



Carr Square Tenant Management Corporation

1521 CARR DRIVE ST. LOUIS, MISSOURI 63106 (314) 588-1700

DIRECTOR/RESIDENT MANAGER

Rodney Hubbard

June 6, 2016

Mr. James Heard
St. Louis Field Office
Field Office Director
1222 Spruce Street, Suite 3.203
St. Louis, MO 63103-2836

BOARD OF DIRECTORS

Cynthia Kendall
Thelma Williams
Tanesha Dale

Dear Mr. Heard:

The Carr Square Village Tenant Management Corporation wants the Department of Housing and Urban Development to give an official review of the current plans of the City of St. Louis to open and operate the Biddle House homeless shelter in our neighborhood. I have attached a letter we sent to the St. Louis Board of Aldermen, that prompted Resolution No. 41, (also attached) introduced by 5th Ward Alderwoman, Tammika Hubbard, which is currently working its way through the Board of Aldermen. The residents have consistently voiced their opposition to this proposed project. The City of St. Louis has completely ignored our input into this situation.

Specifically, the residents of Carr Square Village and the surrounding Near Northside neighborhood want HUD to evaluate whether the City of St. Louis, with this ill-conceived and discriminatory homeless plan, has failed in their duty to affirmatively further fair housing, as required by the existing fair housing laws. We have also attached a map that shows how our neighborhood already contains an unfair number of homeless shelters and halfway houses, and has become the center of homeless services for the entire metropolitan area. The City of St. Louis now wants to double down on this discriminatory scheme, to the detriment of our rights and our well-being.

Additionally, the Biddle Market has been placed on the nation's list of National Register of Historic Places. As a result, the National Historic Preservation Act requires a comprehensive Section 106 review of any new use of this property. We assert that this proposed use will have a detriment effect on our lives, our families and our neighborhood. We ask that you conduct a thorough Section 106 review, which we think should prevent the use of Biddle Market as the center of the City's homeless strategy as planned.

Thank you for your consideration in this matter.

Sincerely,

Cynthia Kendall
Board President

FACILITIES THAT SERVE THE HOMELESS / EX-PRISONERS IN AND AROUND THE NEAR NORTHSIDE

1. **St. Patrick Center (Tucker and Convention Plaza)**
 - 30 bed shelter for mentally ill women
 - Very large provider of services at Partnership Center including meals, housing referrals, intake and assessment, life skills training etc...
2. **Sunshine Mission (Tucker and Cass)**
 - 50+ shelter beds for medium and high acuity men
 - Off the grid shelter that does not participate in the Continuum of Care
3. **NLEC (1411 Locust)**
 - 200+ off the grid overnight shelter beds for medium and high acuity men
 - 50+ off the grid overnight shelter beds for women
 - 50+ dormitory style beds for longer stays for homeless individuals
4. **The Bridge (16th and Olive)**
 - 180+ meals 3 times a day
 - Day shelter for an equal number of individuals
5. **Gateway 180 (19th and MLK)**
 - 150 overnight shelter beds for women and children
 - Day shelter and services for those staying at the overnight shelter
6. **Missouri Prison Release Center (Just south of Stan Musial Bridge on riverfront)**
 - 550 dormitory style beds for ex-prisoners of the Missouri Department of Corrections who would otherwise be homeless
7. **Stamping Lofts (north riverfront)**
 - 56 apartments (permanent supportive housing) largely for ex-prisoners who would otherwise be homeless
8. **Peter and Paul Shelter (Soulard)**
 - 60 overnight shelter beds for homeless men
9. **Salvation Army Harbor Light**
 - Formerly a large overnight homeless shelter, most recently with 60 beds
 - 2 permanent supportive housing facilities, one for veterans, with around 100 apartments
 - Finishing construction on a drug and alcohol rehab facility
10. **Mark Twain Hotel (9th and Pine)**
 - 220 unit single room occupancy hotel
 - Serves many ex-prisoners and others who have recently been homeless
11. **Lincoln Arms (23rd and Olive)**
 - 100+ unit single room occupancy hotel
 - Serves many ex-prisoners and others who have recently been homeless
12. **Horizon Club**
 - Day shelter for the homeless
13. **BJC Behavioral Health**
 - Provider of mental health care for the homeless

FACILITIES THAT SERVE THE HOMELESS / EX-PRISONERS

SALV. ARMY HARBOR LIGHT - 100 UNITS
9

GATEWAY 180 - 150 SHELTER BEDS
5

LINCOLN ARMS - 100+ SRO UNITS
11

HORIZON CLUB - DAY SHELTER
12

THE BRIDGE - MEALS AND DAY SHELTER
4

NLEC - 300+ SHELTER BEDS
3

PSYCHOBEHAVIORAL HEALTH
13

MARK PUGHAN HOTEL - 220 UNITS
10

SUNSHINE MISSION - 50+ SHELTER BEDS
2

PROPOSED BIDDLE HOUSE FACILITY
★

ST. PATRICK CENTER - 30 BEDS PLUS MANY SERVICES
1

MO PRISON RELEASE CENTER - 550 BEDS
6

STAMPING LOFTS - 58 UNITS
7

8

3998 ft
Lafayette Park Blvd

© 2016 Google

Google earth

1996

Imagery Date: 8/23/2015

38°37'44.35" N 90°11'52.86" W elev 471 ft eye alt 17782 ft