



Cara Spencer  
Mayor

August 28, 2025



Board of Estimate and Apportionment  
1200 Market Street, Room 414  
St. Louis, Missouri 63103

RE: Vaughn Associates I, II, III, L.P. – Murphy Park I, II, III

Honorable Members of the Board of Estimate and Apportionment:

On May 16th, 2025, the City of St. Louis was hit by a devastating tornado. On June 17th, 2025, Ordinance No. 72009 went into effect, appropriating thirty million dollars to a Tornado Relief and Recovery Fund. Three months after the tornado, over 4,600 households/10,000 individual city residents remain displaced and in transience. There is an urgent need to transition them to stable housing. Murphy Park I, II, and III Apartments is owned by McCormack Baron and currently has approximately 63 vacant units with varying degrees of repairs needed including flooring, new appliances, new HVAC systems and painting. In order to provide temporary or permanent housing to tornado survivors who are currently in shelter, uninsured or under-insured, or about to lose hotel vouchers the Affordable Housing Commission therefore requests approval by the Board of Estimate and Apportionment to enter into a contract with Vaughn Associates I, II, and III, L.P. for vacant unit turns to fund repairs to 63 units at a cost of \$1,512,250. Please find additional details related to this request below:

Operating Agency	Vaughn Associates I, II, and III L.P. 100 N. Broadway, Suite 100 St. Louis, MO 63102
Contract Description	Murphy Park Apartments I, II, and III - Scattered Sites, St. Louis, MO 63106. The rehabilitation of 63 rental units for tornado survivors.
Contract Period	August 1, 2025 through September 30, 2026
Contract Amount	\$1,512,250.00
Ordinance Authority	72009
Department Number	142
Funding Source	1103
Center Number	142017
Account Number	566050
Eligible Expenditure Categories	Affordable Housing Production
AHC Contact	April Griffin

If you have any questions or need any additional information, please do not hesitate to call me at (314)941-0186.

Your favorable consideration is greatly appreciated.

Sincerely,

April Ford Griffin

Executive Director, Affordable Housing Commission