD OF TRUSTEES
AUTHORIZATION OF FUNDING TO LUTHERAN DEVELOPMENT GROUP
FOR
10-YEAR PERMANENT SUPPORTIVE HOUSING FORGIVABLE LOAN

RESOLUTION

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

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, Lutheran Development Group has proposed that MHB's Supportive Housing Fund invest in the development of a 50-unit scattered site project, of which 10 units will be dedicated to permanent supportive housing for St. Louis residents with serious behavioral health conditions; and

WHEREAS, the project will exemplify the principles of "Housing First," and the benefits of low-barrier access to housing for those most in need; and

WHEREAS, Lutheran Development Group has experience at developing and operating other special needs housing projects; and

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

NOW THEREFORE BE IT RESOLVED:

The Chair and Executive Director are authorized to negotiate, with assistance from the general counsel, an agreement with Lutheran Development Group for a loan of up to \$250,000 to complete the development and operate for at least ten years, at least ten (10) permanent supportive housing units for persons with serious behavioral health conditions at scattered sites within the Dutchtown, Gravois Park neighborhoods.

APPROVED THIS 22nd DAY OF SEPTEMBER 2022

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

Board Officer Name (printed):	Signature:
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