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ST. LOUIS
HOUSING
AUTHORITY

BOARD OF COMMISSIONERS

REGULAR MEETING

SEPTEMBER 25

2025



TO THE COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY
ST. LOUIS, MISSOURI

PUBLIC NOTICE OF MEETING

Take notice that the **regular meeting** of the commissioners of the St. Louis Housing Authority will be held via **Zoom*** on Thursday, September 25, 2025, commencing at 4:30 p.m., to consider and act upon items shown on the attached agenda. An Executive Session may be convened to discuss legal actions, causes of actions, communications with attorneys, personnel matters, leasing, purchase or sale of real estate and bid specifications.

DATED: September 19, 2025

ST. LOUIS HOUSING AUTHORITY

Attachment

***Instructions For Joining Zoom**

Meeting ID: 939 278 0715

Via Smart Phone or Computer:

<https://bit.ly/41J3uLI>

Via Phone:

1-312-626-6799

Meeting ID: 939 278 0715

Passcode:536879

BOARD OF COMMISSIONERS, ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING, SEPTEMBER 25, 2025, 4:30 P.M.
ST. LOUIS HOUSING AUTHORITY, 3520 PAGE BOULEVARD
ST. LOUIS, MISSOURI 63106
AGENDA

ROLL CALL

CONSENT AGENDA

1. Approval of Minutes, Regular Meeting, August 28, 2025

RESIDENTS' COMMENTS ON AGENDA ITEMS

ITEMS FOR INDIVIDUAL CONSIDERATION

2. **Resolution No. 3050**
(For Informational Purposes Only – Approved by Telephone Vote on September 19, 2025)
Authorizing and Approving the Removal and Appointment of New Trustees for the St. Louis Housing Authority's 401(a) Money Purchase Plan and 457 Deferred Compensation Plan
3. **Resolution No. 3051**
Authorizing the Write-Off of Vacated Tenant Account Receivable Balances
4. **Resolution No. 3052**
Approving and Authorizing the Election Schedule and Policy and Procedures for the Resident Board of Commissioner's Election
5. **Resolution No. 3053**
Authorizing and Approving the Operating Budget for Fiscal Year Ending September 30, 2026

CHAIR'S REPORT

DIRECTOR'S REPORT

RESIDENTS' CONCERNS

COMMISSIONERS' CONCERNS

SPEAKERS TO ADDRESS THE BOARD

EXECUTIVE SESSION

The Executive Session may be convened pursuant to Section 610.021 of the Missouri Revised Statutes, to discuss legal actions, causes of actions or litigation, personnel matters relating to the hiring, firing, disciplining and promoting of employees, negotiations with our employees, leasing, purchase or sale of real estate and specifications for competitive bidding.

ADJOURNMENT

Please note that this is not a public hearing or forum. Anyone wishing to address the Board must follow the St. Louis Housing Authority's Speaker's Policy. (Contact the Executive Division at Central Office for a copy of the policy.)

APPROVAL OF MINUTES
AUGUST 28, 2025

BOARD OF COMMISSIONERS
ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING
AUGUST 28, 2025
4:30 p.m.

CALL TO ORDER

The Board of Commissioners of the St. Louis Housing Authority held a Regular Meeting via Zoom on Thursday, August 28, 2025. Chair Regina Fowler called the meeting to order at approximately 4:30 p.m.

Present: Rachel D'Souza
Margaret English
Dara Eskridge
Regina Fowler
Benita Jones
Sal Martinez

Absent: Constantino Ochoa, Jr.

CONSENT AGENDA

Approval of Minutes

Commissioner Martinez moved to approve the minutes of July 24, 2025. Commissioner D'Souza seconded the motion. The motion passed with Commissioners D'Souza, English, Fowler, Jones and Martinez voting aye.

ITEMS FOR INDIVIDUAL CONSIDERATION

Resolution No. 3049

Approving and Authorizing the Tentative Election Schedule and Policy and Procedures for the Resident Board of Commissioner's Election.

Presenting Resolution No. 3049, Latasha Barnes, Executive Director, stated that the two resident commissioners' tenures will end in November; therefore, it is necessary to hold an election. She said this resolution authorizes the tentative election schedule and the policy and procedures for the election. She noted that a tentative timeline had been mapped out that will allow the agency to get through the necessary requirements for the election to proceed. She said board permission was requested to set a tentative election date for December 6, 2025 from 8 a.m. until 5 p.m., which is on a Saturday and in accordance with the bylaws, and with board approval, the St. Louis Housing Authority (SLHA) would move to start to establish the Credentials Committee, which is made up of seven public housing residents, two of whom will be representatives from the St. Louis Tenant Association Board (TAB), and SLHA will work with the St. Louis TAB to identify the individuals who will serve on the committee. She noted that an independent agency will also serve on the Credentials Committee and will be responsible for administering the election, as well as will review any applications for the resident commissioners' positions and will certify the results after the election takes place. She said SLHA will meet with the St. Louis TAB at their September meeting to talk through some of the policies and procedures that were used in the past and to answer any questions that they may have and to make adjustments based on their recommendations. Ms. Barnes stated that the final version of the policy and procedures would be presented to the board in September for approval before fully implementing them.

Commissioner Fowler asked if there were any questions regarding the timeline for the election or any questions about the election.

There were none.

Commissioner Martinez moved to approve Resolution No. 3049. Commissioner English seconded the motion. The motion passed with Commissioners D'Souza, English, Fowler, Jones and Martinez voting aye.

CHAIR'S REPORT

Commissioner Fowler apologized for her absence at the Ascend fundraising meeting and noted that she had heard good things about what is going on. She asked Commissioner D'Souza to provide an update.

Commissioner D'Souza stated that the joint meeting of the Ascend board was held on August 25, 2025 and a few of the commissioners were able to attend. She said Ms. Barnes provided an update on the overall realities of funding from HUD and the group feels a little better about things than perhaps they had earlier in the year. She noted that the initial decision made within this group, as they continue to meet, was to focus on the bigger picture of operational funding and to look at the resident experience and SLHA's buildings and to try to figure out how to orient resources that the TABs will be able to use in alignment with whatever the residents are expressing interest in. Commissioner D'Souza stated that the Deaconess Foundation does four different funding cycles a year in one of their programs and one of the opportunities coming up this fall is an opportunity for SLHA to apply for a grant up to \$20,000 in the month of October. She said they would find out before the end of the calendar year if the application was funded or not. She noted that she and Jessica Payne, one of the Ascend directors, will be attending a meeting with SLHA staff and some of the TAB leadership on September 11, 2025 to introduce the grant to generate some ideas and to offer their support. She said they want to hear and understand what the residents are looking for to build community amongst themselves and they want to make sure that they are able to help provide the structure to put together a successful grant application. Commissioner D'Souza stated that this is where they are starting.

Commissioner Fowler thanked Commissioner D'Souza for moving them forward in that direction and Ms. Barnes for making sure everything is going on. She expressed appreciation for all those who attended the meeting and for the group considering things for the TABs. She said this effort is important, as they try to find other sources to help.

Commissioner Fowler acknowledged Ms. Barnes for following up and getting a committee together to talk about improving communication between the TABs, SLHA and management, which was something that had been talked about at the last meeting. She shared that Commissioner Jones had expressed how pleased she was with that and she thanked Ms. Barnes for getting that done.

DIRECTOR'S REPORT

Providing an update on highlights for the agency, Ms. Barnes stated that the Housing Choice Voucher (HCV) program remains at 100% utilization and the Inspections Department achieved a 100% completion rate this past month. She noted that SLHA remains on track to receive high performer status on its upcoming SEMAP certification. She stated that with the agency's current utilization rates, SLHA is exploring additional opportunities to expand some of the special voucher programs and has recently been in communication with the City of St. Louis on creating some type of disaster voucher program, which is moving forward.

Ms. Barnes stated that occupancy continues to remain the agency's top focus in the Public Housing program and currently, notwithstanding SLHA's current efforts on its occupancy push, there are a number of offline units that require modernization or redevelopment; therefore, SLHA is again working with the City of St. Louis to secure additional funding to bring those units back online. She said in anticipation and preparation for that, SLHA opened its public housing wait list from August 19 until August 25 to gauge interest and to ensure that the agency is responding to community needs in wake of the recent storm. She noted that SLHA saw a massive increase in interest this year, receiving over 6,000 applications during that time period; 5,900 online applications and 149 paper applications. She said compared to last year, SLHA saw a 79% increase in people visiting the office to complete applications, a 25% increase in new online applications and a 300% increase in individuals with profiles already in SLHA's system that needed to update their application. Ms. Barnes stated that there is a significant community need for affordable housing services, which makes some of the recent budget discussions at the federal level that propose to reduce public housing funding challenging for SLHA to think through and navigate.

Ms. Barnes stated that the Clinton-Peabody redevelopment continues to move forward and she noted that demolition will start on September 2, 2025. She said this is a hallmark and significant moment in time for this redevelopment project, which has been many years coming and something that her predecessor worked really hard to get off the ground and to get it in place.

Highlighting recent resident engagement activities, Ms. Barnes stated that in response to some of the concerns raised at the last meeting regarding digital literacy for older adults, SLHA partnered with Urban League to set up a 12-week digital literacy course for 16 seniors and to further that effort, SLHA has been communicating with the City of St. Louis to connect its non-senior residents to their new learning labs that they are establishing at their local community centers. She said SLHA is trying to help bridge that divide and has been in communication with HUD about expanding the agency's free wi-fi program to help bridge digital divide for all SLHA families that may be in need.

Ms. Barnes stated that SLHA also held several back-to-school events, with the largest being in partnership with St. Louis Public Schools. She noted that over 3,000 students came out and received free shoes, free school supplies, free food and some got tablets and computers. She said SLHA also hosted its final Home Again: Rehousing Fair at the event, which helped 68 households, including 148 children, connect with vital housing resources in wake of the most recent storm. She thanked Val Joyner, Director of Communications, for taking the initiative on and making it happen.

Ms. Barnes stated that SLHA also had a back-to-school event in partnership with Behind it All Foundation and the Magic House whereby SLHA families had a chance to access resources, get free food, free supplies and have fun at the Magic House. She noted that several of the TABs hosted back-to-school events, including North Sarah, Clinton-Peabody and West Pine among others.

Concluding her report, Ms. Barnes deferred to Sergeant Teeter with the St. Louis Metropolitan Police Department (SLMPD) to provide an update on SLHA's contract with the SLMPD.

Sgt. Teeter stated that 22 police reports were generated in the last month: three in LaSalle Park, eight in Blumeyer/Renaissance, two in Clinton-Peabody and nine in Cochran. He noted that eight of the incidents were property damage incidents, four were stealing incidents, two were peace disturbance incidents, three were discharging of a firearm within City limits in which ballistic evidence was recovered in all of the incidents, but there were no suspects at the present time, three were assault incidents, one was an unlawful possession of a firearm incident and one was a burglary first incident. Providing information on some of the more serious incidents, Sgt. Teeter stated that the burglary first incident was a domestic incident and he provided details, as well as noted that a warrant had been issued for the suspect. He provided details pertaining to the assault first incident and noted that the victim was unable to give a description of the suspect(s) or the suspect(s)'s vehicle. Providing details on the unlawful possession of a firearm incident, Sgt. Teeter stated that a person was intoxicated and walking around with a firearm. He said the person was detained by officers and it was later determined that he was a convicted felon; therefore, he was arrested and the firearm was seized. He provided details of the domestic assault second and third incidents and noted that it was family-related and that all parties were arrested. Concluding, Sgt. Teeter stated that there were no stolen autos recovered from any of the complexes.

Commissioner Fowler asked Sgt. Teeter if there was any good news to report.

Sgt. Teeter stated that the numbers were low for the summer. He said the officers continue to remain visible, as well as interact with the communities, to try to keep some of the crime down, which appears to be working. He noted that the cameras are also a huge help.

RESIDENTS CONCERNS

Edith Guthrie, President of the City-Wide TAB Board and the Blumeyer/Renaissance Tenant Association, asked Commissioner Fowler if coming to the board meeting was the only way to communicate an issue or get an answer.

Commissioner Fowler stated that SLHA has a resolution process and she noted that SLHA was currently working on a solution to a recent matter expressed by Ms. Guthrie. She said attending the board meeting, however, is a good way for the commissioners to hear the concerns of the residents and to talk about things that could be done.

Ms. Guthrie stated that she was inquiring about an expediated way that the residents could communicate with the commissioners when they have an urgent matter.

Commissioner Fowler stated that they could reach out to Ms. Barnes and she could then get in touch with the board or herself.

Ms. Guthrie recalled mentioning an incident at the last meeting pertaining to a grievance. She noted that a hearing was held on July 22, 2025 and that they had not heard from anybody, although HUD guidelines say they are supposed to have an answer in 10 days. She said it seems like she is being pushing for catching a mistake and reporting it, as she was informed that she now has to communicate with Deborah Fowler, Ms. Barnes' assistant, in order to communicate with Resident Initiatives, which is okay if their business is taken care of in a timely manner. Additionally, Ms. Guthrie stated that SLHA is going to start using US Bank to do stipend checks and wants the residents to put their social security number on a form. She said she does not feel comfortable putting her social security number on a form sent via email. She stated that she was also not aware of the back-to-school events that Ms. Barnes reported on. She noted that BVTA wanted to do a back-to-school event and she submitted a resolution and a proposal so that they could have computer classes starting in September and they have not gotten any response. Ms. Guthrie asked Commissioner Fowler to help her understand why.

Commissioner Fowler stated that the grievance matter is being looked into and it is hoped to have a resolution soon. She apologized for the delay and stated that she did not want Ms. Guthrie to feel as though she was receiving the brunt of the issue.

Ms. Guthrie stated that that is what was happening. She said she contacted Ms. Fowler about a Zoom receipt that she had sent to her and she followed up with another email per Ms. Fowler's request and she has yet to hear back from her.

Commissioner Fowler stated that she was pretty confident that the agency was not intentionally making her feel this way. She reminded Ms. Guthrie that a special committee had been put together to improve TAB communication and hopefully something good and productive would come out of that to change if people feel like they are not treated well. She yielded to Ms. Barnes to respond and asked Ms. Guthrie not to give up on them, as they would be coming to some solutions that are understood by everyone.

Ms. Barnes apologized to Ms. Guthrie for the delay in the hearing panel's decision. She noted that SLHA's hearing officer was out of town and that it was expected to have a decision available soon.

Ms. Guthrie stated that someone could have sent an email in the meantime to provide an update. She said no one said anything.

Ms. Barnes stated that Ms. Guthrie's limited communication concern was noted. She said it was thought that by having Ms. Fowler to follow up with her to make sure she was getting the things she needs was being responsive to the concerns she had expressed. She noted, as far as the emails sent to Ms. Fowler, that they checked her inbox and had SLHA's IT Department to check for the emails and they could not find them. She said she did not know what happened to them, so she sent her an email prior to the start of the meeting to asked if she could resend the receipts or she could have them picked up, along with the resolution, so that SLHA could cut the check to reimburse her for the Zoom account.

Ms. Guthrie stated that she did not need a check cut to be reimbursed right now. She noted that she always sends the receipt to Resident Initiatives to be paid along with her quarterly stipend and she was just sending the receipt to Ms. Fowler as evidence that she had sent it in.

Ms. Barnes stated that she misunderstood. She asked Ms. Guthrie to send the receipt to her and she would make sure Ms. Fowler gets it.

Ms. Guthrie stated that she would resend it.

As far as pulling money from the endowment fund to support a back-to-school event at Renaissance, Ms. Barnes stated that unfortunately the regulations that governs the endowment fund do not allow SLHA to pull money for supplies, book bags and/or things of that nature, but SLHA is allowed to pull money for services and programs. She noted that there may have been a misunderstanding about how SLHA could

utilize those funds. She said she knew that Mr. Werner was scheduling a time to meet with Ms. Guthrie and some of the other TABs to talk about the endowment fund and what the fund can and cannot be used for. She said she was also available to answer any questions. Ms. Barnes apologized to Ms. Guthrie if she felt an opportunity had been missed. She noted that it was not too late for them to do something in honor of back-to-school if BVTA desires to have an event and SLHA would be happy support them.

Ms. Guthrie stated that she turned in a proposal and the resolution for the computer instructor that she needs to start immediately.

Ms. Barnes stated that the endowment board for BVTA has to come together and vote on that.

Ms. Guthrie stated that they had already done that.

Ms. Barnes stated that the endowment committee did not vote on that resolution at their last meeting. She said the committee has to approve it first and then it has to be submitted to her and she then has to present it to SLHA's board who approves it. She said it is not a quick process to access those funds because so many different boards are involved in the approval process. She noted that it was not too late to plan something for the fall; however, they would need to talk through the timing of when things get submitted to the entities to ensure that BVTA can access those funds in a timely manner.

Ms. Guthrie stated that she was told that an emergency meeting could be held since she did not have the signed paperwork. She noted too that BVTA always did back-to-school events out of their endowment fund and she asked Ms. Barnes what happened.

Ms. Barnes stated that she was not sure how the event was funded in the past. She noted that SLHA has a breakdown and everything that was pulled out of the endowment fund was always for services, such as pay a teacher to teach a class at the computer lab or to pay for a different type of program. She said she was not sure if Paula Foster may have been utilizing some other resources, as she had different funding streams coming in for BVTA back then. She stated that she could only tell Ms. Guthrie what the regulatory agreement says and it is very important that SLHA follows the guidelines.

Commissioner Fowler stated that there may be a misunderstanding of the timeline. She asked Ms. Guthrie if Mr. Werner could meet with her to help her understand the timeline and to see how an event could be accomplished this fall. She also suggested having Ms. Fowler email Ms. Guthrie to prevent her emails from getting lost in spam and to keep up the communication.

Ms. Guthrie stated that she was invited to a resident meeting at Cambridge Heights and what she witnessed was disturbing. She said if the property manager refuses to communicate with Linda Dailey, President of the Cambridge Heights Tenant Association, and keeps being allowed to operate in horrible behavior, Carleton leadership needs to come to St. Louis to let the residents know what is going on in their community.

Commissioner Fowler stated that she had been made aware of the incident. She informed Ms. Guthrie that SLHA was disturbed by what had happened at Cambridge Heights and she asked Ms. Dailey to share what had happened.

Ms. Dailey stated that she had invited Commissioner Jones and Ms. Guthrie to Cambridge Heights' resident meeting and Commissioner Jones asked to be introduced to the property manager while there. She said the property manager was very disrespectful and she provided details of what transpired. She also shared that she had not had a working refrigerator since May 2025. She said the property manager refuses to repair it because she will not let her enter her home wearing a body camera and she refuses to make the HUD NSPIRE repairs. She stated that the property manager refuses to do anything asked of her and when she presents issues to Carleton's Regional Manager, her response is always they will deal with it, but nothing is being done.

Commissioner Fowler stated that she talked to Commissioner Jones about the incident who concurred with how they were treated. She noted that it is a challenging situation because Cambridge Heights is not one of

SLHA's property, although public housing residents reside there. She said the incident disturbed both her and Ms. Barnes and she asked Ms. Barnes to share what SLHA is doing about the matter.

Ms. Barnes stated that after hearing from Commissioner Jones, Ms. Dailey and Ms. Guthrie she had been in communication with Carleton about the incident. She said it is not appropriate or acceptable and is not something that SLHA expects of its housing partners nor is it an experience that SLHA residents deserve. She noted that Amy Goodman, Carleton's Regional Manager, was present and she deferred to her to address the board.

Ms. Goodman stated that she had not been able to dive into the incident since it had taken place and apologized if there had been some delayed responses to emails. She said Carleton is aware of the incident and it was being investigated. She said she does not condone that type of behavior either. She noted that Ms. Dailey had sent an email asking for a personal meeting and this incident warrants that. She said she would respond as soon as she could get through all of the information.

Commissioner Fowler asked that Commissioner Jones be allowed to participate in the meeting as well if she was willing. She noted that Commissioner Jones is on SLHA's board and it would be good to have her represent SLHA and to make sure everything is heard.

Ms. Goodman agreed.

Commissioner Fowler asked Ms. Dailey to keep the board updated on this matter. She said SLHA does not want it to be a one-time conversation and things continue badly.

Commissioner Fowler asked Ms. Goodman to address some of the delayed repairs and how they could get them moved along a little faster.

Ms. Goodman stated that there is so much work and not enough technicians. She said Carleton only has one maintenance person on the property and they are trying to get through the work orders as fast as possible. She noted that one of their biggest issues is that they are constantly having to repair damage and/or vandalism. She said it would be no problem to keep up if they could just focus on the residents.

Commissioner Jones stated that Ms. Dailey not having a working refrigerator since May 2025 is concerning and should be an emergency.

Commissioner Fowler asked Ms. Goodman if there was any way Ms. Dailey could get a refrigerator or get hers repaired.

Ms. Goodman stated that she was not aware of Ms. Dailey not having a working refrigerator and would need to have that validated.

Ms. Dailey stated that it has been on the portal since May 2025. She noted that everything she has reported on the portal has not been addressed.

Commissioner Fowler asked Ms. Goodman if she would check the portal to see how long the request has been on there and make sure that this issue is addressed because it is concerning.

Heretha Harper, a resident of Cambridge Heights, stated that she had been without water since August 19, 2025.

Commissioner Fowler asked Ms. Harper if she was a public housing resident.

Ms. Harper responded, "No."

Commissioner Fowler stated that this is the unfortunate thing in buildings where there are public housing and market rate residents. She said there was not anything that SLHA could do directly to try to push this

along. She said while SLHA cannot intervene, she asked Ms. Goodman to work with Ms. Harper to help her get her water back on.

Commissioner Jones noted that two other disabled public housing residents with health issues also live in that building who do not have any running water either.

Commissioner Fowler stated that these are people who are in desperate situations. She asked if the names of the two residents could be provided so that Ms. Goodman could know who they are.

Ms. Barnes asked Ms. Dailey to email her the names of the two residents and she would make sure the team gets the information.

Ms. Goodman stated that they are aware of the water issues, which was caused by vandalism, and all of the residents were placed in a hotel. She noted that the fire department shut the building down because there was no way to turn the water off.

Ms. Harper stated that her family had to check out of the hotel on August 26, 2025, so they returned home and had been staying in their apartment with no running water.

Ms. Goodman stated that she was not aware that Ms. Harper and her family were required to check out of the hotel. She said was very sorry and noted that the stay should have been extended.

Ms. Harper asked Ms. Goodman if that information would be sent to her via email of which hotel she should go to.

Ms. Goodman stated that it would be the same hotel where she was staying. She noted that the hotel has her information and she asked Ms. Harper to have them contact her immediately if there were any problems.

Nausha Anderson, a resident of Cochran, stated that she was placed in a high crime area and when she moved into her apartment on April 4, 2025, there were bullet holes in the front of the foundation, the doors were messed up and it flooded in her home that same night. She said she emailed Ms. Barnes and the property manager about the problems and Ms. Barnes referred her to someone, but that person never reached back out, so she kept emailing until August 14, 2025, which is when she put in a complaint with HUD. She noted that she emailed Lucius Bennett, Director of Property Management, and that was when the repairs started being made. Ms. Anderson stated that she was also told that an outside contractor would fix the water problem.

Mr. Bennett stated that he was disappointed that Ms. Anderson had such a bad experience. He noted that SLHA is doing everything that it can to make it right for her. He said some contractors would be coming out to assess her home to make sure the repairs get taken care of and a door had been ordered and would be installed once it is received. He apologized for things not moving as fast as they should have and he asked Ms. Anderson to reach out to him should she have anything going on in the future and he would have it taken care of.

Ms. Anderson stated that she lost personal property from the flooding. She asked, to get an understanding, if she is responsible for getting the water up when it floods in her apartment or if she would be placed in a hotel. She said she did not want to transfer to another unit and would like for the problem to be fixed.

Mr. Bennett informed Ms. Anderson that she should call the management office anytime water comes into her apartment during business hours and they would come and get the water up, but if it is after business hours, she should call the emergency hotline and they would send someone to get the water up.

Ms. Anderson stated that she had not received a utility allowance payment since April 2025. She noted that Kim Hughes, General Manager for SLHA, got on top of it and she should be getting the payments.

Mr. Bennett stated that he had checked Ms. Anderson's ledger and she would get the utility allowance from the time she moved into her unit at Cochran.

Ms. Anderson thanked Mr. Bennett and stated that she wanted to make it known on record what had been going on since she moved into the unit.

Commissioner Fowler thanked Ms. Anderson and asked Mr. Bennett to regularly check to make sure the contractors are making the repairs.

Ms. Anderson stated that someone said cameras would be installed at Cochran. She asked when will that take place.

Ms. Barnes stated that SLHA received funding to install cameras at Cochran and it is in progress. She said she did not have an immediate timeline to share, but Jason Hensley, Director of Real Estate Development, is overseeing that project and could provide more details.

Mr. Hensley stated that SLHA is waiting for Ameren to inspect a panel to get the electricity hooked back up. He said once the panel is inspected, it should be a matter of weeks for the camera system to be up and running.

Commissioner Fowler expressed that the commissioners want to hear from the residents and asked that they never think they do not want to hear their concerns. She said if in fact they want to express concerns to her before a meeting is held, they could contact Ms. Barnes to get her number. However, she asked that they follow the process of going through SLHA's staff first because they are the first line of support and will have all the answers.

Ms. Goodman stated that the cameras getting installed at Cochran was news to her. She said cameras, however, do not do anything in the moment and might help to identify after the fact. She asked if SLHA was trying to get any type of additional police attention there to help combat the homelessness and all of the crime because it is not only affecting the residents, but also Carleton's ability to hire staff.

Commissioner Fowler stated that cameras certainly serve as a deterrence to crime and deters crime to a certain extent. She said it is not necessarily something that SLHA can resolve as a housing authority, but the agency does work with the City concerning these matters.

Ms. Goodman stated that SLHA is her window into what is going on in that area. She said she was just wondering if SLHA knew of anything.

Commissioner Fowler stated that homelessness and crime is a hot topic in the city and in terms of actual solutions, SLHA may not necessarily know, but it is known that both are a challenge all over the country and not just in St. Louis.

Commissioner Jones asked Ms. Goodman if she had reached out to the police department.

Ms. Goodman responded, "Yes."

Commissioner Jones asked Ms. Goodman if the police could not give them any help with that issue, such as patrolling.

Ms. Goodman responded, "No." She said she had not been promised anything and only hears that the police department is short-staffed.

Ms. Barnes shared with Ms. Goodman that SLHA has regular meetings with the St. Louis Metropolitan Police Department (SLMPD) where they talk through these issues and think through strategies. She said Carleton is welcome to participate in those meeting and it would be a great opportunity to talk to members of SLMPD's staff and to collaborate with them as they think through these issues. She said she would have Mr. Werner to reach out to make her aware of when the next meeting would be held.

ADJOURNMENT

Commissioner Jones moved to adjourn the meeting. Commissioner English seconded the motion. The vote was in favor of passing the motion with all commissioners voting aye. The meeting thereupon adjourned at 5:46 p.m.

Regina Fowler, Chair
Board of Commissioners
St. Louis Housing Authority

Latasha Barnes, Secretary
Board of Commissioners
St. Louis Housing Authority

(SEAL)

RESOLUTION No. 3050

Executive Department

MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: September 17, 2025

Subject: Resolution No. 3050
Authorizing and Approving the Removal and Appointment of New Trustees for the St. Louis Housing Authority's 401(a) Money Purchase Plan and 457 Deferred Compensation Plan

This memorandum seeks a trustee update to begin the deconversion process and transfer the St. Louis Housing Authority's retirement plans to the new providers.

I. Background

As previously approved by the Board of Commissioners under **Resolution No. 3029** on February 27, 2025, and **Resolution No. 3047** on July 24, 2025, the St. Louis Housing Authority (SLHA) selected Voya Financial and Retirement Plan Advisors as the new full-service providers for the 401(a) Money Purchase Plan and 457 Deferred Compensation Plan. This selection followed a thorough review and negotiation process to ensure SLHA plans continue to receive optimal recordkeeping, administration, and investment advisory services. The transition is designed to provide several significant enhancements for our employees, including lower fees, enhanced investment options, and personal financial advice.

The current listed trustees are no longer affiliated with SLHA:

- Gary Parker (Former Board Member, served until November 19, 2009)
- Thomas Jerry (Former Board Chair, served until April 16, 2018)
- Cheryl Lovell (Former Executive Director served until December 31, 2018)

II. Proposed Action

To formally proceed with the consolidation and transition of plan services, a trustee update is necessary. This crucial step will initiate the deconversion process and enable us to begin transferring the retirement plans from our current providers — Principal Financial Services, Nationwide, and Security Benefit Group — to the newly retained providers.

III. Recommendation

Board approval of the attached resolution is requested to update the plan trustees to reflect current staffing and board representatives, which will allow SLHA to move forward with the necessary legal and administrative steps to transition the 401(a) Money Purchase Plan and 457 Retirement Plan, effective immediately.

Authorizing and Approving the Removal and Appointment of New Trustees for the St. Louis Housing Authority's 401(a) Money Purchase Plan and 457 Deferred Compensation Plan

WHEREAS, the St. Louis Housing Authority ("Authority") is a municipal corporation of the State of Missouri according to the provisions of Chapter 99.010 et seq; and

WHEREAS, the Authority is the sponsor of the 401(a) Money Purchase Plan and 457 Deferred Compensation Plan (herein collectively referred to as "Plans") and has the authority to appoint and remove trustees of the Plans; and

WHEREAS, certain individuals previously designated as trustees are no longer employed by or affiliated with the Authority; and

WHEREAS, it is in the best interest of the Plans and its participants to remove certain existing trustees and appoint new trustees for the Plans.

WHEREAS, the Authority desires to remove the following individuals as trustees of the Plans effective immediately:

- Gary Parker (Former Board Member, served until November 19, 2009),
- Thomas Jerry (Former Board Chair, served until April 16, 2018), and
- Cheryl Lovell (Former Executive Director served until December 31, 2018); and

WHEREAS, the Authority desires to appoint the following individuals as trustees of the Plans effective immediately:

- Regina Fowler (Board Chair);
- Latasha Barnes (Executive Director);
- Stacy Taylor (Human Resources Director);
- Sarah Hugg-Turner (General Counsel);
- Kena Johnson (Human Resources Specialist);
- Bridgette Harvey (Finance Director); and
- Darlisha Cooper (Accounting Manager)

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY THAT:

1. The newly appointed trustees are hereby authorized to take all necessary actions to fulfill their fiduciary duties under the Plans, including, but not limited to, the management of Plan assets, the execution of all required documents, and all interactions with service providers.
2. The Plan Administrator is hereby authorized and directed to formally notify all relevant parties, including financial institutions and regulatory bodies, of these changes in trusteeship and to update all Plan records accordingly.
3. The Executive Director is authority and directed to do all things necessary to carry out the terms and conditions of this Resolution.

RESOLUTION No. 3051



MEMORANDUM

To: Board of Commissioners

Through: Latasha Barnes, Executive Director

From: Bridgette Harvey, Director of Finance

Date: September 17, 2025

Subject: Resolution No. 3051
Authorizing the Write-Off of Vacated Tenant Account Receivable Balances

Board approval is requested for the write-off of vacated tenant accounts in the amount of \$417,599.40. The attached listing of vacated accounts by AMP has been deemed uncollectible and should be written off to reduce the vacated account balance. This write-off is for the period of September 1, 2024 through August 31, 2025.

AUTHORIZING THE WRITE-OFF OF VACATED TENANT ACCOUNT RECEIVABLE BALANCES

WHEREAS, the St. Louis Housing Authority has accounts that are deemed uncollectible; and

WHEREAS, the St. Louis Housing Authority is desirous of writing off these accounts pursuant to the St. Louis Housing Authority's write-off policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY THAT:

1. The request to write-off vacated tenant account balances in the amount of \$417,599.40, as presented, is hereby approved.
2. The Executive Director is hereby directed to take all actions necessary to execute the same.

Managed By	AMP	Development	Property No	Unit Number	Resident Code	Total
Carleton	60	Cambridge Heights II	600	600009	b0081580	\$272.15
Carleton	60	Cambridge Heights II	600	600048	t0105458	\$1,523.00
Carleton	60	Cambridge Heights II	600	600087	t1038057	\$144.00
Carleton	60	Cambridge Heights II	600	600098	t1030792	\$773.00
Carleton	60	Cambridge Heights II	600	600099	t1016366	\$2,000.00
Carleton Total						\$4,712.15
Fox Grove Management	49	King Louis Square II	490	490002	t0098166	\$1,304.00
Fox Grove Management	49	King Louis Square II	490	490019	t1006803	\$100.00
Fox Grove Management	49	King Louis Square II	490	490028	t1002072	\$2,119.00
Fox Grove Management	49	King Louis Square II	490	490043	t1006276	\$65.79
Fox Grove Management Total						\$3,588.79
McCormack Baron	44	Murphy Park I	440	440005	t0092563	\$62.60
McCormack Baron	44	Murphy Park I	440	440026	b1031426	\$444.16
McCormack Baron	44	Murphy Park I	440	440071	t1097234	\$298.00
McCormack Baron	44	Murphy Park I	440	440088	t0057754	\$2,148.93
McCormack Baron	45	Murphy Park II	450	450029	t0068556	\$216.00
McCormack Baron	45	Murphy Park II	450	450030	t0089967	\$3,776.00
McCormack Baron	46	Murphy Park III	460	460014	t1033675	\$103.00
McCormack Baron	46	Murphy Park III	460	460043	t0085177	\$9,802.25
McCormack Baron	46	Murphy Park III	460	460047	t1034510	\$260.00
McCormack Baron	57	Renaissance Pl at Grand II	570	570062	t1097597	\$1,148.00
McCormack Baron	59	Renaissance Place at Grand III	590	590007	t0085127	\$8,607.00
McCormack Baron	50	Renaissance Pl at Grand	500	500025	t1008147	\$5,237.00
McCormack Baron	59	Renaissance Place at Grand III	590	590063	t1023998	\$8,607.00
McCormack Baron	67	Preservation Square	670	670003	t1096997	\$453.30
McCormack Baron Total						\$41,163.24
St. Louis Housing Authority	2	Clinton Peabody	20	020089	t1023938	\$79.00
St. Louis Housing Authority	2	Clinton Peabody	20	020099	t1089042	\$31.00
St. Louis Housing Authority	2	Clinton Peabody	20	020141	t1011179	\$7,261.50
St. Louis Housing Authority	2	Clinton Peabody	20	020148	d1033832	\$171.00
St. Louis Housing Authority	2	Clinton Peabody	20	020170	t1001689	\$56.00
St. Louis Housing Authority	2	Clinton Peabody	20	020205	t1041599	\$799.00
St. Louis Housing Authority	2	Clinton Peabody	20	020221	t1104342	\$90.00
St. Louis Housing Authority	2	Clinton Peabody	20	020226	t1017627	\$99.00
St. Louis Housing Authority	2	Clinton Peabody	20	020293	t0088463	\$1,008.00
St. Louis Housing Authority	2	Clinton Peabody	20	020298	t1010081	\$1,181.70
St. Louis Housing Authority	2	Clinton Peabody	20	020310	t0083255	\$626.00
St. Louis Housing Authority	2	Clinton Peabody	20	020320	d1038306	\$862.00
St. Louis Housing Authority	2	Clinton Peabody	20	020325	t1029192	\$356.00
St. Louis Housing Authority	2	Clinton Peabody	20	020329	b1033832	\$351.00
St. Louis Housing Authority	2	Clinton Peabody	20	020330	d1047905	\$3.00
St. Louis Housing Authority	2	Clinton Peabody	20	020334	f1041599	\$424.00
St. Louis Housing Authority	2	Clinton Peabody	20	020409	b1015801	\$3,435.00
St. Louis Housing Authority	2	Clinton Peabody	20	020414	t1044807	\$2,529.00
St. Louis Housing Authority	2	Clinton Peabody	20	020421	t1002598	\$1,387.00
St. Louis Housing Authority	10	James House	100	100214	t1089657	\$5,873.00
St. Louis Housing Authority	10	James House	100	100306	t1008665	\$998.00
St. Louis Housing Authority	10	James House	100	100314	t1048892	\$2,349.00
St. Louis Housing Authority	10	James House	100	100601	t1043350	\$192.98

Managed By	AMP	Development	Property No	Unit Number	Resident Code	Total
St. Louis Housing Authority	10	James House	100	100606	t1089495	\$2,488.00
St. Louis Housing Authority	10	James House	100	100608	t1101890	\$5,107.00
St. Louis Housing Authority	10	James House	100	100609	t1091030	\$4,042.00
St. Louis Housing Authority	10	James House	100	100709	t0106302	\$8,499.00
St. Louis Housing Authority	10	James House	100	100712	t1018819	\$296.00
St. Louis Housing Authority	10	James House	100	100805	t1000566	\$4,034.00
St. Louis Housing Authority	10	James House	100	100901	t0091108	\$6,400.00
St. Louis Housing Authority	10	James House	100	100903	t1003883	\$8,700.00
St. Louis Housing Authority	10	James House	100	101007	t1090105	\$4,195.00
St. Louis Housing Authority	10	James House	100	101007	t1014272	\$28.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	132	130086	t1001594	\$939.39
St. Louis Housing Authority	13	Euclid Plaza Elderly	132	130089	t1049866	\$410.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	132	130098	t1095275	\$91.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	132	130113	t1096991	\$517.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	132	130121	t1088869	\$90.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	132	130138	t1095262	\$1,001.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	132	130149	t1014548	\$2,700.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	132	130153	t1097975	\$600.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	132	130184	t1042233	\$290.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	132	130188	t1095227	\$193.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	132	130203	t1001464	\$132.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	132	130210	t1042242	\$617.00
St. Louis Housing Authority	13	Euclid Plaza Elderly	133	130213	t1031493	\$935.00
St. Louis Housing Authority	17	West Pine	170	170314	t1090847	\$98.00
St. Louis Housing Authority	17	West Pine	170	170403	t1089014	\$223.00
St. Louis Housing Authority	17	West Pine	170	170406	t1018907	\$2,715.00
St. Louis Housing Authority	17	West Pine	170	170509	t0021644	\$8,172.00
St. Louis Housing Authority	17	West Pine	170	170610	t1025170	\$57.00
St. Louis Housing Authority	17	West Pine	170	170614	t1089627	\$124.00
St. Louis Housing Authority	17	West Pine	170	170805	t1088960	\$451.00
St. Louis Housing Authority	17	West Pine	170	171007	t1089278	\$205.00
St. Louis Housing Authority	19	Parkview Elderly	190	190202	t1110960	\$1,388.00
St. Louis Housing Authority	19	Parkview Elderly	190	190203	d1090474	\$1,651.00
St. Louis Housing Authority	19	Parkview Elderly	190	190208	t1109543	\$794.00
St. Louis Housing Authority	19	Parkview Elderly	190	190221	t1009080	\$7,684.00
St. Louis Housing Authority	19	Parkview Elderly	190	190223	t1110572	\$2,633.00
St. Louis Housing Authority	19	Parkview Elderly	190	190303	b1047967	\$126.00
St. Louis Housing Authority	19	Parkview Elderly	190	190304	b1027502	\$456.00
St. Louis Housing Authority	19	Parkview Elderly	190	190306	d1027502	\$450.00
St. Louis Housing Authority	19	Parkview Elderly	190	190308	t1046504	\$943.00
St. Louis Housing Authority	19	Parkview Elderly	190	190311	t1105328	\$4,674.00
St. Louis Housing Authority	19	Parkview Elderly	190	190320	t1019579	\$933.00
St. Louis Housing Authority	19	Parkview Elderly	190	190322	b1047886	\$3,918.00
St. Louis Housing Authority	19	Parkview Elderly	190	190324	t1090616	\$9,694.00
St. Louis Housing Authority	19	Parkview Elderly	190	190400	b1088981	\$1,790.00
St. Louis Housing Authority	19	Parkview Elderly	190	190402	t1090172	\$4,169.00
St. Louis Housing Authority	19	Parkview Elderly	190	190409	t1107360	\$1,644.00
St. Louis Housing Authority	19	Parkview Elderly	190	190411	b1026920	\$2,210.00
St. Louis Housing Authority	19	Parkview Elderly	190	190501	t1089702	\$6,295.40
St. Louis Housing Authority	19	Parkview Elderly	190	190507	t1090014	\$8,402.00
St. Louis Housing Authority	19	Parkview Elderly	190	190510	t1009470	\$4,496.00
St. Louis Housing Authority	19	Parkview Elderly	190	190600	t1004840	\$6,855.00
St. Louis Housing Authority	19	Parkview Elderly	190	190601	t1097384	\$91.00
St. Louis Housing Authority	19	Parkview Elderly	190	190615	t0092895	\$754.00
St. Louis Housing Authority	19	Parkview Elderly	190	190621	t1010859	\$3,659.00

Managed By	AMP	Development	Property No	Unit Number	Resident Code	Total
St. Louis Housing Authority	19	Parkview Elderly	190	190701	t1048050	\$4,693.00
St. Louis Housing Authority	19	Parkview Elderly	190	190705	t1013993	\$3,790.00
St. Louis Housing Authority	19	Parkview Elderly	190	190712	b1088772	\$189.00
St. Louis Housing Authority	19	Parkview Elderly	190	190713	t1090518	\$258.00
St. Louis Housing Authority	19	Parkview Elderly	190	190722	t0081377	\$4,667.00
St. Louis Housing Authority	19	Parkview Elderly	190	190724	t1089980	\$7,626.00
St. Louis Housing Authority	19	Parkview Elderly	190	190809	t1097430	\$1,832.00
St. Louis Housing Authority	19	Parkview Elderly	190	190812	t1088981	\$3,073.00
St. Louis Housing Authority	19	Parkview Elderly	190	190814	t1088586	\$1,185.00
St. Louis Housing Authority	19	Parkview Elderly	190	190910	t1097591	\$2,718.00
St. Louis Housing Authority	19	Parkview Elderly	190	191018	t1045146	\$526.00
St. Louis Housing Authority	19	Parkview Elderly	190	191022	t1105835	\$2,256.00
St. Louis Housing Authority	19	Parkview Elderly	190	191024	t1105595	\$249.00
St. Louis Housing Authority	19	Parkview Elderly	190	191103	t1044660	\$1,687.00
St. Louis Housing Authority	19	Parkview Elderly	190	191104	t1038937	\$1,708.00
St. Louis Housing Authority	19	Parkview Elderly	190	191106	t1097219	\$1,655.81
St. Louis Housing Authority	19	Parkview Elderly	190	191111	t1106099	\$452.00
St. Louis Housing Authority	19	Parkview Elderly	190	191120	t1044770	\$2,217.80
St. Louis Housing Authority	19	Parkview Elderly	190	191200	t1105655	\$59.00
St. Louis Housing Authority	19	Parkview Elderly	190	191203	b1089012	\$100.00
St. Louis Housing Authority	19	Parkview Elderly	190	191206	t1107207	\$70.00
St. Louis Housing Authority	19	Parkview Elderly	190	191213	t1001970	\$1,320.00
St. Louis Housing Authority	19	Parkview Elderly	190	191222	b1089187	\$1,258.00
St. Louis Housing Authority	19	Parkview Elderly	190	191224	t0095925	\$3,721.85
St. Louis Housing Authority	19	Parkview Elderly	190	191417	t1098750	\$2,566.00
St. Louis Housing Authority	19	Parkview Elderly	190	191422	b1089392	\$30.00
St. Louis Housing Authority	28	Badenhaus Elderly	280	280167	t1103548	\$659.00
St. Louis Housing Authority	28	Badenhaus Elderly	280	280179	t1042456	\$368.00
St. Louis Housing Authority	28	Badenhaus Elderly	280	280279	t1101029	\$332.00
St. Louis Housing Authority	28	Badenhaus Elderly	280	280281	t1011650	\$112.84
St. Louis Housing Authority	28	Badenhaus Elderly	280	280355	t1090792	\$201.00
St. Louis Housing Authority	28	Badenhaus Elderly	280	280366	t1046748	\$5,601.00
St. Louis Housing Authority	28	Badenhaus Elderly	280	280418	t1095160	\$1,181.00
St. Louis Housing Authority	28	Badenhaus Elderly	280	280424	t1094558	\$1,099.00
St. Louis Housing Authority	28	Badenhaus Elderly	280	280426	t1094312	\$514.00
St. Louis Housing Authority	28	Badenhaus Elderly	390	390107	t1102420	\$3,048.00
St. Louis Housing Authority	34	LaSalle Park	340	340015	t0001380	\$1,809.00
St. Louis Housing Authority	34	LaSalle Park	340	340026	t1037949	\$205.00
St. Louis Housing Authority	34	LaSalle Park	340	340039	t1002003	\$352.00
St. Louis Housing Authority	34	LaSalle Park	340	340052	t0082239	\$146.00
St. Louis Housing Authority	34	LaSalle Park	340	340054	t1019167	\$1,956.00
St. Louis Housing Authority	34	LaSalle Park	340	340098	t1002586	\$20,530.00
St. Louis Housing Authority	37	Cochran Plaza	370	370029	t0106405	\$252.00
St. Louis Housing Authority	37	Cochran Plaza	370	370057	t1002099	\$1,410.00
St. Louis Housing Authority	37	Cochran Plaza	370	370087	t1002467	\$1,141.00
St. Louis Housing Authority	37	Cochran Plaza	370	370090	t0077278	\$1,904.00
St. Louis Housing Authority	37	Cochran Plaza	370	370098	t1012997	\$230.00
St. Louis Housing Authority	38	Southside Scattered Sites	220	220102	t1090110	\$13.00
St. Louis Housing Authority	38	Southside Scattered Sites	220	220111	b1047905	\$1,250.00
St. Louis Housing Authority	38	Southside Scattered Sites	220	220111	t1047905	\$1,637.50
St. Louis Housing Authority	38	Southside Scattered Sites	220	220215	t1027390	\$5,681.16
St. Louis Housing Authority	38	Southside Scattered Sites	220	230103	t1045265	\$293.00
St. Louis Housing Authority	38	Southside Scattered Sites	220	230206	t1005985	\$3,544.00
St. Louis Housing Authority	38	Southside Scattered Sites	220	230208	t1045816	\$4,522.00
St. Louis Housing Authority	38	Southside Scattered Sites	220	230212	t1006347	\$7,044.00

Managed By	AMP	Development	Property No	Unit Number	Resident Code	Total
St. Louis Housing Authority	38	Southside Scattered Sites	220	230214	t0053144	\$866.00
St. Louis Housing Authority	38	Southside Scattered Sites	220	230222	t0015082	\$5,155.00
St. Louis Housing Authority	38	Southside Scattered Sites	382	380004	t0077056	\$12,318.00
St. Louis Housing Authority	38	Southside Scattered Sites	380	380008	f1014733	\$3,047.00
St. Louis Housing Authority	38	Southside Scattered Sites	410	410022	t0008702	\$142.00
St. Louis Housing Authority	38	Southside Scattered Sites	420	420004	t1019092	\$2,424.00
St. Louis Housing Authority	38	Southside Scattered Sites	420	420005	t0105322	\$9,368.00
St. Louis Housing Authority	38	Southside Scattered Sites	420	420024	t1006557	\$9,764.00
St. Louis Housing Authority	38	Southside Scattered Sites	420	420030	t1046439	\$2,898.00
St. Louis Housing Authority	38	Southside Scattered Sites	420	420031	b1046504	\$2,173.00
St. Louis Housing Authority	38	Southside Scattered Sites	420	420037	t1089127	\$11.00
St. Louis Housing Authority	38	Southside Scattered Sites	420	420046	t1088859	\$4,148.50
St. Louis Housing Authority	38	Southside Scattered Sites	420	420050	b1019472	\$320.00
St. Louis Housing Authority	38	Southside Scattered Sites	420	420060	t1019539	\$2,233.00
St. Louis Housing Authority	38	Southside Scattered Sites	420	420062	b1093913	\$65.00
St. Louis Housing Authority	41	Northside Scattered Sites	150	150001	t1091119	\$152.00
St. Louis Housing Authority	41	Northside Scattered Sites	150	150005	t1016632	\$429.00
St. Louis Housing Authority	41	Northside Scattered Sites	160	160016	t1017364	\$77.00
St. Louis Housing Authority	41	Northside Scattered Sites	260	260006	t0087988	\$101.00
St. Louis Housing Authority	41	Northside Scattered Sites	260	260008	t1013934	\$1,625.29
St. Louis Housing Authority	41	Northside Scattered Sites	381	380017	t1016231	\$5,423.00
St. Louis Housing Authority	41	Northside Scattered Sites	383	380037	t1005074	\$126.00
St. Louis Housing Authority	41	Northside Scattered Sites	411	410013	t0070711	\$16.00
St. Louis Housing Authority	41	Northside Scattered Sites	412	410028	t1006692	\$623.00
St. Louis Housing Authority	52	King Louis III	520	520007	t0087272	\$3,035.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661004	t2000258	\$765.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661103	t1001421	\$1,112.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661104	t2000183	\$253.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661406	t2001666	\$3,245.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661502	t1089429	\$6,565.50
St. Louis Housing Authority	61	Kingsbury Terrace	661	661512	t1099072	\$32.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661603	d1042133	\$401.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661604	t1001873	\$267.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661708	t1016999	\$11.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661711	t1093057	\$1,518.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661812	t1000140	\$262.00
St. Louis Housing Authority						\$368,135.22
VOA	48	Les Chateaux	480	-	-	-
VOA Total						\$0.00
GRAND TOTAL						\$417,599.40

RESOLUTION No. 3052



Resident Initiatives Department

3520 Page Blvd. ■ St. Louis, MO 63106 ■ p 314.531-4770 ■ f 314.531.0184 ■ tdd 314.286.4223 ■ www.slha.org

MEMORANDUM

TO: Board of Commissioners

THROUGH: Latasha Barnes, Executive Director

FROM: Vontrice McDowell, Director of Resident & Community Engagement

DATE: September 17, 2025

SUBJECT: Resolution No. 3052
Authorizing and Approving the Election Schedule and Policy and Procedures for
the Resident Board of Commissioner's Election

Board approval is requested for the Election Schedule and Policy and Procedures for the resident members of the Board of Commissioners.

**Authorizing and Approving the Election Schedule and Policy
and Procedures for the Resident Board of Commissioner's Election**

WHEREAS, pursuant to 99.051 RSMo, the St. Louis Housing Authority (SLHA) is authorized to provide for the election of two commissioners who are public housing residents; and

WHEREAS, the two resident commissioners' terms are expiring; and

WHEREAS, an election is necessary to appoint successors; and

WHEREAS, the Board of Commissioners and the St. Louis Tenant Affairs Board have agreed to conduct the election for said resident commissioners, which will be conducted under the auspices of an independent group or agency; and

WHEREAS, the Resident Board of Commissioner's policy and procedures have been reviewed with the St. Louis Tenant Affairs Board; and

WHEREAS, the date of December 6, 2025 has been selected as the appropriate time to conduct said election.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY THAT:

1. The Resident Board of Commissioner's election schedule and policy and procedures are approved.
2. The election for the resident commissioners shall be held on December 6, 2025 and shall be conducted by an independent group or agency.
3. The Executive Director of the St. Louis Housing Authority is authorized and directed to do all things necessary for conducting this election.

SCHEDULE FOR RESIDENT COMMISSIONER'S ELECTION FOR 2025
(Election Date: December 6, 2025)

8/28/25	Request the Board of Commissioner's permission to hold the Resident Commissioner's Election on December 6, 2025 from 8:00 a.m. to 5:00 p.m.
9/5/25	Establish Credentials Committee.
9/17/25	St. Louis TAB reviews election policy and procedures and election schedule and revise as necessary.
9/23/25	Credentials Committee first meeting to be held – 2 nd Floor Glass Conference Room. Time to be determined.
9/25/25	Board of Commissioners to review and approve Resident Commissioner's Policy and Procedures.
9/30/25	Mail out election notices to residents notifying them of the election and solicit candidate nominations/inform management of notices/request management or worker be on site for election.
10/30/25	Deadline to file for candidacy. All forms must be completed and turned in to the management office or to SLHA (3520 Page Blvd.) by 5:00 p.m. Management submits all completed candidate checklist information.
11/4/25	Credentials Committee reviews all candidates to ensure they meet qualifications. Eligible, as well as ineligible, candidates are notified.
11/10/25	Notify candidates of their status.
11/14/25	Meet with all eligible candidates at SLHA, 3520 Page Blvd., regarding the policy and procedures of the election/take pictures of candidates to post at sites/forums – location and times will be announced
11/18/25	Post eligible candidates at each development.
11/25/25	Deadline to order lunch for all election help.
12/3/25	Send out reminder for management to have a staff person on duty during election.
12/5/25	Deliver election boxes to sites.
12/6/25	Election Day (from 8:00 a.m. to 5:00 p.m.).
12/8/25	First day of appeals.
12/9/25	Second day of appeals.
12/10/25	Last day of appeals.
12/11/25	Credential Committee reviews all appeals.



ELECTION POLICY AND PROCEDURES FOR RESIDENT BOARD OF COMMISSIONERS

I. DEFINITIONS

- A. "Residents in Good Standing" is defined as an individual who is or has:
- (1) resides in a St. Louis Housing Authority (SLHA) development pursuant to a current lease for a dwelling unit with the SLHA.
 - (2) complied with all rules, regulations and resident obligations as prescribed in the Dwelling Lease (rent, maintenance charges, air conditioning charges, etc.); this includes being current in any approved repayment agreement.
 - (3) no member of his/her household who has received a citation resulting in an arrest and/or court appearance from any official police department having legal jurisdiction in the area served by the SLHA during the previous twelve (12) months prior to the filing deadline.
 - (4) not under a rent and possession or unlawful detainer suit as of the filing deadline.
- B. SLHA shall mean the Public Housing Authority located within the City of St. Louis.
- C. Board of Commissioner ("BOC") shall mean the SLHA seven (7) member Board of Commissioners, two (2) elected by the residents and five (5) appointed by the Mayor of the City of St. Louis to formulate policy for the SLHA.
- D. Resident Management Corporation ("RMC") shall mean any duly recognized Resident Management Corporation operating within the SLHA's jurisdiction.
- E. Resident Council ("RC") shall mean any duly recognized Resident Council operating within the SLHA's jurisdiction (known as "Tenant Affairs Board" or "TAB").
- F. Jurisdictionwide Resident Council (also known as "Resident Advisory Board" or "St. Louis Tenant Affairs Board" or "City Wide TAB") shall mean any duly elected recognized Council representing the interests of all residents within the SLHA's jurisdiction.
- G. Credentials Committee shall mean the committee established by the SLHA BOC, in conjunction with the TAB, to oversee the election and election process. SLHA staff will provide technical assistance to the Credentials Committee and provide management files for each candidate to be reviewed for "good standing". The Credentials Committee shall be composed of:

- (1) five (5) SLHA public housing residents in “good standing”; one (1) of the residents shall be a member of the SLHA St. Louis TAB and at least one (1) of the residents shall be a member of the TAB.
- (2) one organization that has no interest in SLHA or TAB affairs, such as League of Women Voters, Coalition of 100 Black Women, Coalition of 100 Black Men, Mound City Bar Association or a fraternal organization.

II. VOTING ELIGIBILITY

- A. In order to be eligible to vote in the SLHA election, you must:
 - (1) have been a SLHA resident for at least one year to be verified by the current Dwelling Lease in effect at the time of election.
 - (2) be a resident in “good standing” as defined in Section II-A(1)-A(4).
 - (3) be eighteen (18) years of age or older and on a SLHA Dwelling Lease.
- B. All voters must provide identification at the time of voting. Acceptable identification includes:
 - (1) valid driver’s license
 - (2) valid State identification card
 - (3) valid school or employment identification
- C. Absentee voting and/or proxy voting is not allowed. Upon request, exceptions may be made for those that are disabled or homebound.

III. CANDIDACY ELIGIBILITY

- A. In order to be eligible to run for Resident BOC Office, you must:
 - (1) have resided in a SLHA development for at least one (1) year prior to date of filing for candidacy.
 - (2) be a tenant of SLHA to be verified by the current Dwelling Lease in effect as of the date of the notice (announcement) of election.
 - (3) be a resident in “good standing” as defined in II. A.(1)-(4).
 - (4) be twenty-one (21) years of age or older and on a Dwelling Lease.
- B. To file for candidacy, a filing form must be completed and returned to a SLHA’s Manager’s Office and forwarded to the Central Office to the attention of the Credentials Committee within ten (10) days notices went out. Filing forms may be obtained from

any SLHA Management Office and the SLHA's Central Office. Persons whose filing forms are not received on or before the ten (10) days from the date notices went out will not have their names listed on the ballots.

- C. All filing forms will be reviewed by the Credentials Committee to determine eligibility of individuals to run for office. Candidates deemed eligible/ineligible shall receive written notification from the Credentials Committee at least thirty (30) days before the election.

IV. QUALIFICATIONS OF RESIDENT COMMISSIONERS

- A. Qualified commissioners shall not have any conflicts of interest as defined by the ACC or any applicable State, Local or Federal laws or regulations.
- B. A commissioner shall not be employed in any capacity by the SLHA.
- C. Only one commissioner of the SLHA may be an officer or employee of the city or county for which the SLHA is created.

V. ELECTION DATES

- A. The election date for the SLHA Resident BOC will be held the first Saturday in November, beginning November 3, 1993, and every (4) years thereafter. The SLHA reserves the right, with the approval of the BOC to set the election on any other date as deemed to be in the best interest of the Authority and residents.
- B. Special elections shall be held in compliance and in conformance under Federal and State laws.
- C. The polls will be open from 8:00 a.m. until 5:00 p.m.

VI. POLLING PLACES AND CAMPAIGNING

- A. Polling places shall be located in community centers, lobbies, and/or other designated polling areas of public housing developments in a manner that will neither hinder normal traffic entering or exiting the site nor adversely impact the ability of candidates to do normal campaigning.
- B. Residents will vote in the building where they reside, unless another area has been designated by SLHA staff.
- C. Candidates and campaign workers will not be allowed in the polling places except to vote. Any campaigning and campaigning material must be at least 100 feet of the polls. Campaign workers and material must be registered by name, address and telephone number with the Credentials Committee. Campaign workers will not be permitted on SLHA property if information is not registered in advance with the Credentials Committee. Any violation of this section will result in the disqualification of the candidate's eligibility to run for office.

- D. All campaign workers must conduct themselves in a civil manner.

VII. ELECTION JUDGES

- A. The SLHA BOC will designate an independent group or agency such as the League of Women Voters, Coalition of 100 Black Men, Mound City Bar Association or fraternal organizations to conduct the election. These groups will serve as Election Judges and the Certifying Agency for the election.
- B. The Election Judges will supervise the election on election day and make all decisions concerning eligibility of voters, receipt of all ballots, tallying ballots and certifying the election results to the BOC.
- C. Under the direction of the SLHA BOC, Election Judges will be designated to work in each development.

VIII. CHALLENGERS

- A. Any challenge to the election, including voters' eligibility, candidacy eligibility, or campaign violations shall be governed by this section.
- B. Final authority with respect to the entire election process rests with the certifying agency unless challenged in a court of competent jurisdiction.
- C. Challenges before election day:
 - (1) Any challenge to any aspect of the election prior to election day must be submitted in writing at least 72 hours before the election to the Resident BOC Election Credentials Committee, St. Louis Housing Authority, 3520 Page Boulevard, St. Louis, Missouri 63106.
 - (2) The Credentials Committee shall make its decision known to the SLHA and notify the challenger of the decision by 5:00 p.m. on the day prior to the election.
- D. Challenges on election day:
 - (1) Any challenge to the election on election day will be presented to the Election Judges for a decision.
 - (2) The Election Judges will make all decisions with respect to voter eligibility. The voter bears a responsibility for complying with the requirements of Section II A(1)-(3) and Section II B(1)-(3).
 - (3) If the Election Judges deem a person is not eligible to vote, the voter may appeal the decision by 5:00 p.m. on the first business day following the election to the Credentials Committee, St. Louis Housing Authority, 3520 Page Boulevard, St. Louis, Missouri 63106.

E. Challenges after election day:

- (1) Any challenge to any aspect of the election after election day must be submitted in writing prior to 5:00 p.m. within the third business day following the election. Such challenges should be addressed as follows: Resident Board of Commissioners Election Certifying Agency, c/o Executive Director, St. Louis Housing Authority, 3520 Page Boulevard, St. Louis, Missouri 63106.
- (2) The Credentials Committee/Election Judges will make a decision within (30) days and notify the challenger of the decision.

IX. TALLYING OF VOTES

A. Collection of Ballots:

- (1) Promptly at the close of election, the League of Women Voters will pick up ballot boxes from each polling site, and deliver them to the designated site where ballots will be counted.
- (2) Ballots will be counted and tallied by the Election Judges, and then secured by League of Women Voters until the election is certified by the Credentials Committee.

X. ELECTION TIES

Any election for office which results in a tie vote will be resolved by a run-off election on the second Saturday following the election between 9:00 a.m. and 6:00 p.m. under the direction of the BOC, the SLHA will be responsible for conducting the run-off election in conjunction with the Election Judges.

XI. ELECTION CERTIFICATIONS

The Election Judges, upon receipt of the results, shall hold these results until the election is certified by the Credentials Committee.

The Election Judges shall notify the BOC and the Department of Housing and Urban Development (HUD) of the election results. When the elections are certified, notification to both successful and unsuccessful candidates shall be mailed to all candidates, and the results will be posted in each management office and the Central office. The BOC shall conduct a swearing in ceremony for all duly elected candidates.

XII. RESIGNATION OF RESIDENT COMMISSIONERS

In the event a resident commissioner forfeits his or her office by ceasing to be a tenant of SLHA, a special election shall be held for the purpose of filling the vacancy.

RESOLUTION No. 3053

Finance Department

MEMORANDUM

To: Board of Commissioners

Through: Latasha K. Barnes, Executive Director

From: Bridgette Harvey, Director of Finance

Date: September 17, 2025

Subject: Resolution No. 3053
Authorizing and Approving the Operating Budget for Fiscal Year Ending September 30, 2026

Board approval is requested for the Operating Budget for fiscal year 2026 for the period of October 1, 2025 to September 30, 2026. The St. Louis Housing Authority (SLHA) is required under project-based budgeting to submit an annual budget for each Asset Management Project, or AMP, for board approval and authorization. In addition, SLHA has elected to use the cost allocation method to fairly spread the overhead costs of the central office to each federal program and, in the case of the Public Housing program, to each of the AMPs. The budget includes the following:

1. 2025 subsidy levels for the three-month period of October 1, 2025 through December 31, 2025, with a projected proration of up to 97% of eligibility in accordance with HUD guidelines. Conservative projected prorations for year 2026 is at 93% of eligibility.
2. 2026 subsidy levels calculated using an estimated proration of up to 97% of eligibility (conservative prorations at 93%), a 3% PEL inflation rate and a 3% utility inflation factor for the remaining nine months of the fiscal year in keeping with HUD funding estimates.
3. The overall Federal budget climate and Project Expense Levels assigned to each AMP for calendar year 2026 once again made it necessary for SLHA to fully assess available resources and make adjustments necessary to meet its strategic objectives; therefore, funds held by SLHA in the form of 2025 Capital Fund - Operation funds are being used to offset the amount of subsidy that is given to each development by HUD, while keeping at least four months of operating reserves to insure the financial health of each property. The additional funding being contributed from the 2025 Capital Fund is shown as "Transfer from Capital Fund (Operations)" in the Revenues section.

4. Most expenditure levels were projected using FY2025 data adjusted for inflation of 5%. However, the property insurance is projected at a 1.5% increase and liability insurance coverage at a 1.58% decrease. Automobile insurance is projected at a 12.42% increase.
5. Utilities levels were projected using FY2025 data adjusted for inflation of 5% -10%.
6. All central office costs for the Low Rent Public Housing program are allocated to each AMP based upon the number of bedrooms.

Once HUD has made some determination on the funding levels for calendar years 2025 and 2026, revisions may be submitted for approval as necessary.

PHA Board Resolution
Approving Operating Budget

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 04/30/2027)

Public reporting burden for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, completing the operating budget and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information including suggestions for reducing this burden, to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410. When providing comments, please refer to OMB Approval No. 2577-0029. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed and budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating budget adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA complies with HUD prescribed procedures. PHA boards must approve the operating budget and HUD requires boards to certify their approval through this form. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: **St. Louis Housing Authority** PHA Code: **MO001**

PHA Fiscal Year Beginning **10/01/2025** Board Resolution Number: **3053**

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

	<u>DATE</u>
<input checked="" type="checkbox"/> Operating Budget approved by Board resolution on:	09/25/2025
<input type="checkbox"/> Operating Budget submitted to HUD, if applicable, on:	
<input type="checkbox"/> Operating Budget revision approved by Board resolution on:	
<input type="checkbox"/> Operating Budget revision submitted to HUD, if applicable, on:	

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.
WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Print Board Chairperson's Name:	Signature:	Date:



ST. LOUIS
HOUSING
AUTHORITY

BUDGET BOOK

FY 2026

AGENCY PROFILE

The St. Louis Housing Authority (SLHA) is a municipal corporation created by state statute in 1939. Through a dedicated team of 107 employees, SLHA provides housing assistance to individuals and families through two major housing programs: Public Housing and Housing Choice Voucher. We serve over 20,000 residents and participants, and effectively partner with nonprofit organizations, property owners, developers, contractors, elected officials and vendors to administer our programs. SLHA has an annual operating budget of approximately \$87 million and is funded primarily by federal sources from the U.S. Department of Housing and Urban Development (HUD).

Board of Commissioners:



Regina D. Fowler
Chair



Tino Ochoa
Vice Chair



Sal Martinez
Treasurer



Rachel D'Souza
Commissioner



Margaret English
Commissioner



Dara Eskridge
Commissioner



Benita Jones
Commissioner

SENIOR LEADERSHIP TEAM



LATASHA BARNES
EXECUTIVE DIRECTOR



LUCIUS BENNETT
DIRECTOR OF
PROPERTY MANAGEMENT



BRIDGETTE HARVEY
DIRECTOR OF
FINANCE



JASON HENSLEY
DIRECTOR OF REAL
ESTATE DEVELOPMENT



SARAH HUGG-TURNER
GENERAL COUNSEL



KARL HUGHES
DIRECTOR OF
INFORMATION TECHNOLOGY



VAL JOYNER
DIRECTOR OF
COMMUNICATIONS



CARLA MATTHEWS
DIRECTOR OF OPERATIONS –
HCV PROGRAM



VONTRIECE MCDOWELL
DIRECTOR OF RESIDENT
INITIATIVES



STACY TAYLOR
DIRECTOR OF
HUMAN RESOURCES



PAUL WERNER
DIRECTOR OF
POLICY & PROCUREMENT

DEPARTMENT SUMMARIES

ASSET MANAGEMENT

The Asset Management Department is responsible for the administration of the Agency's Public Housing program. The department monitors Agency compliance with Public Housing regulations, regarding lease up (application process, eligibility and unit offer), budget compliance, unit turnaround, rent collection, physical condition of the property and resident relations.

COMMUNICATIONS

The Communications Department is responsible for the creation and management of internal and external communications, including social media and news media relations. Additionally, the department is responsible for the management of SLHA-sponsored outreach events.

DEVELOPMENT & MODERNIZATION

The Development and Modernization Department is responsible for the creation of new public housing units and for making capital improvements to public housing developments within the Agency's portfolio. The department identifies opportunities and developments that need capital improvements. The department contracts with a variety of architectural/engineering firms and construction contractors to perform the work and is responsible for the planning, procurement, contracting, project management and oversight of development and modernization activities.

FINANCE

The Finance Department is responsible for all accounting activities, such as payroll processing and distribution, budget preparation, accounts receivable and accounts payable. Additionally, the department is responsible for providing monthly and annual financial reports, balancing the intrafund accounts, reconciling grants, assisting in the tracking of fixed assets, monitoring financial activity for private management companies, banking relations and working with outside audit staff.

HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher Department is responsible for the operation of the Housing Choice Voucher (HCV) program. The department performs major processes in the HCV program, including application, wait list management, eligibility, voucher issuance, and annual and interim reexamination. To ensure assisted units meet Housing Quality Standards (HQS), the department conducts the following types of inspections as needed: initial, annual, special/complaint, quality control and special needs/medical aid. Additionally, the department negotiates rents to determine rent reasonableness before tenants are given authorization to occupy the unit. Program participants are recertified annually for continued participation based on income and other criteria.

HUMAN RESOURCES

The Human Resources Department is responsible for recruiting and hiring employees, training and development, and employee relation.

INFORMATION TECHNOLOGY

The Information Technology (IT) Department performs a number of duties to ensure that SLHA staff has full access to the Agency's computer systems and the Internet. IT provides technical support, maintains and installs software/hardware, and coordinates training for employees on the effective use of computer tools and applications.

LEGAL

The Legal Department provides legal and procurement services for the Agency. The department also monitors and assists outside legal counsel who provide litigation and transactional services to SLHA. The department administers informal and grievance hearings, and reviews for the Housing Choice Voucher and Public Housing programs.

PROPERTY MANAGEMENT

The Property Management Department manages and maintains SLHA's public housing portfolio of high and mid-rise buildings, townhomes, and scattered-site multi-unit developments. It oversees public housing admissions and leasing, property maintenance and repairs, and resident relations.

RESIDENT INITIATIVES

The Resident Initiatives Department provides support services designed to assist eligible families with children, older adults and disabled residents in the Housing Choice Voucher and Public Housing programs. The department provides services to residents through partnerships with other community social service providers. Supportive services facilitated by the department include: family self-sufficiency programs, GED and literacy programs, job training and job readiness training, new business development, and assisting elderly and disabled persons to access community social service resources.

FY 2026 REVENUE SOURCES

SLHA is supported largely by the U.S. Department of Housing and Urban Development (HUD) (93%) and tenant payments from rent (3.1%). Revenue projections taken together show an decrease for FY 2026 due to a lower anticipated funding proration rate for the Public Housing operating subsidy and the administrative fee subsidy for the Housing Choice Voucher and Emergency Housing Voucher programs. The table below depicts variances for the four major sources of revenue, comparing FY 2025 to FY 2026.

Resource Type	FY2025 Approved Budget	FY 2026 Proposed Budget	Variance FY 2025 vs FY 2026
HUD Grants	\$85,215,460	\$83,162,720	-\$2,052,740
Tenant Revenues	\$2,694,841	\$2,696,852	\$2,011
Other Income	\$291,020	\$184,184	-\$106,836
Program Reserves*	\$1,377,671	\$879,354	-\$498,317
Grand Total	\$89,578,992	\$86,923,110	-\$2,655,882

HUD Grant – Includes funding from the Operating Fund (Public Housing), Capital Fund, Housing Choice Voucher Program (HAP and Administrative Fee), 5-Year Mainstream Voucher Program (HAP and Administrative Fee), Emergency Housing Voucher Program (HAP, Administrative Fee, Service Fee and Preliminary Fees), Public Housing/HCV Family Self Sufficiency (FSS) ROSS Grant and the Service Coordinator ROSS Grant.

Tenant Revenue – This income derives from Net tenant dwelling rent, maintenance charges, late fees and legal charges.

Other Income – This category includes investment interest, developer's fees, proceeds from land sales, miscellaneous other income and non-rental income.

Program Reserves – This funding source includes authorizations of resources accumulated during a prior fiscal period to be utilized for its own fund or another program's funding gap.

FY 2026

REVENUE ASSUMPTIONS

Operating Fund (Public Housing)

The St. Louis Housing Authority contracts with HUD annually through the Annual Contributions Contract (ACC). The ACC provides housing authorities with payments towards rent, debt service and modernization. It is renewed each year, adjusted for the housing authority's eligible need and availability of appropriated funds.

The projected number of units receiving HUD operating subsidy for FY 2026 is 31,412-unit months, an increase of 1,190 from the unit months that were subsidized in FY 2025 of 30,222. The higher eligible unit months projected for FY2026 are due to slight increases in the occupancy at various sites. It is the goal of the St. Louis Housing Authority to achieve or exceed the 95% HUD occupancy standards by the end of FY2026.

The Operating Subsidy is calculated using a formula derived from HUD and is based on (1) project expense levels (PEL); (2) a utility expense level based on the last three years of consumption (UEL); (3) prior year audit costs; and (4) several add-on fees including an asset management fee, bookkeeping fee and information technology fee less any prior year rents.

The anticipated local inflation factor is projected at 3%. The anticipated utility expense level local inflation factor is projected at 3% and the Congressional proration factor is estimated at 2.4% for calendar year 2026.

Capital Fund Grant

The St. Louis Housing Authority Capital Fund allocation is based on a formula derived by HUD, and is subject to Congressional Appropriation. In FY 2026, the amount budgeted for Capital Fund revenue is based on those capital projects to occur in FY2026 using current and prior year funding with a Debt Service for the 16th year allocation of \$1,047,823 of a \$17,511,630 loan from the Capital Fund Financing Program included.

The Capital Fund operations budget line item has been dedicated to the individual housing developments as described elsewhere in this budget book. Budgets for developments served by SLHA's contract with the St. Louis Metropolitan Police Department Housing Unit reflect the eligible expenses.

FY 2026 DEVELOPMENT BUDGETS

The St. Louis Housing Authority Portfolio (SLHA) includes 2,809 units of public housing of which 1,748 are in 11 developments owned by the SLHA and 1,061 public housing units are in mixed-income developments. The SLHA owned public housing units is managed by SLHA staff, which consist of 55 employees to maintain and operate all properties.

In an effort to continue to provide quality affordable housing to all of our residents, while practicing fiscal responsibility, in FY 2026 SLHA will once again use the Operations portion of the Capital Fund HUD grant to be directly added to the operating budget of each development.

TOTAL FY 2026 PUBLIC HOUSING DEVELOPMENT BUDGET (Operating and Capital)

	Totals, Public Housing-Capital Fund-Other	PHA Wide	Clinton Peabody	James House	Euclid Plaza Elderly	West Pine	Kingsbury Terrace	Parkview Elderly
REVENUE								
Tenant Revenues	\$ 2,696,852.00	\$ -	\$ 67,716.00	\$ 273,432.00	\$ 261,564.00	\$ 258,136.00	\$ 347,136.00	\$ 672,820.00
HUD Grant - Public Housing & CF Operations	\$ 16,511,029.00	\$ -	\$ 2,734,700.00	\$ 693,843.00	\$ 585,166.00	\$ 679,955.00	\$ 497,769.00	\$ 1,081,136.00
HUD Grants - Capital Fund (SLHA Managed)	\$ 5,100,983.00	\$ 400,000.00	\$ 600,000.00	\$ -	\$ -	\$ 1,200,000.00	\$ 408,915.00	\$ 722,900.00
Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Program Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents (SLHA)	\$ 14,124.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,124.00
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income (SLHA)	\$ 500.00	\$ -	\$ 140.00	\$ 21.00	\$ 18.00	\$ 17.00	\$ -	\$ 48.00
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income (SLHA)	\$ 85,000.00	\$ -	\$ 23,477.00	\$ 3,517.00	\$ 3,126.00	\$ 2,903.00	\$ -	\$ 8,235.00
Other Income	\$ 99,624.00	\$ -	\$ 23,617.00	\$ 3,538.00	\$ 3,144.00	\$ 2,920.00	\$ -	\$ 22,407.00
Total Receipts	\$ 24,408,488.00	\$ 400,000.00	\$ 3,426,033.00	\$ 970,813.00	\$ 849,874.00	\$ 2,141,011.00	\$ 1,253,820.00	\$ 2,499,263.00
EXPENSES								
Total Administration	\$ 4,067,274.91	\$ 400,000.00	\$ 516,973.00	\$ 199,115.00	\$ 194,548.00	\$ 166,877.00	\$ 192,479.00	\$ 452,138.00
Total Tenant Services	\$ 217,172.00	\$ -	\$ 39,499.00	\$ 13,124.00	\$ 12,407.00	\$ 12,015.00	\$ 9,000.00	\$ 21,072.00
Total Utilities - All SLHA Managed	\$ 5,028,609.26	\$ -	\$ 517,263.99	\$ 253,000.00	\$ 247,831.00	\$ 233,935.00	\$ 202,157.00	\$ 407,371.00
Sub-total Ord Maint Salaries	\$ 1,803,304.00	\$ -	\$ 204,148.00	\$ 116,878.00	\$ 121,129.00	\$ 119,998.00	\$ 131,793.00	\$ 246,384.00
Sub-total Ordinary Maint Materials	\$ 386,392.00	\$ -	\$ 37,500.00	\$ 25,500.00	\$ 19,750.00	\$ 22,500.00	\$ 27,070.00	\$ 49,500.00
Sub-total Ord Maint Contracts	\$ 1,942,488.00	\$ -	\$ 334,800.00	\$ 151,360.00	\$ 91,100.00	\$ 143,742.00	\$ 113,500.00	\$ 229,000.00
Total Ordinary Maintenance	\$ 4,132,184.00	\$ -	\$ 576,448.00	\$ 293,738.00	\$ 231,979.00	\$ 286,240.00	\$ 272,363.00	\$ 524,884.00
Total Protective Services	\$ 1,673,246.00	\$ -	\$ 350,117.00	\$ 80,626.00	\$ 80,026.00	\$ 80,026.00	\$ 80,026.00	\$ 161,816.00
Total General	\$ 5,636,841.82	\$ -	\$ 825,732.00	\$ 131,210.00	\$ 83,083.00	\$ 161,918.00	\$ 497,795.00	\$ 209,082.00
Total Capital Improvements - SLHA Managed	\$ 3,653,160.00	\$ -	\$ 600,000.00	\$ -	\$ -	\$ 1,200,000.00	\$ -	\$ 722,900.00
Total Non-Routine Maint. - SLHA Managed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 24,408,488.00	\$ 400,000.00	\$ 3,426,033.00	\$ 970,813.00	\$ 849,874.00	\$ 2,141,011.00	\$ 1,253,820.00	\$ 2,499,263.00
Total Expenses	\$ 24,408,488.00	\$ 400,000.00	\$ 3,426,033.00	\$ 970,813.00	\$ 849,874.00	\$ 2,141,011.00	\$ 1,253,820.00	\$ 2,499,263.00
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TOTAL FY 2026 PUBLIC HOUSING DEVELOPMENT BUDGET (Operating and Capital)

	Badenhaus/ Badenfest Elderly	LaSalle Park	Cochran Plaza	Southside Scattered Sites	Northside Scattered Sites	Murphy Park I	Murphy Park II	Murphy Park III	King Louis Square
REVENUE									
Tenant Revenues	\$ 249,692.00	\$ 241,404.00	\$ 49,188.00	\$ 189,728.00	\$ 38,728.00	\$ -	\$ -	\$ -	\$ -
HUD Grant - Public Housing & CF Operations	\$ 614,901.00	\$ 1,213,713.00	\$ 777,057.00	\$ 888,687.00	\$ 935,045.00	\$ 512,468.00	\$ 370,891.00	\$ 363,929.00	\$ 153,628.00
HUD Grants - Capital Fund (SLHA Managed)	\$ 210,000.00	\$ -	\$ 675,408.00	\$ 40,000.00	\$ 843,760.00	\$ -	\$ -	\$ -	\$ -
Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Program Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income (SLHA)	\$ 20.00	\$ 74.00	\$ 43.00	\$ 37.00	\$ 73.00	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income (SLHA)	\$ 3,461.00	\$ 12,645.00	\$ 7,342.00	\$ 6,337.00	\$ 12,394.00	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 3,481.00	\$ 12,719.00	\$ 7,385.00	\$ 6,374.00	\$ 12,467.00	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 1,078,074.00	\$ 1,467,836.00	\$ 1,509,038.00	\$ 1,124,789.00	\$ 1,830,000.00	\$ 512,468.00	\$ 370,891.00	\$ 363,929.00	\$ 153,628.00
EXPENSES									
Total Administration	\$ 245,097.00	\$ 359,356.00	\$ 194,099.00	\$ 304,193.00	\$ 248,056.00	\$ 62,148.20	\$ 41,591.68	\$ 44,972.88	\$ 17,742.68
Total Tenant Services	\$ 12,985.00	\$ 23,925.00	\$ 16,792.00	\$ 16,613.00	\$ 23,337.00	\$ -	\$ -	\$ -	\$ -
Total Utilities - All SLHA Managed	\$ 218,000.00	\$ 301,000.00	\$ 178,860.00	\$ 218,959.00	\$ 212,383.00	\$ 199,317.75	\$ 182,195.52	\$ 129,721.50	\$ 17,857.25
Sub-total Ord Maint Salaries	\$ 127,995.00	\$ 200,353.00	\$ 168,096.00	\$ 231,774.00	\$ 121,725.00	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 22,426.00	\$ 50,702.00	\$ 20,650.00	\$ 44,180.00	\$ 53,250.00	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 104,228.00	\$ 245,500.00	\$ 118,124.00	\$ 150,220.00	\$ 213,434.00	\$ -	\$ -	\$ -	\$ -
Total Ordinary Maintenance	\$ 254,649.00	\$ 496,555.00	\$ 306,870.00	\$ 426,174.00	\$ 388,409.00	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 80,626.00	\$ 143,706.00	\$ 76,339.00	\$ 1,200.00	\$ 800.00	\$ -	\$ -	\$ -	\$ 34,956.00
Total General	\$ 56,717.00	\$ 143,294.00	\$ 699,578.00	\$ 117,650.00	\$ 113,255.00	\$ 251,002.05	\$ 147,103.80	\$ 189,234.62	\$ 83,072.07
Total Capital Improvements - SLHA Managed	\$ 210,000.00	\$ -	\$ 36,500.00	\$ 40,000.00	\$ 843,760.00	\$ -	\$ -	\$ -	\$ -
Total Non-Routine Maint. - SLHA Managed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,078,074.00	\$ 1,467,836.00	\$ 1,509,038.00	\$ 1,124,789.00	\$ 1,830,000.00	\$ 512,468.00	\$ 370,891.00	\$ 363,929.00	\$ 153,628.00
Total Expenses	\$ 1,078,074.00	\$ 1,467,836.00	\$ 1,509,038.00	\$ 1,124,789.00	\$ 1,830,000.00	\$ 512,468.00	\$ 370,891.00	\$ 363,929.00	\$ 153,628.00
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TOTAL FY 2026 PUBLIC HOUSING DEVELOPMENT BUDGET (Operating and Capital)

	Les Chateaux	King Louis Square II	Renaissance Place at Grand	King Louis Square III	Senior Living at Renaissance	Gardens at Renaissance	Vaughn Elderly Cahill House	Renaissance Place at Grand II	Cambridge Heights
REVENUE									
Tenant Revenues	\$ -	\$ -	\$ -	\$ 47,308.00	\$ -	\$ -	\$ -	\$ -	\$ -
HUD Grant - Public Housing & CF Operations	\$ 168,856.00	\$ 228,535.00	\$ 299,772.00	\$ 156,183.00	\$ 395,646.00	\$ 143,916.00	\$ 333,668.00	\$ 256,857.00	\$ 229,370.00
HUD Grants - Capital Fund (SLHA Managed)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Program Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income (SLHA)	\$ -	\$ -	\$ -	\$ 9.00	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income (SLHA)	\$ -	\$ -	\$ -	\$ 1,563.00	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ 1,572.00	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 168,856.00	\$ 228,535.00	\$ 299,772.00	\$ 205,063.00	\$ 395,646.00	\$ 143,916.00	\$ 333,668.00	\$ 256,857.00	\$ 229,370.00
EXPENSES									
Total Administration	\$ 13,883.85	\$ 22,429.08	\$ 39,418.08	\$ 38,149.00	\$ 20,806.64	\$ 6,205.40	\$ 21,419.76	\$ 20,187.60	\$ 26,559.48
Total Tenant Services	\$ 600.00	\$ -	\$ 930.00	\$ 9,353.00	\$ 1,125.00	\$ 330.00	\$ 1,200.00	\$ 540.00	\$ 690.00
Total Utilities - All SLHA Managed	\$ 69,353.25	\$ 35,258.00	\$ 93,543.75	\$ 36,000.00	\$ 154,014.50	\$ 44,496.75	\$ 195,146.25	\$ 97,815.75	\$ 66,290.25
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ 13,031.00	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ 13,364.00	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ 47,480.00	\$ -	\$ -	\$ -	\$ -	\$ -
Total Ordinary Maintenance	\$ -	\$ -	\$ -	\$ 73,875.00	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 38,840.00	\$ 42,724.00	\$ 60,203.00	\$ 23,304.00	\$ 72,825.00	\$ 21,363.00	\$ -	\$ 34,956.00	\$ 44,667.00
Total General	\$ 46,178.90	\$ 128,123.92	\$ 105,677.17	\$ 24,382.00	\$ 146,874.86	\$ 71,520.85	\$ 115,901.99	\$ 103,357.65	\$ 91,163.27
Total Capital Improvements - SLHA Managed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Routine Maint. - SLHA Managed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 168,856.00	\$ 228,535.00	\$ 299,772.00	\$ 205,063.00	\$ 395,646.00	\$ 143,916.00	\$ 333,668.00	\$ 256,857.00	\$ 229,370.00
Total Expenses	\$ 168,856.00	\$ 228,535.00	\$ 299,772.00	\$ 205,063.00	\$ 395,646.00	\$ 143,916.00	\$ 333,668.00	\$ 256,857.00	\$ 229,370.00
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TOTAL FY 2026 PUBLIC HOUSING DEVELOPMENT BUDGET (Operating and Capital)

	Renaissance Place at Grand III	Cambridge Heights II	Senior Living at Cambridge	Arlington Heights	North Sarah I	North Sarah II	North Sarah III	Preservation Square
REVENUE								
Tenant Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HUD Grant - Public Housing & CF Operations	\$ 376,659.00	\$ 288,829.00	\$ 285,197.00	\$ 399,012.00	\$ 313,737.00	\$ 248,630.00	\$ 178,843.00	\$ 104,431.00
HUD Grants - Capital Fund (SLHA Managed)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Program Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 376,659.00	\$ 288,829.00	\$ 285,197.00	\$ 399,012.00	\$ 313,737.00	\$ 248,630.00	\$ 178,843.00	\$ 104,431.00
EXPENSES								
Total Administration	\$ 34,315.08	\$ 31,477.92	\$ 20,622.76	\$ 40,962.06	\$ 35,324.12	\$ 23,845.44	\$ 18,961.20	\$ 13,321.00
Total Tenant Services	\$ 750.00	\$ -	\$ -	\$ -	\$ 885.00	\$ -	\$ -	\$ -
Total Utilities - All SLHA Managed	\$ 108,308.50	\$ 110,066.25	\$ 129,716.50	\$ 143,959.50	\$ 89,331.25	\$ 58,032.25	\$ 40,915.50	\$ 36,509.00
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Ordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 48,551.00	\$ 42,724.00	\$ 72,825.00	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 184,734.42	\$ 104,560.83	\$ 62,032.74	\$ 214,090.44	\$ 188,196.63	\$ 166,752.31	\$ 118,966.30	\$ 54,601.00
Total Capital Improvements - SLHA Managed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Routine Maint. - SLHA Managed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 376,659.00	\$ 288,829.00	\$ 285,197.00	\$ 399,012.00	\$ 313,737.00	\$ 248,630.00	\$ 178,843.00	\$ 104,431.00
Total Expenses	\$ 376,659.00	\$ 288,829.00	\$ 285,197.00	\$ 399,012.00	\$ 313,737.00	\$ 248,630.00	\$ 178,843.00	\$ 104,431.00
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CLINTON PEABODY

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 77,021	\$ 67,500	\$ 65,678	\$ 67,716
HUD PHA Grants (PH, CF Operations)	2,337,775	2,533,911	2,411,960	2,734,700
Capital Funds (Soft Costs-SLHA Mngd)	784,823		-	
Capital Funds (Hard Costs-SLHA Mngd)	1,325,528		445,088	600,000
Insurance Proceeds	49,615			
Other Revenue	44,726	52,435	23,160	23,617
Program Reserves				
Total Revenue	\$ 4,619,488	\$ 2,653,846	\$ 2,945,887	\$ 3,426,033
PROGRAM EXPENDITURES:				
Administration	\$ 489,813	\$ 652,825	\$ 374,203	\$ 516,973
Tenant Services	29,953	37,830	27,496	39,499
Utilities	503,357	547,985	501,460	517,264
Ordinary Maintenance Salaries	186,094	322,303	218,198	204,148
Ordinary Maintenance Materials	36,709	63,500	36,577	37,500
Ordinary Maintenance Contract	442,998	388,803	329,774	334,800
Protective Services	131,200	347,617	138,259	350,117
General Expenses	332,010	292,983	232,839	825,732
Capital Expenditures (Managed by SLHA)	2,110,351		445,088	722,900
Operating Transfer Out			146,251	
Total Program /Operating Expenses	\$ 4,262,485	\$ 2,653,846	\$ 2,450,147	\$ 3,548,933
Surplus/Deficit from Operations	\$ 357,003	\$ -	\$ 495,740	\$ -

Depreciation (Not Included in Totals)

JAMES HOUSE

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 257,374	\$ 283,904	\$ 263,089	\$ 273,432
HUD PHA Grants (PH, CF Operations)	986,690	904,492	919,940	693,843
HUD PHA Grants (Soft Costs)			0	
Capital Fund (Hard Costs)			0	
Other Revenue	22,364	8,276	0	3,538
Insurance Proceeds	8,004		0	
Program Reserves -Disaster Relief			445,857	
Total Revenue	\$ 1,274,432	\$ 1,196,672	\$ 1,628,886	\$ 970,813
PROGRAM EXPENDITURES:				
Administration	\$ 208,402	\$ 260,524	\$ 215,711	\$ 199,115
Tenant Services	12,714	13,157	37,908	13,124
Utilities	198,875	219,500	263,832	253,000
Ordinary Maintenance Salaries	98,690	154,689	121,036	116,878
Ordinary Maintenance Materials	48,593	52,000	17,668	25,500
Ordinary Maintenance Contract	221,857	186,358	656,498	151,360
Protective Services	239,539	204,084	167,883	80,626
General Expenses	233,383	106,360	101,875	131,210
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 1,262,053	\$ 1,196,672	\$ 1,582,410	\$ 970,813
Surplus/Deficit from Operations	\$ 12,379	\$ -	\$ 46,476	\$ -

Depreciation (Not Included in Totals)

EUCLID PLAZA ELDERLY

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 262,979	\$ 293,438	\$ 250,821	\$ 261,564
HUD PHA Grants (PH, CF Operations)	777,629	682,259	696,412	585,166
HUD PHA Grants (Soft Costs)				
Capital Fund (Hard Costs)				
Other Revenue	9,250	7,523	13,700	3,144
Program Reserves		47,555		
Total Revenue	\$ 1,049,858	\$ 1,030,775	\$ 960,933	\$ 849,874
PROGRAM EXPENDITURES:				
Administration	\$ 224,327	\$ 256,851	\$ 206,334	\$ 194,548
Tenant Services	10,213	12,435	10,002	12,407
Utilities	244,107	256,850	237,590	247,831
Ordinary Maintenance Salaries	131,389	194,677	131,016	121,129
Ordinary Maintenance Materials	41,398	41,200	17,809	19,750
Ordinary Maintenance Contract	112,089	116,100	117,005	91,100
Protective Services	73,395	71,915	68,712	80,026
General Expenses	109,116	80,747	84,563	83,083
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 946,034	\$ 1,030,775	\$ 873,032	\$ 849,874
Surplus/Deficit from Operations	\$ 103,824	\$ -	\$ 87,901	\$ -

Depreciation (Not Included in Totals)

WEST PINE APARTMENTS

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 240,094	\$ 273,800	\$267,148	\$ 258,136
HUD PHA Grants (PH, CF Operations)	858,687	711,220	749,822	679,955
HUD PHA Grants (Soft Costs)	95,879			
Capital Fund (Hard Costs)	60,116	1,000,000	578,270	
Other Revenue	10,157	8,836	2,529	2,920
Program Reserves		72,998		
Total Revenue	\$ 1,264,933	\$ 2,066,854	\$ 1,597,769	\$ 2,141,011
PROGRAM EXPENDITURES:				
Administration	\$ 181,427	\$ 241,894	\$179,060	\$ 166,877
Tenant Services	9,551	9,642	5,613	12,015
Utilities	185,005	212,900	258,845	233,935
Ordinary Maintenance Salaries	127,323	188,836	119,417	119,998
Ordinary Maintenance Materials	52,276	42,500	41,900	22,500
Ordinary Maintenance Contract	242,483	177,260	235,531	143,742
Protective Services	108,162	104,019	106,040	80,026
General Expenses	82,811	89,803	122,468	161,918
Capital Expenditures	155,995	1,000,000	578,270	
Operating Transfer Out				
Total Program /Operating Expenses	\$ 1,145,033	\$ 2,066,854	\$ 1,647,144	\$ 2,141,011
Surplus/Deficit from Operations	\$ 119,900	\$ -	\$ (49,375)	\$ -

Depreciation (Not Included in Totals)

PARKVIEW ELDERLY

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 623,807	\$ 705,695	\$687,672	\$ 672,820
HUD PHA Grants (PH, CF Operations)	2,220,437	1,774,578	1,494,281	1,081,136
HUD PHA Grants (Soft Costs)	142,033			
Capital Fund (Hard Costs)	952,962	531,000	1,221,577	722,900
Insurance Proceeds				
Other Revenue	86,866	31,806	127,996	22,407
Program Reserves		25,627		
Total Revenue	\$ 4,026,105	\$ 3,068,706	\$ 3,531,526	\$ 2,499,263
PROGRAM EXPENDITURES:				
Administration	\$ 398,598	\$ 479,031	\$429,551	\$ 452,138
Tenant Services	13,231	14,001	19,830	21,072
Utilities	392,208	628,700	400,668	407,371
Ordinary Maintenance Salaries	266,104	381,041	294,585	246,384
Ordinary Maintenance Materials	77,947	67,600	36,756	49,500
Ordinary Maintenance Contract	593,176	312,083	361,203	229,000
Protective Services	455,701	425,626	305,405	161,816
General Expenses	313,427	229,624	200,520	209,082
Capital Expenditures	1,094,995	531,000	1,221,577	722,900
Operating Transfer Out				
Total Program /Operating Expenses	\$ 3,605,387	\$ 3,068,706	\$ 3,270,094	\$ 2,499,263
Surplus/Deficit from Operations	\$ 420,718	\$ -	\$ 261,432	\$ -

Depreciation (Not Included in Totals)

BADENHAUS/BADENFEST ELDERLY

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 223,517	\$ 263,304	\$ 233,015	\$ 249,692
HUD PHA Grants (PH, CF Operations)	755,377	688,494	615,291	614,901
HUD PHA Grants (Soft Costs)	54,311			
Capital Fund (Hard Costs)			1,653,750	
Other Revenue	10,373	7,804	8,249	3,481
Program Reserves		20,804		
Total Revenue	\$ 1,043,578	\$ 980,406	\$ 2,510,305	\$ 1,078,074
PROGRAM EXPENDITURES:				
Administration	\$ 211,038	\$ 251,204	\$188,317	\$ 245,097
Tenant Services	4,275	10,617	3,470	12,985
Utilities	228,951	216,960	230,342	218,000
Ordinary Maintenance Salaries	123,242	193,383	150,099	127,995
Ordinary Maintenance Materials	30,160	34,900	18,768	22,426
Ordinary Maintenance Contract	120,261	123,828	105,100	104,228
Protective Services	88,833	81,867	79,432	80,626
General Expenses	64,476	67,647	60,825	56,717
Capital Expenditures	54,311		1,653,750	
Operating Transfer Out				
Total Program /Operating Expenses	\$ 925,547	\$ 980,406	\$ 2,490,103	\$ 868,074
Surplus/Deficit from Operations	\$ 118,031	\$ -	\$ 20,202	\$ -

Depreciation (Not Included in Totals)

LASALLE PARK VILLAGE

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 105,358	\$ 146,600	\$192,800	\$ 241,404
HUD PHA Grants (PH, CF Operations)	1,303,608	1,255,476	1,136,559	1,213,713
HUD PHA Grants (Soft Costs)	99,304			
Capital Fund (Hard Costs)	0	520,000	149,519	
Insurance Proceeds	14,039			
Other Revenue	26,754	27,596	14,446	12,719
Program Reserves				
Total Revenue	\$ 1,549,063	\$ 1,949,672	\$ 1,493,323	\$ 1,467,836
PROGRAM EXPENDITURES:				
Administration	\$ 299,273	\$ 358,812	\$313,267	\$ 359,356
Tenant Services	15,697	21,642	12,836	23,925
Utilities	243,749	275,399	314,815	301,000
Ordinary Maintenance Salaries	161,183	222,581	217,717	200,353
Ordinary Maintenance Materials	83,991	82,000	96,217	50,702
Ordinary Maintenance Contract	245,828	183,200	149,119	245,500
Protective Services	93,054	143,706	56,870	143,706
General Expenses	136,721	142,332	110,329	143,294
Capital Expenditures	99,304	520,000	149,519	
Operating Transfer Out				
Total Program /Operating Expenses	\$ 1,378,800	\$ 1,949,672	\$ 1,420,689	\$ 1,467,836
Surplus/Deficit from Operations	\$ 170,263	\$ -	\$ 72,634	\$ -

Depreciation (Not Included in Totals)

COCHRAN PLAZA

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 72,939	\$ 69,055	\$ 39,797.00	\$ 49,188
HUD PHA Grants (PH, CF Operations)	957,421	906,756	789,028	777,057
HUD PHA Grants (Soft Costs)	143,085			
Capital Fund (Hard Costs)	533,213	640,024	922,418	675,408
Other Revenue	19,878	16,022	84,753	7,385
Program Reserves				
Total Revenue	\$ 1,726,536	\$ 1,631,857	\$ 1,835,996	\$ 1,509,038
PROGRAM EXPENDITURES:				
Administration	\$ 170,968	\$ 238,816	\$185,584	\$ 194,099
Tenant Services	9,067	8,489	7,360	16,792
Utilities	253,186	244,600	156,433	178,860
Ordinary Maintenance Salaries	102,584	197,457	111,527	168,096
Ordinary Maintenance Materials	14,884	22,800	5,603	20,650
Ordinary Maintenance Contract	197,390	139,130	191,445	118,124
Protective Services	49,493	75,739	30,214	76,339
General Expenses	98,609	64,802	64,855	60,670
Capital Expenditures	143,085	0	372,418	36,500
CFFP Debt Service	533,213	640,024	550,000	638,908
Operating Transfer Out				
Total Program /Operating Expenses	\$ 1,572,479	\$ 1,631,857	\$ 1,675,439	\$ 1,509,038
Surplus/Deficit from Operations	\$ 154,057	\$ -	\$ 160,557	\$ -

Depreciation (Not Included in Totals)

SOUTHSIDE SCATTERED SITES

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 216,310	\$ 203,608	\$94,823	\$ 189,728
HUD PHA Grants (PH, CF Operations)	1,206,441	996,588	997,506	888,687
HUD PHA Grants (Soft Costs-SLHA Managed)	126,788			
Capital Fund (Hard Costs-SLHA Managed)	863,855		1,147,213	40,000
Other Revenue	54,816	13,838	2,947	6,374
Program Reserves				
Total Revenue	\$ 2,468,210	\$ 1,214,034	\$ 2,242,490	\$ 1,124,789
PROGRAM EXPENDITURES:				
Administration	\$ 207,022	\$ 284,106	\$187,718	\$ 304,193
Tenant Services	11,120	7,327	2,580	16,613
Utilities	253,867	221,000	235,328	218,959
Ordinary Maintenance Salaries	185,823	314,265	224,626	231,774
Ordinary Maintenance Materials	60,358	70,500	52,822	44,180
Ordinary Maintenance Contract	272,802	207,260	212,320	150,220
Protective Services	2,107		1,106	1,200
General Expenses	168,434	109,576	171,655	117,650
Capital Expenditures	990,643		1,147,213	40,000
Operating Transfer Out				
Total Program /Operating Expenses	\$ 2,152,176	\$ 1,214,034	\$ 2,235,369	\$ 1,124,789
Surplus/Deficit from Operations	\$ 316,034	\$ -	\$ 7,120	\$ -

Depreciation (Not Included in Totals)

NORTHSIDE SCATTERED SITES

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 98,378	\$ 89,200	\$44,801	\$ 38,728
HUD PHA Grants (PH, CF Operations)	1,449,273	1,148,234	1,148,753	935,045
HUD PHA Grants (Soft Costs)	10,006			
Capital Fund (Hard Costs)	88,871	670,000	81,830	94,460
Insurance Proceeds				
Other Revenue	18,654	27,048	10,128	12,467
Program Reserves				
Total Revenue	\$ 1,665,182	\$ 1,934,482	\$ 1,285,513	\$ 1,830,000
PROGRAM EXPENDITURES:				
Administration	\$ 240,528	\$ 296,768	\$238,055	\$ 248,056
Tenant Services	15,306	14,332	12,425	23,337
Utilities	225,090	240,600	216,417	212,383
Ordinary Maintenance Salaries	72,671	189,759	93,651	121,725
Ordinary Maintenance Materials	74,943	86,740	44,306	53,250
Ordinary Maintenance Contract	589,632	388,229	276,660	213,434
Protective Services	1,223	2,500	700	800
General Expenses	132,060	45,554	118,234	113,255
Capital Expenditures	98,877	670,000	81,830	843,760
Operating Transfer Out				
Total Program /Operating Expenses	\$ 1,450,330	\$ 1,436,752	\$ 1,082,278	\$ 1,830,000
Surplus/Deficit from Operations	\$ 214,852	\$ -	\$ 203,234	\$ -

Depreciation (Not Included in Totals)

MURPHY PARK PHASE I

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 518,209	\$ 504,553	526,756	\$ 512,468
HUD PHA Grants (Soft Costs)				
Capital Fund (Hard Costs)				
Other Revenue	426		292	
Program Reserves/Operating Transfer In		87,327	32,592	
Total Revenue	\$ 518,635	\$ 591,880	\$ 559,640	\$ 512,468
PROGRAM EXPENDITURES:				
Administration	\$ 63,211	\$ 76,017	\$53,069	\$ 62,148
Tenant Services				
Utilities	145,887	161,470	146,863	199,318
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	309,537	354,393	359,708	251,002
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 518,635	\$ 591,880	\$ 559,640	\$ 512,468
Surplus/Deficit from Operations	\$ -	\$ -	\$ -	\$ -

Depreciation (Not Included in Totals)

MURPHY PARK PHASE II

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 320,375	\$ 353,304	\$ 365,246	\$ 370,891
HUD PHA Grants (Soft Costs)				
Capital Fund (Hard Costs)				
Other Revenue	19,068		13,038	
Program Reserves/Operating Transfer In		51,308	62,160	\$ -
Total Revenue	\$ 339,443	\$ 404,612	\$ 440,444	\$ 370,891
PROGRAM EXPENDITURES:				
Administration	\$ 41,431	\$ 51,047	\$35,159	\$ 41,592
Tenant Services				
Utilities	96,469	117,296	10,127	\$ 182,196
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	201,543	236,269	395,159	\$ 147,104
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 339,443	\$ 404,612	\$ 440,445	\$ 370,891
Surplus/Deficit from Operations	\$ -	\$ -	\$ -	\$ -

Depreciation (Not Included in Totals)

MURPHY PARK PHASE III

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 369,386	\$ 312,387	\$ 376,797	\$ 363,929
HUD PHA Grants (Soft Costs)				
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves/Operating Transfer In		41,901	3,980	\$ -
Total Revenue	\$ 369,386	\$ 354,288	\$ 380,777	\$ 363,929
PROGRAM EXPENDITURES:				
Administration	\$ 44,799	\$ 55,160	\$38,403	\$ 44,973
Tenant Services				
Utilities	100,094	122,700	103,678	\$ 129,722
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	224,493	176,428	238,696	\$ 189,235
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 369,386	\$ 354,288	\$ 380,777	\$ 363,929
Surplus/Deficit from Operations	\$ -	\$ -	\$ -	\$ -

Depreciation (Not Included in Totals)

KING LOUIS SQUARE

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 138,928	\$ 182,295	\$ 135,136	\$ 153,628
HUD PHA Grants (Soft Costs)			0	
Capital Fund (Hard Costs)	14,519			
Other Revenue	31		29	
Program Reserves/Operating Transfer In				\$ -
Total Revenue	\$ 153,478	\$ 182,295	\$ 135,164	\$ 153,628
PROGRAM EXPENDITURES:				
Administration	\$ 20,606	\$ 22,775	\$15,606	\$ 17,743
Tenant Services				
Utilities	13,717	14,850	13,600	\$ 17,857
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	24,755	34,956	12,534	\$ 34,956
General Expenses	169,368	109,714	64,482	\$ 83,072
Capital Expenditures				
Operating Transfer Out		32,162	28,942	
Total Program /Operating Expenses	\$ 228,446	\$ 214,457	\$ 135,164	\$ 153,628
Surplus/Deficit from Operations	\$ (74,968)	\$ (32,162)	\$ -	\$ -

Depreciation (Not Included in Totals)

LES CHATEAUX

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 148,785	\$ 193,795	\$ 145,237	\$ 168,856
HUD PHA Grants (Soft Costs)				
Capital Fund (Hard Costs)	13,484			
Other Revenue				
Program Reserves/Operating Transfer In				\$ -
Total Revenue	\$ 162,269	\$ 193,795	\$ 145,237	\$ 168,856
PROGRAM EXPENDITURES:				
Administration	\$ 14,317	\$ 16,060	\$12,218	\$ 13,884
Tenant Services	750	600		\$ 600
Utilities	55,854	57,530	55,854	\$ 69,353
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	27,497	38,840	13,923	\$ 38,840
General Expenses	73,203	80,765	62,313	\$ 46,179
Capital Expenditures				
Operating Transfer Out			929	
Total Program /Operating Expenses	\$ 171,621	\$ 193,795	\$ 145,237	\$ 168,856
Surplus/Deficit from Operations	\$ (9,352)	\$ -	\$ -	\$ -

Depreciation (Not Included in Totals)

KING LOUIS II

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 175,747	\$ 227,006	\$ 193,041	\$ 228,535
HUD PHA Grants (Soft Costs)				
Capital Fund (Hard Costs)	14,861			
Other Revenue	19		18	
Program Reserves/Operating Transfer In				\$ -
Total Revenue	\$ 190,627	\$ 227,006	\$ 193,058	\$ 228,535
PROGRAM EXPENDITURES:				
Administration	\$ 23,037	\$ 28,511	\$ 19,723	\$ 22,429
Tenant Services				
Utilities	25,604	21,076	25,500	\$ 35,258
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	30,311	42,724	15,351	\$ 42,724
General Expenses	111,675	134,695	92,650	\$ 128,124
Capital Expenditures				
Operating Transfer Out			39,835	
Total Program /Operating Expenses	\$ 190,627	\$ 227,006	\$ 193,058	\$ 228,535
Surplus/Deficit from Operations	\$ -	\$ -	\$ 0	\$ -

Depreciation (Not Included in Totals)

KING LOUIS III

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 29,017	\$ 44,932	\$37,883	\$ 47,308
HUD PHA Grants (PH, CF Operations)	190,721	192,489	182,458	\$ 156,183
HUD PHA Grants (Soft Costs)	1,393			
Capital Fund (Hard Costs)				
Other Revenue	2,537	3,411	1,608	\$ 1,572
Program Reserves				\$ -
Total Revenue	\$ 223,668	\$ 240,832	\$ 221,949	\$ 205,063
PROGRAM EXPENDITURES:				
Administration	\$ 37,936	\$ 48,658	\$30,254	\$ 38,149
Tenant Services	1,931	1,808	1,567	\$ 9,353
Utilities	40,649	51,300	29,668	\$ 36,000
Ordinary Maintenance Salaries	12,142	21,471	14,946	\$ 13,031
Ordinary Maintenance Materials	1,203	11,741	2,312	\$ 13,364
Ordinary Maintenance Contract	44,717	56,820	32,240	\$ 47,480
Protective Services	15,134	23,304	9,130	\$ 23,304
General Expenses	24,839	25,730	17,915	\$ 24,382
Capital Expenditures	1,393			
Operating Transfer (In)/Out				
Total Program /Operating Expenses	\$ 179,944	\$ 240,832	\$ 138,033	\$ 205,063
Surplus/Deficit from Operations	\$ 43,724	\$ 23,771	\$ 83,916	\$ -

Depreciation (Not Included in Totals)

RENAISSANCE PLACE AT GRAND

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 267,735	\$ 354,364	\$ 282,177	\$ 299,772
HUD PHA Grants (Soft Costs)	0			
Capital Fund (Hard Costs)	20,931			
Other Revenue	5,243		2,034	
Program Reserves/Operating Transfer In				\$ -
Total Revenue	\$ 293,909	\$ 354,364	\$ 284,211	\$ 299,772
PROGRAM EXPENDITURES:				
Administration	\$ 39,266	\$ 48,278	\$33,680	\$ 39,418
Tenant Services	4,785	2,220	120	\$ 930
Utilities	74,373	73,889	74,917	\$ 93,544
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	42,689	60,203	21,618	\$ 60,203
General Expenses	132,796	169,774	127,511	\$ 105,677
Capital Expenditures				
Operating Transfer Out			26,366	
Total Program /Operating Expenses	\$ 293,909	\$ 354,364	\$ 284,212	\$ 299,772
Surplus/Deficit from Operations	\$ -	\$ -	\$ -	\$ -

Depreciation (Not Included in Totals)

SENIOR LIVING AT RENAISSANCE

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 328,276	\$ 384,378	\$ 349,584	\$ 395,646
HUD PHA Grants (Soft Costs)	4,354			
Capital Fund (Hard Costs)				
Other Revenue			23,366	
Program Reserves/Operating Transfer In		31,324		
Total Revenue	\$ 332,630	\$ 415,702	\$ 372,949	\$ 395,646
PROGRAM EXPENDITURES:				
Administration	\$ 20,691	\$ 25,220	\$17,602	\$ 20,807
Tenant Services	3,110	1,140	1,065	\$ 1,125
Utilities	104,983	136,476	105,441	\$ 154,015
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	47,266	72,825	26,140	\$ 72,825
General Expenses	185,452	180,041	162,484	\$ 146,875
Capital Expenditures	4,354			
Operating Transfer Out			60,217	
Total Program /Operating Expenses	\$ 365,856	\$ 362,351	\$ 372,949	\$ 395,646
Surplus/Deficit from Operations	\$ (33,226)	\$ -	\$ -	\$ -

Depreciation (Not Included in Totals)

GARDENS AT RENAISSANCE

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 124,311	\$ 145,438	\$ 136,484	\$ 143,916
HUD PHA Grants (Soft Costs)	1,277		0	
Capital Fund (Hard Costs)				
Other Revenue	4,983		2,975	
Program Reserves/Operating Transfer In				
Total Revenue	\$ 130,571	\$ 145,438	\$ 139,460	\$ 143,916
PROGRAM EXPENDITURES:				
Administration	\$ 6,135	\$ 7,571	\$5,386	\$ 6,205
Tenant Services		330		\$ 330
Utilities	38,638	41,898	39,644	\$ 44,497
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	13,843	21,363	7,656	\$ 21,363
General Expenses	70,678	74,276	57,983	\$ 71,521
Capital Expenditures	1,277			
Operating Transfer Out			28,791	
Total Program /Operating Expenses	\$ 130,571	\$ 145,438	\$ 139,460	\$ 143,916
Surplus/Deficit from Operations	\$ -	\$ -	\$ (0)	\$ -

Depreciation (Not Included in Totals)

VAUGHN ELDERLY - CAHILL HOUSE

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 314,678	\$ 301,732	\$ 309,109	\$ 333,668
HUD PHA Grants (Soft Costs)				
Capital Fund (Hard Costs)				
Other Revenue	33,336		23,150	
Program Reserves/Operating Transfer In				
Total Revenue	\$ 348,014	\$ 301,732	\$ 332,259	\$ 333,668
PROGRAM EXPENDITURES:				
Administration	\$ 21,342	\$ 25,837	\$19,563	\$ 21,420
Tenant Services	675	1,200	1,003	\$ 1,200
Utilities	131,866	141,245	133,665	\$ 195,146
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				\$ -
General Expenses	194,131	133,450	133,676	\$ 115,902
Capital Expenditures				
Operating Transfer Out			44,352	
Total Program /Operating Expenses	\$ 348,014	\$ 301,732	\$ 332,259	\$ 333,668
Surplus/Deficit from Operations	\$ -	\$ -	\$ -	\$ -

Depreciation (Not Included in Totals)

RENAISSANCE PLACE AT GRAND PHASE II

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 285,175	\$ 282,561	\$ 253,537	\$ 256,857
HUD PHA Grants (Soft Costs)	2,090			
Capital Fund (Hard Costs)				
Other Revenue	6,573		4,331	
Program Reserves/Operating Transfer In		11,516		
Total Revenue	\$ 293,838	\$ 294,077	\$ 257,868	\$ 256,857
PROGRAM EXPENDITURES:				
Administration	\$ 20,110	\$ 24,989	\$17,236	\$ 20,188
Tenant Services		540		\$ 540
Utilities	56,786	72,448	60,832	\$ 97,816
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	22,665	34,956	12,534	\$ 34,956
General Expenses	192,187	161,144	147,489	\$ 103,358
Capital Expenditures	2,090			
Operating Transfer Out			19,777	
Total Program /Operating Expenses	\$ 293,838	\$ 279,636	\$ 257,868	\$ 256,857
Surplus/Deficit from Operations	\$ -	\$ -	\$ -	\$ -

Depreciation (Not Included in Totals)

CAMBRIDGE HEIGHTS

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 260,420	\$ 268,532	\$ 226,507	\$ 229,370
HUD PHA Grants (Soft Costs)	2,670			
Capital Fund (Hard Costs)				
Other Revenue	13,838		10,865	
Program Reserves/Operating Transfer In		31,692	21,931	
Total Revenue	\$ 276,928	\$ 300,224	\$ 259,304	\$ 229,370
PROGRAM EXPENDITURES:				
Administration	\$ 26,458	\$ 32,551	\$22,670	\$ 26,559
Tenant Services		1,410	76	\$ 690
Utilities	88,409	77,609	77,610	\$ 66,290
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	28,977	44,667	16,025	\$ 44,667
General Expenses	130,414	143,987	142,923	\$ 91,163
Capital Expenditures	2,670			
Operating Transfer Out				
Total Program /Operating Expenses	\$ 276,928	\$ 295,657	\$ 259,304	\$ 229,370
Surplus/Deficit from Operations	\$ -	\$ -	\$ -	\$ -

Depreciation (Not Included in Totals)

RENAISSANCE PLACE AT GRAND PHASE III

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 314,972	\$ 362,650	\$ 339,042	\$ 376,659
HUD PHA Grants (Soft Costs)	2,902		0	
Capital Fund (Hard Costs)				
Other Revenue	11,868		6,329	
Program Reserves/Operating Transfer In		17,125		
Total Revenue	\$ 329,742	\$ 379,775	\$ 345,371	\$ 376,659
PROGRAM EXPENDITURES:				
Administration	\$ 34,183	\$ 42,088	\$29,297	\$ 34,315
Tenant Services		750		\$ 750
Utilities	79,073	84,069	82,177	\$ 108,309
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	31,487	48,551	17,413	\$ 48,551
General Expenses	182,097	204,317	182,860	\$ 184,734
Capital Expenditures	2,902			
Operating Transfer Out			33,624	
Total Program /Operating Expenses	\$ 329,742	\$ 371,792	\$ 345,371	\$ 376,659
Surplus/Deficit from Operations	\$ -	\$ -	\$ -	\$ -

Depreciation (Not Included in Totals)

CAMBRIDGE HEIGHTS II

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 259,388	\$ 241,669	\$ 250,616	\$ 288,829
HUD PHA Grants (Soft Costs)	2,554			
Capital Fund (Hard Costs)				
Other Revenue	5,139		3,792	
Program Reserves/Operating Transfer In		38,597		
Total Revenue	\$ 267,081	\$ 280,266	\$ 254,408	\$ 288,829
PROGRAM EXPENDITURES:				
Administration	\$ 31,350	\$ 38,483	\$26,986	\$ 31,478
Tenant Services			\$	-
Utilities	79,183	73,581	73,589	\$ 110,066
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	27,759	42,724	15,352	\$ 42,724
General Expenses	126,235	125,478	124,654	\$ 104,561
Capital Expenditures	2,554			
Operating Transfer Out			13,827	
Total Program /Operating Expenses	\$ 267,081	\$ 306,651	\$ 254,408	\$ 288,829
Surplus/Deficit from Operations	\$ -	\$ -	\$ -	\$ -

Depreciation (Not Included in Totals)

KINGSBURY TERRACE

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 363,513	\$ 265,500	\$ 268,292	347,136
HUD PHA Grants (PH, CF Operations)	625,634	701,083	727,748	497,769
HUD PHA Grants (Soft Costs)		411,091		408,915
Capital Fund (Hard Costs)	372,321		389,197	
Other Revenue	63,574	1,500	27,143	
Program Reserves				
Total Revenue	\$ 1,425,042	\$ 1,379,174	\$ 1,412,381	\$ 1,253,820
PROGRAM EXPENDITURES:				
Administration	\$ 170,666	\$ 279,815	\$ 175,016	\$ 192,479
Tenant Services		12,000	4,427	9,000
Utilities	186,766	226,000	241,544	202,157
Ordinary Maintenance Salaries		157,295	114,905	131,793
Ordinary Maintenance Materials		42,500	17,064	27,070
Ordinary Maintenance Contract	522,307	143,500	89,190	113,500
Protective Services		41,000	70,933	80,026
General Expenses	227,348	65,973	245,998	88,880
Extraordinary Expenses (SLHA Managed)				
Capital Expenditures				
CFFP Debt Service	372,321	411,091	389,197	408,915
Operating Transfer Out			64,106	
Total Program /Operating Expenses	\$ 1,479,408	\$ 1,379,174	\$ 1,412,380	\$ 1,253,820
Surplus/Deficit from Operations	\$ (54,366)	\$ -	\$ -	\$ -

Depreciation (Not Included in Totals)

SENIOR LIVING AT CAMBRIDGE

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 241,669	\$ 278,830	\$ 210,736	\$ 285,197
HUD PHA Grants (Soft Costs)	4,354			
Capital Fund (Hard Costs)				
Other Revenue	323		238	
Program Reserves/Operating Transfer In				
Total Revenue	\$ 246,346	\$ 278,830	\$ 210,974	\$ 285,197
PROGRAM EXPENDITURES:				
Administration	\$ 20,550	\$ 24,777	\$17,641	\$ 20,623
Tenant Services				\$ -
Utilities	121,354	113,958	120,546	\$ 129,717
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	47,266	72,825	26,140	\$ 72,825
General Expenses	52,822	67,270	46,647	\$ 62,033
Capital Expenditures	4,354			
Operating Transfer Out				
Total Program /Operating Expenses	\$ 246,346	\$ 278,830	\$ 210,974	\$ 285,197
Surplus/Deficit from Operations	\$ -	\$ -	\$ -	\$ -

Depreciation (Not Included in Totals)

ARLINGTON GROVE

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 431,689	\$ 439,121	\$ 451,651	\$ 399,012
Capital Funds (Soft Costs-SLHA Mngd)				
Capital Funds (Hard Costs-SLHA Mngd)				
Other Revenue	299		235	
Program Reserves/Operating Transfer In		16,651		
Total Revenue	\$ 431,988	\$ 455,772	\$ 451,886	\$ 399,012
PROGRAM EXPENDITURES:				
Administration	\$ 40,409	\$ 49,597	\$34,612	\$ 40,962
Tenant Services				\$ -
Utilities	146,646	155,151	148,293	\$ 143,960
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				\$ -
General Expenses	244,933	251,024	231,999	\$ 214,090
Capital Expenditures				
Operating Transfer Out			36,982	
Total Program /Operating Expenses	\$ 431,988	\$ 455,772	\$ 451,886	\$ 399,012
Surplus/Deficit from Operations	\$ -	\$ -	\$ -	\$ -

Depreciation (Not Included in Totals)

NORTH SARAH I

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 301,064	\$ 302,751	\$ 315,489	\$ 313,737
HUD PHA Grants (Soft Costs)				
Capital Fund (Hard Costs)				
Other Revenue	794		623	
Program Reserves/Operating Transfer In		17,295		
Total Revenue	\$ 301,858	\$ 320,046	\$ 316,113	\$ 313,737
PROGRAM EXPENDITURES:				
Administration	\$ 35,192	\$ 43,167	\$30,215	\$ 35,324
Tenant Services		2,100	960	\$ 885
Utilities	66,069	92,633	66,680	\$ 89,331
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				\$ -
General Expenses	200,597	182,146	196,972	\$ 188,197
Capital Expenditures				
Operating Transfer Out			21,285	
Total Program /Operating Expenses	\$ 301,858	\$ 263,864	\$ 316,112	\$ 313,737
Surplus/Deficit from Operations	\$ -	\$ -	\$ -	\$ -

Depreciation (Not Included in Totals)

NORTH SARAH II

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 218,947	\$ 229,439	\$ 243,024	\$ 248,630
HUD PHA Grants (Soft Costs)				
Capital Fund (Hard Costs)				
Other Revenue	11,660		6,050	
Program Reserves/Operating Transfer In		22,023		
Total Revenue	\$ 230,607	\$ 251,462	\$ 249,074	\$ 248,630
PROGRAM EXPENDITURES:				
Administration	\$ 23,756	\$ 29,282	\$ 22,272	\$ 23,845
Tenant Services			0	\$ -
Utilities	44,157	42,645	43,600	\$ 58,032
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				\$ -
General Expenses	162,694	179,535	149,773	\$ 166,752
Capital Expenditures				
Operating Transfer Out			33,429	
Total Program /Operating Expenses	\$ 230,607	\$ 241,612	\$ 249,074	\$ 248,630
Surplus/Deficit from Operations	\$ -	\$ -	\$ -	\$ -

Depreciation (Not Included in Totals)

NORTH SARAH III

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 26 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 134,559	\$ 154,640	\$ 161,191	\$ 178,843
HUD PHA Grants (Soft Costs)				
Capital Fund (Hard Costs)				
Other Revenue	17,123		11,094	
Program Reserves/Operating Transfer In		20,195		
Total Revenue	\$ 151,682	\$ 174,835	\$ 172,285	\$ 178,843
PROGRAM EXPENDITURES:				
Administration	\$ 18,891	\$ 23,374	\$17,723	\$ 18,961
Tenant Services				
Utilities	32,439	32,551	32,480	\$ 40,916
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	100,352	118,910	87,505	\$ 118,966
Capital Expenditures				
Operating Transfer Out			34,577	
Total Program /Operating Expenses	\$ 151,682	\$ 174,835	\$ 172,285	\$ 178,843
Surplus/Deficit from Operations	\$ -	\$ -	\$ -	\$ -

Depreciation (Not Included in Totals)

PRESERVATION SQUARE

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 26 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 101,085	\$ 119,670	\$ 88,442	\$ 104,431
HUD PHA Grants (Soft Costs)				
Capital Fund (Hard Costs)				
Other Revenue	17		17	
Program Reserves/Operating Transfer In			648	
Total Revenue	\$ 101,102	\$ 119,670	\$ 89,106	\$ 104,431
PROGRAM EXPENDITURES:				
Administration	\$ 400	\$ 16,168.00	\$ 4,236	\$ 13,321
Tenant Services				
Utilities	16,275	17,475	16,275	\$ 36,509
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	84,427	86,027	68,595	\$ 54,601
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 101,102	\$ 119,670	\$ 89,106	\$ 104,431
Surplus/Deficit from Operations	\$ -	\$ -	\$ 0	\$ -

Depreciation (Not Included in Totals)

HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher Program is also comprised of Mainstream, Emergency Housing and other housing assistance voucher programs totaling \$60.7 million projected for FYE 2026. The overall Tenant Based HCV Assistance program consists of estimated revenues of housing assistance and an administrative fee for managing the programs. The Housing Choice Voucher Program has 5,890 active participants with a utilization of 100%.

Administrative fees earnings for Column A has a projected rate of \$74.64 and a Column B rate of \$69.65. In addition, administrative fee income is estimated with a Congressional proration rate of 90% for 2026.

HOUSING CHOICE VOUCHER PROGRAM

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
HUD PHA Grants (HAP)	51,000,759	54,277,272	59,489,920	\$ 54,862,523
HUD PHA Grants (Admin Fee)	4,877,957	4,809,522	4,828,142	4,466,993
CARES Act Admin				
5-Year Mainstream (HAP)	199,746	314,348	237,160	315,359
5-Year Mainstream (Admin Fee)	29,291	33,648	15,099	33,648
Emergency Hsg Vouchers (HAP)	1,257,560	1,337,376	1,338,946	549,648
Emergency Hsg Vouchers (Service Fee)	23,385	541,530	1,300	
Emergency Hsg Vouchers (Admin Fee)	139,227	136,032	134,450	21,562
Emergency Hsg Vouchers (Prelim Fee)	2,900			
Emergency Hsg Vouchers (Placmt/Iss Fee)			400	
Other Revenue	7,486		8,629	
Program Reserves Held at HUD		502,292		537,115
Total Revenue	\$ 57,538,311	\$ 61,952,020	\$ 66,054,046	\$ 60,786,848
PROGRAM EXPENDITURES:				
Administration*	\$ 4,565,729	\$ 5,143,549	\$ 3,787,598	\$ 4,636,958
Tenant Services	309,556	5,000	89,351	2,500
Utilities	46,971	41,856	47,718	41,856
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials	5,649	2,700	3,230	2,700
Ordinary Maintenance Contract*	82,201	81,964	54,146	60,344
Housing Assistance Payments	52,267,654	56,470,526	60,312,363	55,727,530
Protective Services*	38,010	38,640	35,197	38,639
General Expenses	136,422	167,786	249,455	276,321
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 57,452,192	\$ 61,952,020	\$ 64,579,058	\$ 60,786,848
Surplus/Deficit from Operations	\$ 86,119	\$ -	\$ 1,474,988	\$ -

Depreciation (Not Included in Totals)

FY 2026 **CENTRAL OFFICE BUDGETS**

The Central Office (COCC) budget is an overview of all the expenses related to the operation of the St. Louis Housing Authority as a whole by individual revenue source.

St. Louis Housing Authority
FY 2026 - CENTRAL OFFICE BUDGET

TOTAL	AMPS	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	CDA	ROSS GRANTS	NON FEDERAL FUNDS
12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET

REVENUE

Allocated Overhead from AMPS	\$ 1,212,091.00	\$ -	\$ 1,212,091.00	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 500.00	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -
HCV/Mainstream/EHV Administrative Fees	\$ 4,522,203.00	\$ -	\$ -	\$ -	\$ 4,522,203.00	\$ -	\$ -	\$ -
Unrestricted Net Assets (UNA)	\$ 537,115.00	\$ -	\$ -	\$ -	\$ 537,115.00	\$ -	\$ -	\$ -
Capital Funds Operations/Admin.	\$ 967,923.00	\$ -	\$ -	\$ 967,923.00	\$ -	\$ -	\$ -	\$ -
Capital Fund Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ROSS - FSS Coordinator	\$ 181,424.00	\$ -	\$ -	\$ -	\$ -	\$ 181,424.00	\$ -	\$ -
ROSS - Service Coordinator	\$ 151,628.00	\$ -	\$ -	\$ -	\$ -	\$ 151,628.00	\$ -	\$ -
CDA Grant Admin	\$ 119,345.00	\$ -	\$ -	\$ -	\$ 119,345.00	\$ -	\$ -	\$ -
Non-Federal Funds	\$ 35,940.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,940.00	\$ -
Direct Project Charges to AMP	\$ 945,970.45	\$ 945,970.45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Federal Reserves (Lawsuit Proceeds)	\$ 342,239.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 342,239.00	\$ -
Bank/Link Mkt Rent Income	\$ 41,620.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,620.00	\$ -
Miscellaneous Income/Fraud Rec.	\$ 92,000.00	\$ -	\$ 85,000.00	\$ -	\$ -	\$ -	\$ 7,000.00	\$ -
Total Receipts	\$ 9,149,998.45	\$ 945,970.45	\$ 1,297,591.00	\$ 967,923.00	\$ 5,059,318.00	\$ 119,345.00	\$ 333,052.00	\$ 426,799.00

EXPENSES

Administrative Salaries	\$ 4,792,425.16	\$ 604,252.16	\$ 652,961.00	\$ 461,447.00	\$ 2,604,152.00	\$ 15,600.00	\$ 223,290.00	\$ 230,723.00
MO Workmen's Comp-Second Inj	\$ 2,500.00	\$ -	\$ 250.00	\$ 250.00	\$ 2,000.00	\$ -	\$ -	\$ -
FICA-ER/Medicare	\$ 366,621.29	\$ 46,225.29	\$ 49,952.00	\$ 35,301.00	\$ 199,218.00	\$ 1,193.00	\$ 17,082.00	\$ 17,650.00
Medical Benefits	\$ 761,087.97	\$ 97,864.97	\$ 91,371.00	\$ 80,536.00	\$ 416,122.00	\$ -	\$ 51,329.00	\$ 23,865.00
Retirement Benefit	\$ 605,209.15	\$ 80,395.15	\$ 83,300.00	\$ 60,395.00	\$ 325,626.00	\$ -	\$ 29,708.00	\$ 25,785.00
Unemployment Insurance	\$ 54,668.29	\$ 7,289.29	\$ 7,839.00	\$ 5,556.00	\$ 28,912.00	\$ -	\$ 2,562.00	\$ 2,510.00
LTD Benefit	\$ 4,621.36	\$ 620.36	\$ 464.00	\$ 441.00	\$ 2,730.00	\$ -	\$ 235.00	\$ 131.00
Bonuses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dental Insurance	\$ 27,792.53	\$ 4,312.53	\$ 2,995.00	\$ 1,749.00	\$ 16,819.00	\$ -	\$ 1,438.00	\$ 479.00
Cell Phone Allowance	\$ 16,329.70	\$ 2,507.70	\$ 2,337.00	\$ 780.00	\$ 6,926.00	\$ -	\$ 3,023.00	\$ 756.00
H.S.A Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Beneflex	\$ 26,500.00	\$ 5,000.00	\$ 3,000.00	\$ 3,000.00	\$ 14,000.00	\$ -	\$ 1,500.00	\$ -
Total Employee Benefits	\$ 1,865,330.29	\$ 244,215.29	\$ 241,508.00	\$ 188,008.00	\$ 1,012,353.00	\$ 1,193.00	\$ 106,877.00	\$ 71,176.00
Legal	\$ 36,000.00	\$ -	\$ 3,150.00	\$ 7,100.00	\$ 20,750.00	\$ -	\$ -	\$ 5,000.00
Staff Training	\$ 33,500.00	\$ -	\$ 4,475.00	\$ 2,650.00	\$ 17,375.00	\$ -	\$ 1,500.00	\$ 7,500.00

	TOTAL	AMPS	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	CDA	ROSS GRANTS	NON FEDERAL FUNDS
	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET
Travel/Meetings	\$ 10,500.00	\$ -	\$ 2,775.00	\$ 1,350.00	\$ 6,375.00	\$ -	\$ -	\$ -
Accounting and Auditing Fees	\$ 146,200.00	\$ -	\$ 21,930.00	\$ 14,620.00	\$ 109,650.00	\$ -	\$ -	\$ -
Office Rent/Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 48,400.00	\$ -	\$ 4,700.00	\$ 3,200.00	\$ 32,500.00	\$ 2,000.00	\$ 1,000.00	\$ 5,000.00
Temporary Help	\$ 10,000.00	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -
Postage	\$ 55,000.00	\$ -	\$ 7,200.00	\$ 2,600.00	\$ 45,200.00	\$ -	\$ -	\$ -
Advertising	\$ 31,480.00	\$ -	\$ 3,670.00	\$ 10,422.00	\$ 17,388.00	\$ -	\$ -	\$ -
Fiscal Agent Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Publications	\$ 3,750.00	\$ -	\$ 550.00	\$ 700.00	\$ 2,500.00	\$ -	\$ -	\$ -
Membership Dues	\$ 28,615.00	\$ -	\$ 4,197.00	\$ 2,798.00	\$ 20,985.00	\$ -	\$ 385.00	\$ 250.00
Telephone Expense	\$ 37,800.00	\$ -	\$ 5,670.00	\$ 3,780.00	\$ 28,350.00	\$ -	\$ -	\$ -
Maint Agreement-Office Equip	\$ 34,129.00	\$ -	\$ 3,014.10	\$ 2,009.40	\$ 29,105.50	\$ -	\$ -	\$ -
Maint Agreement-Computer Equip	\$ 5,500.00	\$ -	\$ 825.00	\$ 550.00	\$ 4,125.00	\$ -	\$ -	\$ -
Professional/Technical Consultant	\$ 382,471.00	\$ -	\$ 34,977.00	\$ 121,705.80	\$ 118,236.20	\$ 97,552.00	\$ -	\$ 10,000.00
Software	\$ 591,522.85	\$ -	\$ 136,633.05	\$ 32,413.60	\$ 422,476.20	\$ -	\$ -	\$ -
Internet/Data Lines	\$ 14,040.00	\$ -	\$ 3,060.00	\$ 1,080.00	\$ 9,900.00	\$ -	\$ -	\$ -
Computer Supplies	\$ 83,425.00	\$ -	\$ 20,820.00	\$ 13,880.00	\$ 45,725.00	\$ 3,000.00	\$ -	\$ -
Bank Service Charges	\$ 2,700.00	\$ -	\$ 300.00	\$ -	\$ 2,400.00	\$ -	\$ -	\$ -
Office Equipment Repair	\$ 500.00	\$ -	\$ 75.00	\$ 50.00	\$ 375.00	\$ -	\$ -	\$ -
Subscriptions	\$ 1,500.00	\$ -	\$ 575.00	\$ 50.00	\$ 875.00	\$ -	\$ -	\$ -
Drug Testing Results	\$ 1,600.00	\$ -	\$ 1,000.00	\$ 100.00	\$ 500.00	\$ -	\$ -	\$ -
Copy Center Expense	\$ 30,600.00	\$ -	\$ 4,590.00	\$ 3,060.00	\$ 22,950.00	\$ -	\$ -	\$ -
Other Administrative Expenses	\$ 84,650.00	\$ -	\$ 9,992.50	\$ 6,445.00	\$ 52,712.50	\$ -	\$ -	\$ 15,500.00
Landlord's Late Fees	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -
Total Administration	\$ 8,336,638.30	\$ 848,467.45	\$1,173,647.65	\$ 880,018.80	\$ 4,636,958.40	\$ 119,345.00	\$ 333,052.00	\$ 345,149.00
Salaries (Resident Initiatives)	\$ 70,216.00	\$ 70,216.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ten Sal Employee Benefits	\$ 27,287.00	\$ 27,287.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation / Publications Other	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00
Tenant Screenings	\$ 5,000.00	\$ -	\$ 2,500.00	\$ -	\$ 2,500.00	\$ -	\$ -	\$ -
Total Tenant Services	\$ 105,003.00	\$ 97,503.00	\$ 2,500.00	\$ -	\$ 2,500.00	\$ -	\$ -	\$ 2,500.00
Water	\$ 1,800.00	\$ -	\$ 450.00	\$ 270.00	\$ 1,080.00	\$ -	\$ -	\$ -
Electric	\$ 60,000.00	\$ -	\$ 15,000.00	\$ 9,000.00	\$ 36,000.00	\$ -	\$ -	\$ -

	TOTAL	AMPS	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	CDA	ROSS GRANTS	NON FEDERAL FUNDS
	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET
Gas	\$ 960.00	\$ -	\$ 240.00	\$ 144.00	\$ 576.00	\$ -	\$ -	\$ -
Sewer	\$ 7,000.00	\$ -	\$ 1,750.00	\$ 1,050.00	\$ 4,200.00	\$ -	\$ -	\$ -
Total Utilities	\$ 69,760.00	\$ -	\$ 17,440.00	\$ 10,464.00	\$ 41,856.00	\$ -	\$ -	\$ -
Ordinary Maintenance Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ord Maint Comp Absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ord Maint Employee Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Uniforms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Custodial Materials	\$ 4,600.00		\$ 1,125.00	\$ 675.00	\$ 2,700.00	\$ -	\$ -	\$ 100.00
Electrical Materials	\$ 500.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00
Plumbing Materials	\$ 100.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00
Lawn Care Materials	\$ 100.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00
Tools	\$ 100.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00
Other / Painting / Building	\$ 1,100.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100.00
HVAC Materials	\$ 300.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00
Hardware	\$ 800.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800.00
Paint & Decorating Supplies	\$ 500.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00
Cabinets/Doors/Windows	\$ 500.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00
Sub-total Ordinary Maint Materials	\$ 8,600.00	\$ -	\$ 1,125.00	\$ 675.00	\$ 2,700.00	\$ -	\$ -	\$ 4,100.00
Elevator	\$ 9,800.00		\$ 1,200.00	\$ 720.00	\$ 2,880.00	\$ -	\$ -	\$ 5,000.00
Trash Removal	\$ 4,700.00		\$ 1,050.00	\$ 630.00	\$ 3,020.00	\$ -	\$ -	\$ -
Custodial Contract	\$ 48,500.00		\$ 12,125.00	\$ 7,275.00	\$ 29,100.00	\$ -	\$ -	\$ -
Plumbing (Plumbing / Electrical)	\$ 3,400.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400.00
Snow Removal	\$ 10,000.00		\$ 2,500.00	\$ 1,500.00	\$ 6,000.00	\$ -	\$ -	\$ -
Ground Maint (Lawn / Snow) (Landscaping)	\$ 29,169.00		\$ 1,592.50	\$ 20,955.00	\$ 3,821.50	\$ -	\$ -	\$ 2,800.00
Vehicle Gas/Oil	\$ 7,000.00		\$ 700.00	\$ 700.00	\$ 5,600.00	\$ -	\$ -	\$ -
Maintenance Contract (HVAC)	\$ 15,000.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000.00
Fire Protection	\$ 3,810.00		\$ 180.00	\$ 108.00	\$ 422.00	\$ -	\$ -	\$ 3,100.00
Vehicle Repairs	\$ 11,500.00		\$ 2,000.00	\$ 1,500.00	\$ 8,000.00	\$ -	\$ -	\$ -
Other (Maintenance Other)	\$ 6,000.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00
Building Repairs	\$ 20,000.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00
Parking Lot Repair	\$ 20,000.00		\$ -	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 5,000.00

	TOTAL	AMPS	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	CDA	ROSS GRANTS	NON FEDERAL FUNDS
	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET
Contract - Electrical	\$ 2,000.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00
Exterminating Contract	\$ 2,500.00		\$ 625.00	\$ 375.00	\$ 1,500.00	\$ -	\$ -	\$ -
Contract-Painting and Wall Repair	\$ 1,500.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00
Contract-Cabinets/Countertops/Windows/Doors	\$ 1,500.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00
Sub-total Ord Maint Contracts	\$ 196,379.00	\$ -	\$ 21,972.50	\$ 48,763.00	\$ 60,343.50	\$ -	\$ -	\$ 65,300.00
Contract Security	\$ 50,638.95		\$ 7,595.90	\$ 5,063.90	\$ 37,979.15	\$ -	\$ -	\$ -
Alarm (SLHA/Warehouse/4108)	\$ 1,100.00		\$ 275.00	\$ 165.00	\$ 660.00	\$ -	\$ -	\$ -
Total Protective Services	\$ 51,738.95	\$ -	\$ 7,870.90	\$ 5,228.90	\$ 38,639.15	\$ -	\$ -	\$ -

	TOTAL	AMPS	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	CDA	ROSS GRANTS	NON FEDERAL FUNDS
	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET
Workmen's Comp Claims	\$ 126,274.00		\$ 39,113.00	\$ -	\$ 87,161.00	\$ -	\$ -	\$ -
Auto Insurance	\$ 35,203.42		\$ 8,331.42	\$ 3,753.00	\$ 23,119.00	\$ -	\$ -	\$ -
Property Insurance	\$ 28,846.20		\$ 7,405.17	\$ 4,288.04	\$ 17,153.00	\$ -	\$ -	\$ -
Honesty Bonding/Fidelity Ins.	\$ 4,567.84		\$ 457.09	\$ 456.75	\$ 3,654.00	\$ -	\$ -	\$ -
Liability Insurance	\$ 5,877.00		\$ 1,088.00	\$ 508.00	\$ 2,031.00	\$ -	\$ -	\$ 2,250.00
Excess Workmen's Comp Ins.	\$ 113,585.00		\$ 11,359.00	\$ 11,359.00	\$ 90,867.00	\$ -	\$ -	\$ -
Other Admin/General Expenses	\$ 52,800.00		\$ 1,600.00	\$ 200.00	\$ 43,500.00	\$ -	\$ -	\$ 7,500.00
Total General	\$ 381,879.82	\$ -	\$ 73,035.20	\$ 22,773.30	\$ 276,321.32	\$ -	\$ -	\$ 9,750.00
Total Revenues	\$ 9,149,998.45	\$ 945,970.45	\$1,297,591.00	\$ 967,923.00	\$ 5,059,318.00	\$ 119,345.00	\$ 333,052.00	\$ 426,799.00
Total Expenses	\$ 9,149,998.45	\$ 945,970.45	\$1,297,591.00	\$ 967,923.00	\$ 5,059,318.00	\$ 119,345.00	\$ 333,052.00	\$ 426,799.00
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FY 2026

PERSONNEL SUMMARY

The FY 2026 proposed staffing level for the St. Louis Housing Authority is set at 120 FTE staff. The personnel costs are estimated at \$9.7 million, which includes the site staff as mentioned above. The increase also includes a 2% Raise for all staff employed with SLHA on October 1, 2025 and all new hires pro-rated based upon the percentage of the eligibility year that they are employed.

DEPARTMENT	FY 2026 Budgeted FTE	Percentage of Total
Executive	5.0	3%
Legal	3.0	3%
Finance	6.0	4%
Information Technology	4.0	3%
Human Resources	6.0	4%
Resident Initiatives	7.0	5%
Development	5.0	4%
Property Management	55.0	47%
Asset Management	3.0	3%
Housing Choice Voucher	26.0	23%
TOTAL	120.0	

RESIDENT OPPORTUNITIES AND SELF SUFFICIENCY (ROSS) SUMMARY

FSS Coordinators: Service Coordinators

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (HAP)	\$ 191,422	\$ 316,381	\$ 303,345	\$ 333,052
Other Revenue				
Program Reserves				
Total Revenue	\$ 191,422	\$ 316,381	\$ 303,345	\$ 333,052
PROGRAM EXPENDITURES:				
Administration and Program Delivery *	\$ 190,372	\$ 159,003	\$ 159,097	\$ 151,628
Tenant Services #	1,050	157,378	144,248	181,424
Utilities				
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Housing Assistance Payments				
Protective Services				
General Expenses	-		-	-
Operating Transfer Out			-	
Total Program /Operating Expenses	\$ 191,422	\$ 316,381	\$ 303,345	\$ 333,052
Surplus/Deficit from Operations	\$ -	\$ -	\$ -	\$ -

*The Service Coordinator ROSS Grant allows for the cost of 2 Service Coordinators positions, however all of their time is used to support tenant activities through SLHA or in-kind partners.

#The ROSS Family Self Sufficiency Coordinator Grant, allows for the payment of 2 FSS Coordinators in both Public Housing and Housing ChoiceVoucher Program to assist families to achieve goals toward self-sufficiency by providing monthly escrow deposits based on the difference between their pre-FSS enrollment income based rent and their present income based rent.

PUBLIC HOUSING/HCV FAMILY SELF SUFFICIENCY ROSS GRANT (FSS)

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (HAP)	\$ 107,906	157,378	\$ 144,248	181,424
Other Revenue				
Program Reserves				
Total Revenue	\$ 107,906	\$ 157,378	\$ 144,248	\$ 181,424
PROGRAM EXPENDITURES:				
Administration and Program Delivery				
Tenant Services	\$ 82,953	157,378	\$ 144,248	181,424
Utilities				
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Housing Assistance Payments				
Protective Services				
General Expenses				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 82,953	\$ 157,378	\$ 144,248	\$ 181,424
Surplus/Deficit from Operations	\$ 24,953	\$ -	\$ -	\$ -

SERVICE COORDINATORS ROSS GRANT

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (HAP)	\$ 122,521	159,003	\$ 159,097	151,628
Other Revenue				
Program Reserves				
Total Revenue	\$ 122,521	\$ 159,003	\$ 159,097	\$ 151,628
PROGRAM EXPENDITURES:				
Administration and Program Delivery	\$ 122,521	\$ 159,003	\$ 159,097	\$ 151,628
Tenant Services				
Utilities				
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Housing Assistance Payments				
Protective Services				
General Expenses				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 122,521	\$ 159,003	\$ 159,097	\$ 151,628
Surplus/Deficit from Operations	\$ -	\$ -	\$ -	\$ -

\$454,884 was awarded in June 2023 for a 36 month period.

CDA -Neighborhood Transformation Grant

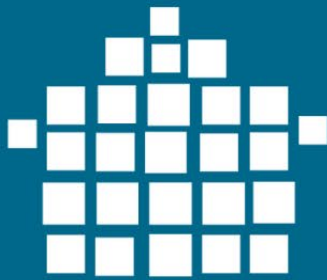
Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (HAP)	\$ -	\$ 119,345	\$ 119,345	119,345
Other Revenue				
Program Reserves				
Total Revenue	\$ -	\$ 119,345	\$ 119,345	\$ 119,345
PROGRAM EXPENDITURES:				
Administration and Program Delivery	\$ -	\$ 119,345	\$ 119,345	\$ 119,345
Tenant Services				
Utilities				
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Housing Assistance Payments				
Protective Services				
General Expenses				
Operating Transfer Out				
Total Program /Operating Expenses	\$ -	\$ 119,345	\$ 119,345	\$ 119,345
Surplus/Deficit from Operations	\$ -	\$ -	\$ -	\$ -

\$238,690 was awarded; year 2025 -\$119,345 and year 2026 -\$119,345. Expenditure end date of 9/30/2026.

OTHER INCOME

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Gala Fundraiser	\$ -	\$ -	\$ -	\$ -
Program Income/Sale of Property	-	-	-	-
Developer's Fee	-	-	-	-
Senior Fund Grant - Circle of Friends				
Lawsuit Proceeds				
Non Dwelling Rent	57,259	41,620	35,100	41,620
Investment Income	207,509	50,000	76,168	75,000
Resident Services	24,300	35,940	11,723	35,940
Tax Reimbursement	4,569	7,000	4,927	7,000
Program Reserves	67,451	297,068	203,847	342,239
Total Revenue	\$ 361,088	\$ 431,628	\$ 331,765	\$ 501,799
PROGRAM EXPENDITURES:				
Administration	\$ 256,550	\$ 347,378	\$ 154,196	\$ 420,149
Tenant Services	43,636	2,500	38,848	2,500
Utilities	98	350		
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials	106	4,100		4,100
Ordinary Maintenance Contract	49,313	70,300	19,113	65,300
Housing Assistance Payments				
Protective Services				
General Expenses	11,385	7,000	49,868	9,750
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 361,088	\$ 431,628	\$ 262,025	\$ 501,799
Surplus/Deficit from Operations	\$ -	\$ -	\$ 69,740	\$ -

Depreciation (Not Included in Totals)



ST. LOUIS
HOUSING
AUTHORITY

EXECUTIVE DIRECTOR REPORT

Executive Department

MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: September 18, 2025

Subject: Executive Director Report

This report provides a brief overview of SLHA's program management and community initiatives. For more detailed information, please refer to the accompanying Monthly Activity Reports.

Federal Housing Landscape: Evolving

Securing robust federal funding for housing assistance has presented ongoing challenges since January 2025. Below please find a chart highlighting current proposals for future funding:

Discretionary Programs (\$ Millions)	FY 2025 Currently Enacted	FY 2026 Proposed	FY 2026 House	FY 2026 Senate
Public Housing Operating Fund ¹	\$5,476	\$36,200 combined for all programs under a new State Rental Assistance Program (42% funding cut)	\$4,975	\$4,873
Public Housing Operating Fund Shortfall	\$25		\$25	\$214
Public Housing Capital Fund	\$3,200		\$2,286	\$3,200
Section 8 Housing Assistance Payment Renewals	\$32,145		\$32,145	\$33,974
Administrative Fees	\$2,771		\$1,975	\$2,906
HUD-VASH	\$15	—	—	\$15
FUP/FYI Vouchers	\$30	\$25	\$30	\$30
Mainstream Vouchers	\$743	—	\$743	\$810
Emergency Housing Vouchers		—	—	—
Family Self-Sufficiency (FSS)	\$141	—	\$125	\$156
Resident Opportunity and Self-Sufficiency (ROSS)	\$40	—	\$35	\$45

Most notably, all current proposals include significant cuts to the public housing operating fund. Given increasing regulatory burdens and inflationary pressures, these proposed cuts would adversely impact our ability to preserve and maintain existing public housing units. Furthermore, current funding proposals for the Housing Choice Voucher program are inadequate to meet current programmatic needs or increasing market rents. In anticipation of these potential funding challenges, our Fiscal Year 2026 budget adopts more conservative federal subsidy calculations. We remain vigilant in monitoring these developments and advocating for the resources necessary to continue our vital mission.

Strong Performance in the Housing Choice Voucher Program

Our Housing Choice Voucher program continues to perform exceptionally well, maintaining a 100% utilization rate and serving over 5,800 households. This perfect utilization ensures that every available housing resource is put directly into the community.

We are actively exploring opportunities to expand voucher programming to serve specific vulnerable populations:

- In partnership with the VA, we recently submitted an application for additional VASH (Veterans Affairs Supportive Housing) vouchers in response to PIH 2025-21, enhancing our support for the veteran community.
- We are concurrently developing an application to support Foster Youth under PIH 2023-04, an effort tied to our ongoing expansion of the Foster Youth to Independence (FYI) Vouchers program. This crucial initiative provides up to 36 months of housing assistance and supportive services to youth ages 18-24 who have aged out of foster care and are at risk of or experiencing homelessness. To ensure eligible youth are quickly connected to housing, we are actively fostering strong collaborations with local partners.

Our rigorous operational standards remain a priority. We are continuing preparations for the upcoming SEMAP (Section 8 Management Assessment Program) certification, with current projections strongly indicating that the program will achieve High Performer Status for this fiscal year.

Optimizing Public Housing Occupancy

Extending affordable housing to our neighbors and increasing occupancy continues to be a top agency priority. The public housing program currently serves 2,134 households, including 1,773 youth under the age of 18. As of August 2025, 23 sites have achieved an occupancy rate of 90% or higher, with 14 of those sites reaching or exceeding an exceptional 95% occupancy rate. The overall agency occupancy rate saw a manageable 2% decrease from the previous month.

Enhancing Community Safety

SLHA remains deeply committed to the safety and well-being of its residents. Following an uptick in criminal activity at Columbus Square in August, our team has been working closely with the St. Louis Metropolitan Police Department's (SLMPD) Housing Unit to address safety concerns through regular coordination meetings. To further this effort, 50 individuals have been placed on SLHA's Trespass and Ban List as of August 2025.

This commitment extends to long-term strategic planning. On September 9, 2025, SLHA participated in an important safety meeting at Arlington Grove. The meeting, which included representatives from McCormack Baron, SLMPD Chief Tracy, Major Donnell Moore, Fifth District Officers, Friendly Temple, Alderwoman Pamela Boyd, State Rep. Delbert Taylor, and State Senator Karla May, addressed growing safety concerns and introduced a new multi-pronged safety and security plan for the property. This plan includes an improved built environment, security camera installation, property inspections, increased SLMPD patrols, and enhanced resident services and engagement efforts.

Dynamic Progress in Development & Modernization

Clinton-Peabody Redevelopment

The ambitious \$150 million redevelopment at Clinton-Peabody is moving forward swiftly. The demolition of the first six buildings commenced on Tuesday, September 9, 2025, a major milestone that garnered significant and favorable media attention from outlets such as KSDK, the *St. Louis Post-Dispatch*, and the *St. Louis Business Journal*. This initial phase of demolition is concentrated on the buildings bounded by Chouteau, St. Ange, Lasalle, and Dillon

Parkview's Strategic Transformation Through RAD and Modernization

Significant progress is underway at Parkview Elderly Apartments with the strategic conversion to the Rental Assistance Demonstration (RAD) program, a move that will ensure long-term affordability and facilitate critical property rehabilitation through a stable funding source.

The conversion process has advanced rapidly:

- The RAD application was submitted to HUD on April 30, 2025, following active resident engagement.
- HUD issued notice approving the application for conversion on June 16, 2025.
- HUD has since issued its Commitment to Enter into a Housing Assistance Payments (CHAP), setting the future rent levels at a fair market rate of \$905 - \$936 and securing the project's financial stability.

To support this \$50 million dollar redevelopment, SLHA is committing 295 project-based vouchers as part of the RAD conversion and \$1,583,533 in Capital Funds. On September 17, 2025, SLHA submitted a LIHTC application to MHDC to finalize the comprehensive financing.

This commitment will ensure that some of the most vulnerable senior citizens will have the option of stable, quality housing in a great community.

Upgrades and Transformation at California Gardens

Significant, multi-faceted upgrades are advancing at California Gardens to enhance resident safety and long-term comfort.

- **Security Enhancements Nearing Completion:** The comprehensive security system is nearing completion, with the main components of the fencing project finalized in August, including welding, painting of guard rails, and installation of electronic hardware; only the final mesh panels remain pending installation. Concurrently, the installation of new security cameras is 50% complete, supported by a crucial August upgrade of the internet infrastructure secured through collaboration with the IT Department.
- **Critical Infrastructure Modernization:** Beyond security, we are also advancing key infrastructure modernization projects. We are moving forward with a full elevator replacement; the design task order has been submitted and detailed architectural drawings are anticipated this fall. Furthermore, staff have begun replacing PTAC units and updating electrical panels. This intensive work at

California Gardens will make 12 units ready for occupancy, furthering our occupancy goals.

Resident Economic Mobility: Empowering Residents for Self-Sufficiency

Empowering residents on their journey to self-sufficiency remains a core mission of SLHA. This commitment is demonstrated through our recent "Ready to Win ROSS" and "Spring into Success FSS" enrollment campaigns, led by our dedicated agency staff.

The results of these campaigns are impressive:

- 179 residents are taking a major step toward their goals through the ROSS program.
- Another 139 are actively engaged in the FSS program, bringing their aspirations for upward mobility closer to reality.

The enrollment surge is significant: ROSS enrollments increased by 22% over the past six months, and FSS enrollment saw an even more impressive increase of approximately 83% since February 2025, when only 76 individuals were enrolled.

To further expand our impact, we have prioritized youth engagement and violence prevention. SLHA recently received a grant from the St. Louis Area Violence Prevention Commission to support youth engagement activities through a public health approach that prioritizes mitigating the social determinants that put youth at risk for experiencing or perpetrating violence. To complement this, the agency recently submitted a grant to the Community Development Administration (CDA) to support the creation and staffing of a new youth-centered ROSS Academy.

The mission of ROSS Academy is to provide SLHA youth with a safe, structured, and engaging environment where they can build positive peer relationships, gain access to effective resources, and develop critical life skills for a successful transition into adulthood. Through this community-based program, we anticipate:

- Reduced youth involvement in crime and violence.
- Stronger social networks for at-risk youth.
- Increased trust and engagement between SLHA and its youth residents.