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*** * * MEETING MINUTES * * ***

Minutes of the April 12, 2024, Virtual Housing Committee Meeting

Trustees/Committee Members	Web meeting
Terrell Carter, Chair	X
Janice Thomas	X
Phil Minden, Sterling Bank	X
Jerry Burka, Old Orchard Consulting	X
Matt Nordmann, Gershman Mortgage	X

Others Attending:

Matt McBride, Board Counsel
Cassandra Kaufman, Executive Director
Alicia Lee, Executive Assistant
Dave Haasis, Director of Clinical Partnerships

Call to Order – The meeting of the MHB Housing Committee was called to order at 2:01 PM by Committee Chair, Terrell Carter.

Approve minutes of July 7, 2023, and April 5, 2024, Housing Committee meetings – Terrell Carter made the motion to approve the July 7, 2023, minutes, seconded by Jerry Burka. Terrell Carter made the motion to approve the April 5, 2024, minutes, seconded by Phil Minden. The minutes were approved unanimously.

Recommendations for future funding opportunities – At the April 5, 2024, meeting the Committee reviewed a PowerPoint presentation by Dave Haasis that presented an analysis of FY24 housing needs for individuals with behavioral health disorders. At the April 12, 2024, meeting, Cassandra highlighted the six recommendations resulting from the analysis, including continued investment in creating units of permanent supported housing, focusing on housing providers that can offer moderate or intensive support, and prioritizing smaller housing projects where MHB funding has a significant impact. Cassandra also suggested establishing a deadline for the use of funds and advocating for a focus on mental health services that help people to remain housed. The recommendations were based on a review of the performance of PSH projects funded through the MHB portfolio and input from residents of existing properties. Following some discussion, Terrell Carter made the motion to approve the recommendations with some minor modifications which was

seconded by Jerry Burka. The following recommendations were approved unanimously:

1. MHB should continue its investment in creating units of Permanent Supportive Housing
2. Future funding should focus on housing providers that can offer moderate or intensive support
3. Allocate \$500K per fiscal year to fund up to two new projects each year from CMHF revenue
4. Specify conditions for the use of funding
 - a. For projects with tax credits – Establish a 12-month deadline from tax credit approval (with option for an additional 6-month extension) by which funds must be used or forfeited
 - b. Prioritize smaller housing projects where MHB's funding has significant impact

Special Funding Request for Pre-Development Funding for Tiny Home PSH Community from Horizon Housing Development Company and Gateway Housing First

Cassandra presented a special funding request from Horizon Housing Development Company and Gateway Housing First, seeking \$160,000 for the pre-development costs of a 25-to-30-unit tiny home community for people with developmental disabilities and behavioral health disorders. The development will be located in the 13th Ward, Wells Goodfellow neighborhood, on Theodosia. The request was approved by the Office of Developmental Disability Resources. Dave added that the development will be securely fenced. Cassandra clarified that the funding request did not include the actual construction costs, which they are seeking via other means. Jerry asked for a Google map of the site, which Cassandra provided. It was mentioned that the applicant had a 4% tax-exempt bond deal approved.

Following discussion by the committee Dave and Cassandra were tasked to ask the applicants to complete a Letter of Intent and respond to specific questions from the committee. The committee also discussed the possibility of amending current MHB Housing Permanent Supportive Housing Funding Policies to include pre-development costs, but no final decision was made. The committee decided to wait for the new policy to be instituted before making any decisions.

Adjournment – The motion to adjourn was made by Committee Chair Terrell Carter, seconded by Jerry Burka and passed unanimously. The meeting of the Saint Louis MHB Housing Committee adjourned at 2:55 PM.