



ST. LOUIS  
HOUSING  
AUTHORITY

# MONTHLY ACTIVITY REPORTS

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FEBRUARY 26

2026

## MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: February 20, 2026

Subject: Monthly Activities Report

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Enclosed for your general information and review are the following activity reports for the month of January.

### **I. Public Housing Program Activities**

- Asset Management Memo
- Occupancy Summary
- Move-Out Analysis
- Demographic Summary Report
- Housing Authority Unit Crime Summary Report
- Property Management Memo
- Work Order Activity Report
- Public Housing Cash Activity as of December 2025
- Public Housing AMP Budgets as of December 2025
- Financial Condition Indicators as of December 2025
- Management Operations Indicators as of December 2025

### **II. Housing Choice Voucher (Section 8) Program Activities**

- Section 8 Cash Activity as of December 2025
- HCV Budget as of December 2025
- Housing Choice Voucher Memo
- Waitlist Breakdown Summary
- HCV Demographic Summary Report
- Inspection Activity Summary Report

### **III. Finance**

- Income Statement as of December 2025

### **IV. Development Activities**

- Development and Modernization

### **V. Resident Initiatives**

**VI. Legal Activities**

- Procurement

**VII. Communications**

**VIII. Human Resources Activities**

# **PUBLIC HOUSING PROGRAM**

# Asset Management Department

## MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Paul Werner, Director of Policy and Procurement

DATE: February 11, 2026

SUBJECT: Asset Management Board Report

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In addition to the attached reports, please find an update on activities and special projects that the Asset Management Department has undertaken to date.

**Management Meetings:** To monitor the performance of SLHA’s public housing portfolio, Asset Management issues monthly property performance letters to management for SLHA’s mixed-finance developments. Asset Management tracks key performance indicators (occupancy, unit turnaround and late recertifications), which are discussed in the regular monthly meetings held with each SLHA management agent. Asset Management continues to work with McCormack Baron to address late recertifications that affect SLHA’s Recertification Rate.

**Police Contract:** Through SLHA’s contract with the St. Louis Metropolitan Police Department (SLMPD), SLMPD’s Housing Unit provides supplemental police services to several SLHA developments. Asset Management continues to hold regular meetings with the Housing Unit and representatives of management to share information and coordinate activities.

**Trespass and Ban:** Asset Management continues to coordinate with management and the SLMPD Housing Unit to implement SLHA’s Trespass and Ban Policy. Currently, forty-six (46) individuals are on SLHA’s Trespass and Ban List.

**Offline Units:** Asset Management continues to identify offline units throughout the SLHA portfolio and submit requests to HUD. In accordance with HUD regulations, offline units can include units identified for major repair/renovation, casualty loss and units approved for non-housing uses (such as an office). Below please find an update on the current HUD-approved offline units. Requests were submitted to HUD, however, due to the government shutdown, SLHA has not received a response for requests submitted.

Number of HUD Approved Units (Start of the month)	477
New Requests Submitted to HUD (# of units)	0
Extension Requests Submitted to HUD (# of units)	0

**Reporting Systems:** Asset Management continues to work with MRI/Tenmast to address late recertifications and resolve errors in data submitted to HUD’s Public and Indian Housing Information Center (PIC) by management. In an effort to exceed HUD’s required 95% Reporting Rate, Asset Management monitors sites for trends and prioritizes sites with late recertifications. Please find an update on the current and previous month’s Reporting Rate below.

**Current HUD Reporting Rate:**

<b>January</b>	<b>83.67%</b>
<b>HUD GOAL</b>	<b>95%</b>

**Prior Months:**

<b>December</b>	<b>November</b>	<b>October</b>
84.65%	86.90%	89.92%

Public Housing Occupancy

AMP #	DEVELOPMENT	# UNITS	10/1/2025			11/1/2025			12/1/2025			1/1/2026		
			Offline	Occupied	Occ. %									
MO001000002	Clinton-Peabody	281	177	98	94.2%	177	97	93.3%	184	97	100.0%	184	95	97.9%
MO001000010	James House	126	2	119	96.0%	2	114	91.9%	2	113	91.1%	2	111	89.5%
MO001000013	Euclid Plaza Elderly	108		105	97.2%		104	96.3%		104	96.3%		104	96.3%
MO001000017	West Pine	99		96	97.0%		96	97.0%		96	97.0%		94	94.9%
MO001000019	Parkview Elderly	295	85	197	93.8%	84	193	91.5%	83	193	91.0%	82	198	93.0%
MO001000028	Badenhaus/Badenfest	121		112	92.6%		111	91.7%		111	91.7%		113	93.4%
MO001000034	LaSalle Park	148		144	97.3%		141	95.3%		141	95.3%		142	95.9%
MO001000037	Cochran Plaza	78	15	58	92.1%	16	55	88.7%	16	55	88.7%	17	55	90.2%
MO001000038	Southside Scattered Sites	143	25	99	83.9%	25	102	86.4%	25	102	86.4%	24	102	85.7%
MO001000041	Northside Scattered Sites	128	64	60	93.8%	64	59	92.2%	64	59	92.2%	64	59	92.2%
MO001000044	Murphy Park I	93	30	56	88.9%	29	57	89.1%	28	57	87.7%	24	57	82.6%
MO001000045	Murphy Park II	64	16	46	95.8%	16	47	97.9%	15	47	95.9%	13	49	96.1%
MO001000046	Murphy Park III	65	4	54	88.5%	4	54	88.5%	4	54	88.5%	2	55	87.3%
MO001000047	King Louis Square	36		36	100.0%		35	97.2%		35	97.2%		35	97.2%
MO001000048	Les Chateaux	40		34	85.0%		35	87.5%		35	87.5%		36	90.0%
MO001000049	King Louis Square II	44		43	97.7%		43	97.7%		43	97.7%		43	97.7%
MO001000050	Renaissance Pl @ Grand	62		54	87.1%		54	87.1%		54	87.1%		54	87.1%
MO001000052	King Louis III	24	2	22	100.0%	2	22	100.0%	2	22	100.0%	2	22	100.0%
MO001000054	Sr. Living at Renaissance Pl	75	1	69	93.2%		70	93.3%		69	92.0%		71	94.7%
MO001000055	Gardens at Renaissance Pl	22		20	90.9%		21	95.5%		21	95.5%		21	95.5%
MO001000056	Cahill House	80		79	98.8%		76	95.0%		76	95.0%		75	93.8%
MO001000057	Renaissance Pl @ Grand II	36	2	34	100.0%	2	34	100.0%	2	34	100.0%	2	34	100.0%
MO001000058	Cambridge Heights	46	29	17	100.0%	29	17	100.0%	29	17	100.0%	29	17	100.0%
MO001000059	Renaissance Place @ Grand III	50	2	48	100.0%	2	48	100.0%	2	48	100.0%	2	48	100.0%
MO001000060	Cambridge Heights II	44	21	20	87.0%	21	20	87.0%	21	20	87.0%	21	20	87.0%
MO001000061	Kingsbury Terrace	120		115	95.8%		115	95.8%		114	95.0%		112	93.3%
MO001000062	Sr. Living at Cambridge Heights	75		71	94.7%		72	96.0%		72	96.0%		71	94.7%
MO001000063	Arlington Grove	70		67	95.7%		66	94.3%		66	94.3%		66	94.3%
MO001000064	North Sarah	59	5	47	87.0%	5	49	90.7%	4	48	87.3%	3	48	85.7%
MO001000065	North Sarah II	46	6	34	85.0%	6	34	85.0%	5	34	82.9%	5	34	82.9%
MO001000066	North Sarah III	35	1	31	91.2%	1	31	91.2%	1	31	91.2%	1	31	91.2%
MO001000067	Preservation Square I	19		19	100.0%		19	100.0%		18	94.7%		18	94.7%
<b>TOTAL</b>		<b>2,732</b>	<b>487</b>	<b>2,104</b>	<b>93.7%</b>	<b>485</b>	<b>2,091</b>	<b>93.1%</b>	<b>487</b>	<b>2,086</b>	<b>92.9%</b>	<b>477</b>	<b>2,090</b>	<b>92.7%</b>

Offline Units are units currently approved by HUD for Modernization Status. Following HUD approval, these units are excluded from the monthly Occupancy Calculation

### Move-Out Analysis

January 1 - January 31, 2026

	January 2026		October 2025 - January 2026	
Abandonment of Unit	-	-	4	4.0%
Deceased	1	4.5%	11	11.1%
Did Not Like Unit	1	4.5%	1	-
Evicted-Legal Action	8	36.4%	27	27.3%
Incarcerated	-	-	-	-
Moved-In Legal	1	4.5%	3	3.0%
Moved to HCV Prog S8	-	-	-	-
Moved with Notice	8	36.4%	43	43.4%
Moved without Notice	2	9.1%	3	3.0%
One Strike	-	-	-	-
Nursing Home Placement	-	-	-	-
Purchased Home	-	-	-	-
Relocation Transfer	-	-	1	1.0%
Transfer to Diff PH Unit	1	4.5%	6	6.1%
	-	-		
<b>Total</b>	<b>22</b>	<b>100%</b>	<b>99</b>	<b>99%</b>

**Demographic Report**  
January 1 - January 31, 2026

	<b>Disabled</b>	<b>Non-Disabled</b>	<b>Total</b>
Number of Families	654	1,516	<b>2,170</b>
Average Family Size	1.4	2.3	<b>2.0</b>
Average Age of Head of Household	59.1	46.5	<b>50.3</b>
Number of Youth Family Members (<18)	-	-	<b>1,794</b>
Average Age of Youth Family Members	-	-	<b>10.9</b>
Number of Senior (62+) Head of Household	329	355	<b>684</b>
Average Household Income	\$12,964	\$12,126	<b>\$12,379</b>
Number of Head of Households Employed	605	971	<b>1,576</b>
Average Monthly Rent	\$263.37	\$217.93	<b>\$231.63</b>
Average Cost of Utilities Paid by SLHA	\$5.09	\$31.80	<b>\$23.75</b>
Average Length of Occupancy (Years)	10.1	6.5	<b>7.6</b>

<b>Head of Household - Race / Ethnicity</b>	<b>Hispanic</b>	<b>Non Hispanic</b>	<b>Total</b>
American Indian or Alaska Native Only	-	2	2
Any Other Combination	2	19	21
Asian Only	-	3	3
Black/African American Only	15	2,074	2,089
Native Hawaiian/Other Pacific Islander Only	-	-	-
White Only	2	38	40
White, American Indian/Alaskan Native	-	1	1
White, Black/African American	1	13	14
<b>Total</b>	<b>20</b>	<b>2,150</b>	<b>2,170</b>

**St. Louis Metropolitan Police Department  
CompStat Comparison by Neighborhood  
CompStat Period Ending 2/8/2026**

	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2024	2023	2022	2021
	2026	2025	% Chg	2026	2025	% Chg	2026	2025	% Chg				
<b>Columbus Square</b>													
<b>MURDER</b>	0	0	*	0	0	*	0	0	*	*	-100%	*	-100%
<b>SEXUAL ASSAULT</b>	0	1	-100%	0	1	-100%	0	1	-100%	*	*	*	*
<b>ROBBERY</b>	0	0	*	0	1	-100%	0	1	-100%	-100%	*	-100%	-100%
<b>AGGRAVATED ASSAULT</b>	1	0	*	6	1	500%	6	3	100%	200%	100%	200%	-57%
<b>BURGLARY</b>	1	0	*	1	3	-67%	2	3	-33%	100%	100%	0%	0%
<b>FELONY THEFT</b>	0	0	*	2	1	100%	2	2	0%	0%	100%	0%	*
<b>AUTO THEFT</b>	0	0	*	2	0	*	2	0	*	0%	0%	-33%	0%
<b>TOTAL</b>	<b>2</b>	<b>1</b>	<b>100%</b>	<b>11</b>	<b>7</b>	<b>57%</b>	<b>12</b>	<b>10</b>	<b>20%</b>	<b>50%</b>	<b>50%</b>	<b>20%</b>	<b>-40%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	0	0	*	0	0	*	-100%	-100%	-100%	-100%
<b>SHOOTING VICTIMS</b>	0	0	*	0	0	*	0	0	*	-100%	-100%	-100%	-100%
<b>JUVENILE SHOOTING INCIDENTS</b>	0	0	*	0	0	*	0	0	*	*	-100%	*	*
<b>JUVENILE SHOOTING VICTIMS</b>	0	0	*	0	0	*	0	0	*	*	-100%	*	*
<b>MISDEMEANOR THEFT</b>	1	1	0%	2	4	-50%	3	4	-25%	0%	50%	50%	-25%
<b>GUN ARRESTS</b>	0	0	*	0	0	*	0	0	*	-100%	-100%	*	-100%
<b>JUVENILE GUN ARRESTS</b>	0	0	*	0	0	*	0	0	*	*	*	*	*

**St. Louis Metropolitan Police Department  
CompStat Comparison by Neighborhood  
CompStat Period Ending 2/8/2026**

Covenant Blu Grand Center	LAST 7 DAYS	LAST 28 DAYS	YEAR TO DATE	2024	2023	2022	2021
	2026 2025 % Chg	2026 2025 % Chg	2026 2025 % Chg	% Chg	% Chg	% Chg	% Chg
MURDER	0 0 *	1 0 *	1 0 *	*	*	*	*
SEXUAL ASSAULT	0 0 *	0 1 -100%	0 1 -100%	*	-100%	*	*
ROBBERY	0 0 *	0 0 *	0 1 -100%	-100%	*	-100%	-100%
AGGRAVATED ASSAULT	1 1 0%	2 2 0%	2 2 0%	-33%	-33%	-50%	*
BURGLARY	0 0 *	4 1 300%	4 1 300%	-20%	33%	33%	0%
FELONY THEFT	1 0 *	3 3 0%	7 4 75%	75%	17%	-30%	75%
AUTO THEFT	0 0 *	0 0 *	0 0 *	-100%	-100%	-100%	-100%
<b>TOTAL</b>	<b>2</b>	<b>1</b>	<b>10</b>	<b>56%</b>	<b>-44%</b>	<b>-44%</b>	<b>-13%</b>
SHOOTING INCIDENTS	0 0 *	1 0 *	1 0 *	*	-50%	*	*
SHOOTING VICTIMS	0 0 *	1 0 *	1 0 *	*	-50%	*	*
JUVENILE SHOOTING INCIDENTS	0 0 *	0 0 *	0 0 *	*	*	*	*
JUVENILE SHOOTING VICTIMS	0 0 *	0 0 *	0 0 *	*	*	*	*
MISDEMEANOR THEFT	0 0 *	2 7 -71%	3 7 -57%	-75%	-82%	-40%	-79%
GUN ARRESTS	0 0 *	1 0 *	3 1 200%	50%	200%	*	200%
JUVENILE GUN ARRESTS	0 0 *	0 0 *	0 0 *	*	*	*	*

## St. Louis Metropolitan Police Department CompStat Comparison by Neighborhood CompStat Period Ending 2/8/2026

	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2024	2023	2022	2021
	2026	2025	% Chg	2026	2025	% Chg	2026	2025	% Chg	% Chg	% Chg	% Chg	% Chg
<b>Lasalle Park</b>													
<b>MURDER</b>	0	0	*	0	0	*	0	0	*	-100%	*	*	*
<b>SEXUAL ASSAULT</b>	0	0	*	0	0	*	0	0	*	*	*	*	*
<b>ROBBERY</b>	0	0	*	0	0	*	0	0	*	-100%	-100%	*	*
<b>AGGRAVATED ASSAULT</b>	0	0	*	0	3	-100%	0	4	-100%	*	-100%	*	-100%
<b>BURGLARY</b>	0	0	*	0	1	-100%	0	1	-100%	*	-100%	-100%	*
<b>FELONY THEFT</b>	0	0	*	0	2	-100%	3	2	50%	*	-40%	50%	0%
<b>AUTO THEFT</b>	0	0	*	1	1	0%	2	1	100%	-50%	0%	*	0%
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>*</b>	<b>1</b>	<b>7</b>	<b>-86%</b>	<b>5</b>	<b>8</b>	<b>-38%</b>	<b>-38%</b>	<b>-62%</b>	<b>25%</b>	<b>-55%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	0	0	*	0	0	*	-100%	*	*	-100%
<b>SHOOTING VICTIMS</b>	0	0	*	0	0	*	0	0	*	-100%	*	*	-100%
<b>JUVENILE SHOOTING INCIDENTS</b>	0	0	*	0	0	*	0	0	*	*	*	*	*
<b>JUVENILE SHOOTING VICTIMS</b>	0	0	*	0	0	*	0	0	*	*	*	*	*
<b>MISDEMEANOR THEFT</b>	2	1	100%	3	6	-50%	8	6	33%	60%	100%	700%	300%
<b>GUN ARRESTS</b>	0	0	*	0	0	*	0	0	*	*	*	-100%	*
<b>JUVENILE GUN ARRESTS</b>	0	0	*	0	0	*	0	0	*	*	*	*	*

**St. Louis Metropolitan Police Department  
CompStat Comparison by Neighborhood  
CompStat Period Ending 2/8/2026**

	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2024	2023	2022	2021
	2026	2025	% Chg	2026	2025	% Chg	2026	2025	% Chg	% Chg	% Chg	% Chg	% Chg
<b>Peabody Darst Webbe</b>													
<b>MURDER</b>	0	0	*	0	0	*	0	0	*	*	*	*	*
<b>SEXUAL ASSAULT</b>	0	0	*	0	0	*	0	0	*	*	*	*	*
<b>ROBBERY</b>	0	0	*	0	0	*	0	0	*	-100%	-100%	-100%	-100%
<b>AGGRAVATED ASSAULT</b>	0	0	*	2	1	100%	3	1	200%	-57%	0%	50%	-77%
<b>BURGLARY</b>	0	0	*	0	2	-100%	0	3	-100%	-100%	-100%	-100%	-100%
<b>FELONY THEFT</b>	1	0	*	1	0	*	4	0	*	*	33%	33%	100%
<b>AUTO THEFT</b>	0	0	*	0	1	-100%	0	1	-100%	-100%	-100%	-100%	-100%
<b>TOTAL</b>	<b>1</b>	<b>0</b>	<b>*</b>	<b>3</b>	<b>4</b>	<b>-25%</b>	<b>7</b>	<b>5</b>	<b>40%</b>	<b>-36%</b>	<b>-42%</b>	<b>-30%</b>	<b>-68%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	0	0	*	0	0	*	*	*	*	*
<b>SHOOTING VICTIMS</b>	0	0	*	0	0	*	0	0	*	*	*	*	*
<b>JUVENILE SHOOTING INCIDENTS</b>	0	0	*	0	0	*	0	0	*	*	*	*	*
<b>JUVENILE SHOOTING VICTIMS</b>	0	0	*	0	0	*	0	0	*	*	*	*	*
<b>MISDEMEANOR THEFT</b>	1	1	0%	2	9	-78%	4	10	-60%	33%	0%	300%	-56%
<b>GUN ARRESTS</b>	0	0	*	0	0	*	0	0	*	*	*	-100%	-100%
<b>JUVENILE GUN ARRESTS</b>	0	0	*	0	0	*	0	0	*	*	*	*	-100%

## MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: February 11, 2026

SUBJECT: Property Management Board Report

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### **Property Management Department:**

#### **Summary**

During January, the Property Management Department continued its focus on stabilizing operations, strengthening compliance and improving occupancy performance across the public housing portfolio. Key efforts centered around targeted occupancy improvement actions and ongoing maintenance and work-order oversight, all while operating within staffing and budget constraints.

#### **Occupancy & Leasing**

Occupancy across the portfolio remained strong, with 10 of 12 developments maintaining levels above HUD's 94% threshold. Four sites closed the month above 96% occupancy or greater. The overall portfolio occupancy rate at the end of January stood at 95.03%. Leasing efforts continued to prioritize achieving monthly move-in goals, while ensuring that turnover processes kept units in rent-ready condition.

#### **Unit Turns & Maintenance**

Vacant unit turnaround remained a priority, with staff focused on minimizing the number of days units remain offline. Routine and emergency work orders were completed across all developments; however, limited staffing and budget constraints continued to affect response times. Despite these challenges, efforts remain concentrated on sustaining operational efficiency and reducing vacancy loss.

#### **Occupancy and HUD Compliance**

- Property Management completed 16 move-ins in January 2026. For move-outs, 41.17% of residents were evicted and 35.29% moved with notice. There was one transfer in January.
- Trend Consistency: The occupancy rate at the end of January 2026 was 95.03%, a .72% decrease from December's occupancy percentage.

<b>November 2025</b>	<b>December 2025</b>	<b>January 2026</b>
94.17%	95.75%	95.03%

### **Rent Collection Summary**

In January 2026, the portfolio generated \$233,790.50 in rent charges, with \$154,970.18 collected, resulting in a 66.29% collection rate. Portfolio occupancy remains strong at 95.51%, positioning the agency to stabilize revenue performance as collection strategies continue to strengthen.

Collection performance is stable at several developments, with Baden exceeding the agency benchmark, and Parkview, Kingsbury and King Louis Square III performing near target levels. These sites reflect consistent lease enforcement and structured payment monitoring.

Lower collection performance is concentrated within a limited number of developments experiencing significant modernization activity and higher historical delinquency levels. The Property Management Department has taken corrective action in alignment with HUD lease requirements and ACOP standards, including:

- Structured repayment agreement enforcement
- Increased rent and possession filings for chronic non-payment
- Weekly delinquency monitoring at the site level
- Standardized oversight of collection activity

The agency remains focused on improving cash flow, while maintaining compliance with HUD occupancy and lease enforcement requirements. Collections are a primary operational priority and current interventions are designed to steadily move the portfolio toward the 80% benchmark, while protecting long-term financial sustainability.

### **Performance Monitoring**

The Property Management Department continued its Occupancy Action Plan (OAP) for all developments operating below SLHA's internal 96% benchmark. Implementation of the OAP included enhanced oversight and hands-on engagement with site staff to address operational barriers impacting leasing and unit readiness.

Key actions during the reporting period included:

- Weekly occupancy and leasing review meetings with site management to monitor activity, track progress against targets and address barriers in real time
- On-site unit inspections to verify vacancy status, assess unit readiness and confirm appropriate MOD classifications
- Direct guidance and technical assistance provided to sites experiencing challenges related to unit turns, staffing constraints or coordination with Facilities and Compliance

Core elements of the OAP framework include:

- Site-specific leasing and occupancy targets
- Clearly defined responsibilities across Property Management, Facilities and Compliance
- Ongoing review of performance data to reinforce accountability and corrective action

In addition, the department implemented monthly performance monitoring to evaluate:

- Occupancy trends and vacancy reduction
- Rent collection performance and arrears management
- Compliance with HUD and SLHA documentation standards

**Waiting List** (housing needs of families)

A. Senior Public Housing Wait List. Parkview Apartments waiting list is continuously open as a result of its recent senior designation status. In addition to receiving applications from SLHA’s online portal, applications are accepted in person at the leasing office to assist seniors with the challenges of using technology.

**Work Order Trends**: Property Management continues to monitor work order activity in Yardi, conduct regular inspections of all public housing developments and work with developments to resolve issues as they are identified. Below please find an abbreviated analysis on existing work orders.

<b>Development(s):</b>	<b>Issue/Trend Identified:</b>	<b>Action:</b>
James House	Outstanding work orders	Prioritized make ready units

**Recertifications**: Property Management closed out January with 18 late recertifications, resulting in a 98.92% recertification rate.

<b>November 2025</b>	<b>December 2025</b>	<b>January 2026</b>
14	23	18

### Work Order Period Activity

Period Date From: 01/01/2026 - Period Date To: 01/31/2026

<b>Property</b>	<b>Opening Balance</b>	<b>Created</b>	<b>Closed</b>	<b>Closing Balance</b>
Armand & Ohio	1	0	0	1
Badenfest Elderly	1	0	0	1
California Gardens	1	0	0	1
Clinton-Peabody	31	32	0	63
Cochran Plaza	0	1	0	1
Euclid Plaza Elderly	0	1	0	1
James House	174	37	0	211
King Louis III	27	7	0	34
Lafayette Apartments	7	0	0	7
Lafayette Townhomes	31	0	0	31
LaSalle Park	28	5	0	33
Marie Fanger	4	0	0	4
Parkview Elderly	21	19	0	40
South Broadway	11	0	0	11
Tiffany Turnkey	11	2	0	13
West Pine	2	0	0	2
<b>Total</b>	<b>350</b>	<b>104</b>	<b>0</b>	<b>454</b>

PUBLIC HOUSING CASH ACTIVITY AS OF 12/01

<u>CHECKING, MONEY MARKET ACCOUNTS &amp; ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME &amp; NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	12/1/25 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	12/1/25 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$16,555,682.74	FED AGRICULTURAL	6/8/2026	\$246,521.70
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$29,024.34	ALLY BANK	4/21/2026	\$242,529.25
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$533,641.45	FEDERAL HOME LOAN	2/25/2026	\$992,728.98
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$693,222.51	OREGON COMMUNITY CR	1/15/2026	\$250,000.00
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$315,695.57	FIRST STATE COMMUNITY	5/18/2026	\$244,880.69
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$110,173.74	SALLIE MAE BANK	6/30/2026	\$230,665.96
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,905.48	UASLLIANCE FEC CR UNION CD	1/28/2026	\$242,428.84
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,824.80	OPEN BANK	5/19/2026	\$244,880.41
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$235,523.81	TREASURY BILL	Various	\$490,462.69
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$2,968.92	BANK OF HOPE	5/28/2026	\$245,000.00
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$8,872.89	FANNIE MAE	11/23/2026	\$242,965.56
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$216,959.86	STATE BANK OF INDIA	5/19/2026	\$247,287.10
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$720,032.98	CORP AMERICA FAMILY	8/28/2026	\$245,000.00
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$849,690.14	GOLDMAN SACHS	8/4/2026	\$235,378.91
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$147,672.34	FIRST FED BANK	4/29/2026	\$250,000.00
		INVESTAR BANK	1/20/2026	\$244,938.30
		FREDDIE MAC	2/12/2026	\$245,244.91
		FED HOME LOAN MORTGAGE	1/28/2026	\$518,796.47
		DELTA NATL BANK	6/26/2026	\$240,490.25
<b>TOTAL CASH &amp; MIXED FINANCE (CASH &amp; INVESTMENTS)</b>	<b>\$20,432,891.57</b>	<b>TOTAL INVESTMENTS</b>		<b>\$5,900,200.02</b>

**Clinton Peabody**  
**Income Statement**  
Period = Oct 2025-Dec 2025  
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	28,761.00	33,186.00	-4,425.00	132,744.00
Utility Reimb.-LIPH	-20,469.00	-18,057.00	-2,412.00	-72,228.00
Total Rental Income	8,292.00	15,129.00	-6,837.00	60,516.00
Other Tenant Income				
Laundry and Vending	0.00	249.00	-249.00	1,000.00
Damages/Maintenance	0.00	375.00	-375.00	1,500.00
Late Charges	1,693.00	1,176.00	517.00	4,700.00
Total Other Tenant Income	1,693.00	1,800.00	-107.00	7,200.00
NET TENANT INCOME	9,985.00	16,929.00	-6,944.00	67,716.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	587,753.68	683,673.00	-95,919.32	2,734,700.00
Allocated Interest Income	0.00	36.00	-36.00	140.00
Fraud Recovery PH	-814.00	0.00	-814.00	0.00
Allocated Other Income	30,753.76	5,868.00	24,885.76	23,477.00
TOTAL GRANT AND OTHER INCOME	617,693.44	689,577.00	-71,883.56	2,758,317.00
TOTAL INCOME	627,678.44	706,506.00	-78,827.56	2,826,033.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	46,972.66	129,246.00	82,273.34	516,972.00
TOTAL TENANT SERVICES EXPENSES	27,861.36	9,876.00	-17,985.36	39,499.00
TOTAL UTILITY EXPENSES	24,220.18	129,318.00	105,097.82	517,265.00
Total Maint Salaries				
Total Maint Salaries	59,152.18	51,039.00	-8,113.18	204,148.00
Total Materials				
Total Materials	2,165.00	9,381.00	7,216.00	37,500.00
Total Contract Costs				
Total Contract Costs	45,153.80	83,700.00	38,546.20	334,800.00
TOTAL MAINTENACE EXPENSES	106,470.98	144,120.00	37,649.02	576,448.00
TOTAL PROTECTIVE SERVICES	44,744.71	87,528.00	42,783.29	350,117.00
TOTAL INSURANCE PREMIUMS	32,525.53	62,796.00	30,270.47	251,176.00
TOTAL GENERAL EXPENSES	-171.05	143,640.00	143,811.05	574,556.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	282,624.37	706,506.00	423,881.63	2,826,033.00
Operating Transfers IN				
Operating Transfers IN	44,744.71	0.00	44,744.71	0.00
TOTAL OTHER FINANCING SOURCES	44,744.71	0.00	44,744.71	0.00
NET INCOME	389,798.78	0.00	389,798.78	0.00

**James House**  
**Income Statement**  
Period = Oct 2025-Dec 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	63,250.00	64,308.00	-1,058.00	257,232.00
Total Rental Income	63,250.00	64,308.00	-1,058.00	257,232.00
Other Tenant Income				
Damages/Maintenance	100.00	51.00	49.00	200.00
Late Charges	2,730.00	3,750.00	-1,020.00	15,000.00
Legal Fees - Tenant	0.00	249.00	-249.00	1,000.00
Misc.Tenant Income	-105.00	0.00	-105.00	0.00
Total Other Tenant Income	2,725.00	4,050.00	-1,325.00	16,200.00
NET TENANT INCOME	65,975.00	68,358.00	-2,383.00	273,432.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	132,677.34	173,460.00	-40,782.66	693,843.00
Allocated Interest Income	0.00	3.00	-3.00	21.00
Fraud Recovery PH	-4,224.00	0.00	-4,224.00	0.00
Insurance Proceeds	67,393.36	0.00	67,393.36	0.00
Allocated Other Income	4,607.58	879.00	3,728.58	3,517.00
TOTAL GRANT AND OTHER INCOME	200,454.28	174,342.00	26,112.28	697,381.00
TOTAL INCOME	266,429.28	242,700.00	23,729.28	970,813.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	34,777.12	49,779.00	15,001.88	199,115.00
TOTAL TENANT SERVICES EXPENSES	2,896.62	3,282.00	385.38	13,124.00
TOTAL UTILITY EXPENSES	39,375.04	63,252.00	23,876.96	253,000.00
Total Maint Salaries				
	28,868.87	29,220.00	351.13	116,878.00
Total Materials				
	3,361.57	6,378.00	3,016.43	25,500.00
Total Contract Costs				
	114,813.84	37,836.00	-76,977.84	151,360.00
TOTAL MAINTENACE EXPENSES	147,044.28	73,434.00	-73,610.28	293,738.00
TOTAL PROTECTIVE SERVICES	18,287.29	20,157.00	1,869.71	80,626.00
TOTAL INSURANCE PREMIUMS	14,646.72	31,551.00	16,904.28	126,210.00
TOTAL GENERAL EXPENSES	0.00	1,251.00	1,251.00	5,000.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	257,027.07	242,700.00	-14,327.07	970,813.00
NET INCOME	9,402.21	0.00	9,402.21	0.00

**Euclid Plaza Elderly**  
**Income Statement**  
Period = Oct 2025-Dec 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	61,161.50	58,266.00	2,895.50	233,064.00
Total Rental Income	61,161.50	58,266.00	2,895.50	233,064.00
Other Tenant Income				
Laundry and Vending	0.00	501.00	-501.00	2,000.00
Late Charges	4,975.50	3,750.00	1,225.50	15,000.00
Legal Fees - Tenant	0.00	2,874.00	-2,874.00	11,500.00
Misc. Tenant Income	-75.00	0.00	-75.00	0.00
Total Other Tenant Income	4,900.50	7,125.00	-2,224.50	28,500.00
NET TENANT INCOME	66,062.00	65,391.00	671.00	261,564.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	127,830.66	146,292.00	-18,461.34	585,166.00
Allocated Interest Income	0.00	3.00	-3.00	18.00
Fraud Recovery PH	-6,164.00	0.00	-6,164.00	0.00
Allocated Other Income	4,095.63	780.00	3,315.63	3,126.00
TOTAL GRANT AND OTHER INCOME	125,762.29	147,075.00	-21,312.71	588,310.00
TOTAL INCOME	191,824.29	212,466.00	-20,641.71	849,874.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	22,823.47	48,633.00	25,809.53	194,548.00
TOTAL TENANT SERVICES EXPENSES	2,281.15	3,102.00	820.85	12,407.00
TOTAL UTILITY EXPENSES	20,995.92	61,956.00	40,960.08	247,831.00
Total Maint Salaries				
Total Maint Salaries	31,244.49	30,282.00	-962.49	121,129.00
Total Materials				
Total Materials	3,391.74	4,935.00	1,543.26	19,750.00
Total Contract Costs				
Total Contract Costs	33,494.58	22,785.00	-10,709.58	91,100.00
TOTAL MAINTENACE EXPENSES	68,130.81	58,002.00	-10,128.81	231,979.00
TOTAL PROTECTIVE SERVICES	18,740.83	20,007.00	1,266.17	80,026.00
TOTAL INSURANCE PREMIUMS	11,848.28	19,521.00	7,672.72	78,083.00
TOTAL GENERAL EXPENSE	18.95	1,251.00	1,232.05	5,000.00
TOTAL OPERATING EXPENSES	144,839.41	212,466.00	67,626.59	849,874.00
NET INCOME	46,984.88	0.00	46,984.88	0.00

**West Pine**  
**Income Statement**  
Period = Oct 2025-Dec 2025

Book = Accrual

	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<b>REVENUE</b>				
TENANT INCOME				
Rental Income				
Tenant Rent	57,892.00	61,734.00	-3,842.00	246,936.00
Total Rental Income	57,892.00	61,734.00	-3,842.00	246,936.00
Other Tenant Income				
Laundry and Vending	0.00	375.00	-375.00	1,500.00
Damages/Maintenance	0.00	51.00	-51.00	200.00
Late Charges	1,410.00	2,250.00	-840.00	9,000.00
Legal Fees - Tenant	0.00	126.00	-126.00	500.00
Misc.Tenant Income	330.00	0.00	330.00	0.00
Total Other Tenant Income	1,740.00	2,802.00	-1,062.00	11,200.00
NET TENANT INCOME	59,632.00	64,536.00	-4,904.00	258,136.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	99,137.66	169,992.00	-70,854.34	679,955.00
Allocated Interest Income	0.00	3.00	-3.00	17.00
Fraud Recovery PH	-1,306.00	0.00	-1,306.00	0.00
Allocated Other Income	3,803.08	726.00	3,077.08	2,903.00
TOTAL GRANT AND OTHER INCOME	101,634.74	170,721.00	-69,086.26	682,875.00
TOTAL INCOME	161,266.74	235,257.00	-73,990.26	941,011.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	48,398.78	41,715.00	-6,683.78	166,877.00
TOTAL TENANT SERVICES EXPENSES	2,289.36	3,006.00	716.64	12,015.00
TOTAL UTILITY EXPENSES	33,805.98	58,482.00	24,676.02	233,935.00
Total Maint Salaries	22,640.21	30,003.00	7,362.79	119,998.00
Total Materials	3,105.66	5,625.00	2,519.34	22,500.00
Total Contract Costs	31,737.07	35,940.00	4,202.93	143,742.00
TOTAL MAINTENACE EXPENSES	57,482.94	71,568.00	14,085.06	286,240.00
TOTAL PROTECTIVE SERVICES	25,986.80	20,007.00	-5,979.80	80,026.00
TOTAL INSURANCE PREMIUMS	28,417.30	38,730.00	10,312.70	154,918.00
TOTAL GENERAL EXPENSES	213.71	1,749.00	1,535.29	7,000.00
TOTAL OPERATING EXPENSES	196,594.87	235,257.00	38,662.13	941,011.00
NET INCOME	-35,328.13	0.00	-35,328.13	0.00

**Parkview Elderly**  
**Income Statement**  
Period = Oct 2025-Dec 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	146,480.00	162,705.00	-16,225.00	650,820.00
Total Rental Income	146,480.00	162,705.00	-16,225.00	650,820.00
Other Tenant Income				
Laundry and Vending	0.00	249.00	-249.00	1,000.00
Late Charges	1,943.00	5,001.00	-3,058.00	20,000.00
Legal Fees - Tenant	981.00	249.00	732.00	1,000.00
NSF Charges	35.00	0.00	35.00	0.00
Misc. Tenant Income	1,387.00	0.00	1,387.00	0.00
Vacate Charges	11,998.00	0.00	11,998.00	0.00
Total Other Tenant Income	16,344.00	5,499.00	10,845.00	22,000.00
NET TENANT INCOME	162,824.00	168,204.00	-5,380.00	672,820.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	259,598.66	270,285.00	-10,686.34	1,081,136.00
Allocated Interest Income	0.00	12.00	-12.00	48.00
Non-Dwelling Rent	2,354.00	3,531.00	-1,177.00	14,124.00
Insurance Proceeds	6,243.39	0.00	6,243.39	0.00
Allocated Other Income	10,787.58	2,058.00	8,729.58	8,235.00
TOTAL GRANT AND OTHER INCOME	278,983.63	275,886.00	3,097.63	1,103,543.00
TOTAL INCOME	441,807.63	444,090.00	-2,282.37	1,776,363.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	73,955.75	113,034.00	39,078.25	452,138.00
TOTAL TENANT SERVICES EXPENSES	4,522.79	5,268.00	745.21	21,072.00
TOTAL UTILITY EXPENSES	60,733.59	101,844.00	41,110.41	407,371.00
Total Maint Salaries	58,852.00	61,596.00	2,744.00	246,384.00
Total Materials	3,091.54	12,375.00	9,283.46	49,500.00
Total Contract Costs	14,597.52	57,249.00	42,651.48	229,000.00
TOTAL MAINTENANCE EXPENSES	76,541.06	131,220.00	54,678.94	524,884.00
TOTAL PROTECTIVE SERVICES	30,649.65	40,455.00	9,805.35	161,816.00
TOTAL INSURANCE PREMIUMS	27,453.88	45,396.00	17,942.12	181,582.00
TOTAL GENERAL EXPENSES	29.89	6,873.00	6,843.11	27,500.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	273,886.61	444,090.00	170,203.39	1,776,363.00
NET INCOME	167,921.02	0.00	167,921.02	0.00

## Baden House Elderly/Badenfest

### Income Statement

Period = Oct 2025-Dec 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	62,777.00	59,214.00	3,563.00	236,856.00
Utility Reimb.-LIPH	-666.00	-666.00	0.00	-2,664.00
Total Rental Income	62,111.00	58,548.00	3,563.00	234,192.00
Other Tenant Income				
Laundry and Vending	0.00	126.00	-126.00	500.00
Damages/Maintenance	0.00	249.00	-249.00	1,000.00
Late Charges	2,736.00	3,501.00	-765.00	14,000.00
Misc.Tenant Income	30.00	0.00	30.00	0.00
Total Other Tenant Income	2,766.00	3,876.00	-1,110.00	15,500.00
NET TENANT INCOME	64,877.00	62,424.00	2,453.00	249,692.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	123,191.66	153,726.00	-30,534.34	614,901.00
Allocated Interest Income	0.00	3.00	-3.00	20.00
Fraud Recovery PH	-279.00	0.00	-279.00	0.00
Allocated Other Income	4,534.44	864.00	3,670.44	3,461.00
TOTAL GRANT AND OTHER INCOME	127,447.10	154,593.00	-27,145.90	618,382.00
TOTAL INCOME	192,324.10	217,017.00	-24,692.90	868,074.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	36,966.17	61,269.00	24,302.83	245,097.00
TOTAL TENANT SERVICES EXPENSES	815.97	3,246.00	2,430.03	12,985.00
TOTAL UTILITY EXPENSES	20,883.52	54,501.00	33,617.48	218,000.00
Total Maint Salaries				
Total Maint Salaries	28,734.48	31,998.00	3,263.52	127,995.00
Total Materials				
Total Materials	7,267.97	5,607.00	-1,660.97	22,426.00
Total Contract Costs				
Total Contract Costs	18,439.90	26,055.00	7,615.10	104,228.00
TOTAL MAINTENANCE EXPENSES	54,442.35	63,660.00	9,217.65	254,649.00
TOTAL PROTECTIVE SERVICES	19,495.32	20,157.00	661.68	80,626.00
TOTAL INSURANCE PREMIUMS	8,336.84	13,431.00	5,094.16	53,717.00
TOTAL GENERAL EXPENSES	80.01	750.00	669.99	3,000.00
TOTAL OPERATING EXPENSES	141,020.18	217,017.00	75,996.82	868,074.00
NET INCOME	51,303.92	0.00	51,303.92	0.00

**LaSalle Park**  
**Income Statement**  
Period = Oct 2025-Dec 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	76,173.00	85,413.00	-9,240.00	341,652.00
Utility Reimb.-LIPH	-31,458.00	-28,362.00	-3,096.00	-113,448.00
Total Rental Income	44,715.00	57,051.00	-12,336.00	228,204.00
Other Tenant Income				
Laundry and Vending	0.00	951.00	-951.00	3,800.00
Damages/Maintenance	10.00	99.00	-89.00	400.00
Late Charges	3,600.00	1,875.00	1,725.00	7,500.00
Legal Fees - Tenant	0.00	375.00	-375.00	1,500.00
Vacate Charges	538.00	0.00	538.00	0.00
Total Other Tenant Income	4,148.00	3,300.00	848.00	13,200.00
NET TENANT INCOME	48,863.00	60,351.00	-11,488.00	241,404.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	257,278.00	303,429.00	-46,151.00	1,213,713.00
Allocated Interest Income	0.00	18.00	-18.00	74.00
Fraud Recovery PH	-748.00	0.00	-748.00	0.00
Allocated Other Income	16,565.34	3,162.00	13,403.34	12,645.00
TOTAL GRANT AND OTHER INCOME	273,095.34	306,609.00	-33,513.66	1,226,432.00
TOTAL INCOME	321,958.34	366,960.00	-45,001.66	1,467,836.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	66,375.71	89,838.00	23,462.29	359,356.00
TOTAL TENANT SERVICES EXPENSES	3,120.88	5,982.00	2,861.12	23,925.00
TOTAL UTILITY EXPENSES	17,129.30	75,246.00	58,116.70	301,000.00
Total Maint Salaries	44,443.83	50,088.00	5,644.17	200,353.00
Total Materials	4,967.99	12,675.00	7,707.01	50,702.00
Total Contract Costs	31,274.41	61,377.00	30,102.59	245,500.00
TOTAL MAINTENANCE EXPENSES	80,686.23	124,140.00	43,453.77	496,555.00
TOTAL PROTECTIVE SERVICES	18,503.75	35,928.00	17,424.25	143,706.00
TOTAL INSURANCE PREMIUMS	23,847.18	24,471.00	623.82	97,882.00
TOTAL GENERAL EXPENSES	4,249.13	11,352.00	7,102.87	45,412.00
TOTAL OPERATING EXPENSES	213,912.18	366,957.00	153,044.82	1,467,836.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	18,503.75	35,928.00	-17,424.25	143,706.00
TOTAL OTHER FINANCING SOURCES	18,503.75	35,928.00	-17,424.25	143,706.00
NET INCOME	126,549.91	35,931.00	90,618.91	143,706.00

**Cochran Plaza**  
**Income Statement**  
Period = Oct 2025-Dec 2025

Book = Accrual

	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	23,810.00	23,415.00	395.00	93,660.00
Utility Reimb.-LIPH	-17,002.00	-13,143.00	-3,859.00	-52,572.00
Total Rental Income	6,808.00	10,272.00	-3,464.00	41,088.00
Other Tenant Income				
Damages/Maintenance	0.00	150.00	-150.00	600.00
Late Charges	2,220.00	1,251.00	969.00	5,000.00
Legal Fees - Tenant	0.00	624.00	-624.00	2,500.00
Vacate Charges	-248.00	0.00	-248.00	0.00
Total Other Tenant Income	1,972.00	2,025.00	-53.00	8,100.00
NET TENANT INCOME	8,780.00	12,297.00	-3,517.00	49,188.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	157,925.66	194,268.00	-36,342.34	777,057.00
Allocated Interest Income	0.00	9.00	-9.00	43.00
Fraud Recovery PH	-115.00	0.00	-115.00	0.00
Other Miscellaneous Income	215.66	0.00	215.66	0.00
Allocated Other Income	9,617.41	1,836.00	7,781.41	7,342.00
TOTAL GRANT AND OTHER INCOME	167,643.73	196,113.00	-28,469.27	784,442.00
TOTAL INCOME	176,423.73	208,410.00	-31,986.27	833,630.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	37,196.51	48,524.01	11,327.50	194,099.00
TOTAL TENANT SERVICES EXPENSES	1,730.63	4,197.00	2,466.37	16,792.00
TOTAL UTILITY EXPENSES	8,834.42	44,715.00	35,880.58	178,860.00
Total Maint Salaries	27,266.24	42,021.00	14,754.76	168,096.00
Total Materials	778.36	5,157.00	4,378.64	20,650.00
Total Contract Costs	24,527.93	29,535.00	5,007.07	118,124.00
TOTAL MAINTENANCE EXPENSES	52,572.53	76,713.00	24,140.47	306,870.00
TOTAL PROTECTIVE SERVICES	9,742.54	19,086.00	9,343.46	76,339.00
TOTAL INSURANCE PREMIUMS	9,507.82	14,292.00	4,784.18	57,170.00
TOTAL GENERAL EXPENSES	2,253.63	876.00	-1,377.63	3,500.00
TOTAL OPERATING EXPENSES	121,838.08	208,410.00	86,571.92	833,630.00
NET INCOME	54,585.65	0.00	54,585.65	0.00

## Northside Scattered Sites

### Income Statement

Period = Oct 2025-Dec 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
<b>TENANT INCOME</b>				
Tenant Rent	11,782.00	23,541.00	-11,759.00	94,164.00
Utility Reimb.-LIPH	-18,006.00	-15,984.00	-2,022.00	-63,936.00
Total Rental Income	-6,224.00	7,557.00	-13,781.00	30,228.00
<b>Other Tenant Income</b>				
Laundry and Vending	0.00	126.00	-126.00	500.00
Late Charges	2,130.00	1,500.00	630.00	6,000.00
Legal Fees - Tenant	0.00	501.00	-501.00	2,000.00
Misc. Tenant Income	25.00	0.00	25.00	0.00
Vacate Charges	-30.00	0.00	-30.00	0.00
Total Other Tenant Income	2,125.00	2,127.00	-2.00	8,500.00
<b>NET TENANT INCOME</b>	<b>-4,099.00</b>	<b>9,684.00</b>	<b>-13,783.00</b>	<b>38,728.00</b>
<b>GRANT INCOME AND OTHER INCOME</b>				
HUD PHA Operating Subsidy/CF Operations	263,092.66	233,760.00	29,332.66	935,045.00
Allocated Interest Income	0.00	18.00	-18.00	73.00
Fraud Recovery PH	4,351.00	0.00	4,351.00	0.00
Allocated Other Income	16,236.23	3,099.00	13,137.23	12,394.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>283,679.89</b>	<b>236,877.00</b>	<b>46,802.89</b>	<b>947,512.00</b>
<b>TOTAL INCOME</b>	<b>279,580.89</b>	<b>246,561.00</b>	<b>33,019.89</b>	<b>986,240.00</b>
<b>EXPENSES</b>				
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>47,803.33</b>	<b>62,019.00</b>	<b>14,215.67</b>	<b>248,056.00</b>
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>2,921.67</b>	<b>5,835.00</b>	<b>2,913.33</b>	<b>23,337.00</b>
<b>TOTAL UTILITY EXPENSES</b>	<b>13,029.10</b>	<b>53,097.00</b>	<b>40,067.90</b>	<b>212,383.00</b>
<b>Total Maintenance Expenses</b>				
Total Maint Salaries	29,723.80	30,432.00	708.20	121,725.00
Total Materials	6,911.87	13,311.00	6,399.13	53,250.00
Total Contract Costs	337,867.96	53,352.00	-284,515.96	213,434.00
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>374,503.63</b>	<b>97,095.00</b>	<b>-277,408.63</b>	<b>388,409.00</b>
<b>TOTAL PROTECTIVE SERVICES</b>	<b>296.85</b>	<b>201.00</b>	<b>-95.85</b>	<b>800.00</b>
<b>TOTAL INSURANCE PREMIUMS</b>	<b>18,117.32</b>	<b>27,063.00</b>	<b>8,945.68</b>	<b>108,255.00</b>
<b>TOTAL GENERAL EXPENSES</b>	<b>19.70</b>	<b>1,251.00</b>	<b>1,231.30</b>	<b>5,000.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>456,691.60</b>	<b>246,561.00</b>	<b>-210,130.60</b>	<b>986,240.00</b>
<b>NET INCOME</b>	<b>-177,110.71</b>	<b>0.00</b>	<b>-177,110.71</b>	<b>0.00</b>

## Southside Scattered Sites

### Income Statement

Period = Oct 2025-Dec 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	50,995.00	53,331.00	-2,336.00	213,324.00
Utility Reimb.-LIPH	-11,958.00	-9,774.00	-2,184.00	-39,096.00
Total Rental Income	39,037.00	43,557.00	-4,520.00	174,228.00
Other Tenant Income				
Laundry and Vending	0.00	2,001.00	-2,001.00	8,000.00
Cleaning Fee	25.00	0.00	25.00	0.00
Late Charges	2,010.00	1,251.00	759.00	5,000.00
Legal Fees - Tenant	0.00	624.00	-624.00	2,500.00
Vacate Charges	427.00	0.00	427.00	0.00
Total Other Tenant Income	2,462.00	3,876.00	-1,414.00	15,500.00
NET TENANT INCOME	41,499.00	47,433.00	-5,934.00	189,728.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	185,480.66	222,171.00	-36,690.34	888,687.00
Allocated Interest Income	0.00	9.00	-9.00	37.00
Fraud Recovery PH	-3,193.00	0.00	-3,193.00	0.00
Allocated Other Income	8,300.96	1,584.00	6,716.96	6,337.00
TOTAL GRANT AND OTHER INCOME	190,588.62	223,764.00	-33,175.38	895,061.00
TOTAL INCOME	232,087.62	271,197.00	-39,109.38	1,084,789.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	64,878.61	76,047.00	11,168.39	304,193.00
TOTAL TENANT SERVICES EXPENSES	1,493.72	4,155.00	2,661.28	16,613.00
TOTAL UTILITY EXPENSES	18,454.12	54,738.00	36,283.88	218,959.00
Total Maint Salaries	23,589.00	57,942.00	34,353.00	231,774.00
Total Materials	10,711.29	11,043.00	331.71	44,180.00
Total Contract Costs	22,652.83	37,554.00	14,901.17	150,220.00
TOTAL MAINTENACE EXPENSES	56,953.12	106,539.00	49,585.88	426,174.00
TOTAL PROTECTIVE SERVICES	0.00	300.00	300.00	1,200.00
TOTAL INSURANCE PREMIUMS	73,809.72	28,038.00	-45,771.72	112,150.00
TOTAL GENERAL EXPENSES	32.63	1,374.00	1,341.37	5,500.00
TOTAL OPERATING EXPENSES	215,621.92	271,197.00	55,575.08	1,084,789.00
NET INCOME	16,465.70	0.00	16,467.70	0.00

**King Louis Square III**  
**Income Statement**  
Period = Oct 2025-Dec 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	14,958.00	14,475.00	483.00	57,900.00
Utility Reimb.-LIPH	-2,894.00	-2,898.00	4.00	-11,592.00
Total Rental Income	12,064.00	11,577.00	487.00	46,308.00
Other Tenant Income				
Late Charges	270.00	249.00	21.00	1,000.00
Total Other Tenant Income	270.00	249.00	21.00	1,000.00
NET TENANT INCOME	12,334.00	11,826.00	508.00	47,308.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	32,798.00	39,048.00	-6,250.00	156,183.00
Allocated Interest Income	0.00	0.00	0.00	9.00
Fraud Recovery PH	-99.00	0.00	-99.00	0.00
Allocated Other Income	2,047.81	390.00	1,657.81	1,563.00
TOTAL GRANT AND OTHER INCOME	34,746.81	39,438.00	-4,691.19	157,755.00
TOTAL INCOME	47,080.81	51,264.00	-4,183.19	205,063.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	4,103.43	9,534.00	5,430.57	38,149.00
TOTAL TENANT SERVICES EXPENSES	368.50	2,340.00	1,971.50	9,353.00
TOTAL UTILITY EXPENSES	1,745.43	9,000.00	7,254.57	36,000.00
Total General Maint Expense	2,873.73	3,258.00	384.27	13,031.00
Total Materials	898.50	3,336.00	2,437.50	13,364.00
Total Contract Costs	5,882.73	11,871.00	5,988.27	47,480.00
TOTAL MAINTENACE EXPENSES	9,654.96	18,465.00	8,810.04	73,875.00
TOTAL PROTECTIVE SERVICES	3,000.94	5,826.00	2,825.06	23,304.00
TOTAL INSURANCE PREMIUMS	2,766.00	5,346.00	2,580.00	21,382.00
TOTAL GENERAL EXPENSES	0.00	750.00	750.00	3,000.00
TOTAL OPERATING EXPENSES	21,639.26	51,264.00	29,624.74	205,063.00
Operating Transfers IN	3,000.94	0.00	3,000.94	0.00
TOTAL OTHER FINANCING SOURCES	3,000.94	0.00	3,000.94	0.00
NET INCOME	28,442.49	0.00	28,442.49	0.00

**Mixed Finance Properties**

**Income Statement**

Period = Oct 2025-Dec 2025

Book = Accrual

**Murphy Park I (44)**

	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	134,072.00	19,458.00	114,614.00	77,837.20
Investment Inc -Restricted Non-Allocated	72.81	0.00	72.81	0.00
TOTAL GRANT AND OTHER INCOME	134,144.81	19,458.00	114,686.81	77,837.20
TOTAL INCOME	134,144.81	19,458.00	114,686.81	77,837.20
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	9,509.59	15,537.00	6,027.41	62,148.20
TOTAL UTILITY EXPENSES	36,715.74	0.00	-36,715.74	0.00
TOTAL INSURANCE PREMIUMS	1,120.66	1,977.00	856.34	7,913.00
TOTAL GENERAL EXPENSES	93,066.00	1,944.00	-91,122.00	7,776.00
TOTAL OPERATING EXPENSES	140,411.99	19,458.00	-120,953.99	77,837.20
NET INCOME	-6,267.18	0.00	-6,267.18	0.00

**Murphy Park II (45)**

	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	95,538.00	11,754.00	83,784.00	47,013.68
Investment Inc -Restricted Non-Allocated	2,035.29	0.00	2,035.29	0.00
TOTAL GRANT AND OTHER INCOME	97,573.29	11,754.00	85,819.29	47,013.68
TOTAL INCOME	97,573.29	11,754.00	85,819.29	47,013.68
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	6,364.24	10,398.00	4,033.76	41,591.68
TOTAL UTILITY EXPENSES	25,031.76	0.00	-25,031.76	0.00
TOTAL INSURANCE PREMIUMS	994.16	1,356.00	361.84	5,422.00
TOTAL GENERAL EXPENSES	47,120.76	0.00	-47,120.76	0.00
TOTAL OPERATING EXPENSES	79,510.92	11,754.00	-67,756.92	47,013.68
NET INCOME	18,062.37	0.00	18,062.37	0.00

**Mixed Finance Properties**  
**Income Statement**

Period = Oct 2025-Dec 2025

Book = Accrual

**Murphy Park III (46)**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	90,788.34	12,609.00	78,179.34	50,431.88
Investment Inc -Restricted Non-Allocated	0.00	0.00	0.00	0.00
TOTAL GRANT AND OTHER INCOME	90,788.34	12,609.00	78,179.34	50,431.88
TOTAL INCOME	90,788.34	12,609.00	78,179.34	50,431.88
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	6,863.91	11,244.00	4,380.09	44,972.88
TOTAL UTILITY EXPENSES	25,919.49	0.00	-25,919.49	0.00
TOTAL INSURANCE PREMIUMS	867.00	1,365.00	498.00	5,459.00
TOTAL GENERAL EXPENSES	58,263.51	0.00	-58,263.51	0.00
TOTAL OPERATING EXPENSES	91,913.91	12,609.00	-79,304.91	50,431.88
NET INCOME	-1,125.57	0.00	-1,125.57	0.00

**King Louis Square (47)**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	29,729.34	13,971.00	15,758.34	55,883.00
Investment Inc -Restricted Non-Allocated	7.89	0.00	7.89	0.00
TOTAL GRANT AND OTHER INCOME	29,737.23	13,971.00	15,766.23	55,883.00
TOTAL INCOME	29,737.23	13,971.00	15,766.23	55,883.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	2,743.64	4,437.00	1,693.36	17,742.68
TOTAL UTILITY EXPENSES	3,399.99	0.00	-3,399.99	0.00
TOTAL PROTECTIVE SERVICES	4,494.33	8,739.00	4,244.67	34,956.00
TOTAL INSURANCE PREMIUMS	647.66	795.00	147.34	3,184.00
TOTAL GENERAL EXPENSES	15,297.51	0.00	-15,297.51	0.00
TOTAL OPERATING EXPENSES	26,583.13	13,971.00	-12,612.13	55,883.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	4,494.33	0.00	4,494.33	0.00
TOTAL OTHER FINANCING SOURCES	4,494.33	0.00	4,494.33	0.00
NET INCOME	7,648.43	0.00	7,648.43	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2025-Dec 2025

Book = Accrual

<b>Les Chateaux (48)</b>				
	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	31,800.00	14,040.00	17,760.00	56,156.85
TOTAL GRANT AND OTHER INCOME	31,800.00	14,040.00	17,760.00	56,156.85
TOTAL INCOME	31,800.00	14,040.00	17,760.00	56,156.85
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	2,039.47	3,471.00	1,431.53	13,883.85
TOTAL TENANT SERVICES EXPENSES	-960.00	150.00	1,110.00	600.00
TOTAL UTILITY EXPENSES	13,963.50	0.00	-13,963.50	0.00
TOTAL PROTECTIVE SERVICES	4,992.13	9,711.00	4,718.87	38,840.00
TOTAL INSURANCE PREMIUMS	374.16	708.00	333.84	2,833.00
TOTAL GENERAL EXPENSES	14,846.01	0.00	-14,846.01	0.00
TOTAL OPERATING EXPENSES	35,255.27	14,040.00	-21,215.27	56,156.85
OTHER FINANCING SOURCES				
Operating Transfers IN	4,992.13	0.00	4,992.13	0.00
TOTAL OTHER FINANCING SOURCES	4,992.13	0.00	4,992.13	0.00
NET INCOME	1,536.86	0.00	1,536.86	0.00

<b>King Louis Square II (49)</b>				
	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	45,075.66	17,238.00	27,837.66	68,954.08
Investment Inc -Restricted Non-Allocated	4.89	0.00	4.89	0.00
TOTAL GRANT AND OTHER INCOME	45,080.55	17,238.00	27,842.55	68,954.08
TOTAL INCOME	45,080.55	17,238.00	27,842.55	68,954.08
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	3,466.07	5,607.00	2,140.93	22,429.08
TOTAL UTILITY EXPENSES	6,375.00	0.00	-6,375.00	0.00
TOTAL PROTECTIVE SERVICES	5,504.16	10,680.00	5,175.84	42,724.00
TOTAL INSURANCE PREMIUMS	574.84	951.00	376.16	3,801.00
TOTAL GENERAL EXPENSES	22,179.99	0.00	-22,179.99	0.00
TOTAL OPERATING EXPENSES	38,100.06	17,238.00	-20,862.06	68,954.08
OTHER FINANCING SOURCES				
Operating Transfers IN	5,504.16	0.00	5,504.16	0.00
TOTAL OTHER FINANCING SOURCES	5,504.16	0.00	5,504.16	0.00
NET INCOME	12,484.65	0.00	12,484.65	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2025-Dec 2025

Book = Accrual

### Renaissance PI @ Grand (50)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	42,883.34	17,642.00	25,241.34	105,853.08
TOTAL GRANT AND OTHER INCOME	42,883.34	17,642.00	25,241.34	105,853.08
TOTAL INCOME	42,883.34	17,642.00	25,241.34	105,853.08
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	1,796.94	6,570.00	4,773.06	39,418.08
TOTAL TENANT SERVICES EXPENSES	2,061.03	156.00	-1,905.03	930.00
TOTAL UTILITY EXPENSES	12,486.16	0.00	-12,486.16	0.00
TOTAL PROTECTIVE SERVICES	0.00	10,034.00	10,034.00	60,203.00
TOTAL INSURANCE PREMIUMS	708.66	884.00	175.34	5,302.00
TOTAL GENERAL EXPENSES	20,338.34	0.00	-20,338.34	0.00
TOTAL OPERATING EXPENSES	37,391.13	17,642.00	-19,749.13	105,853.08
NET INCOME	5,492.21	0.00	5,492.21	0.00

### Senior Living @ Renaissance Place (54)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	82,662.34	25,023.00	57,639.34	100,090.00
Investment Inc -Restricted Non-Allocated	4,147.35	0.00	4,147.35	0.00
TOTAL GRANT AND OTHER INCOME	86,809.69	25,023.00	61,786.69	100,090.00
TOTAL INCOME	86,809.69	25,023.00	61,786.69	100,090.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	3,059.97	5,202.00	2,142.03	20,806.64
TOTAL TENANT SERVICES EXPENSES	0.00	282.00	282.00	1,125.00
TOTAL UTILITY EXPENSES	26,360.25	0.00	-26,360.25	0.00
TOTAL PROTECTIVE SERVICES	9,372.75	18,207.00	8,834.25	72,825.00
TOTAL INSURANCE PREMIUMS	817.66	1,332.00	514.34	5,334.00
TOTAL GENERAL EXPENSES	39,242.49	0.00	-39,242.49	0.00
TOTAL OPERATING EXPENSES	78,853.12	25,023.00	-53,830.12	100,090.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	9,372.75	0.00	9,372.75	0.00
TOTAL OTHER FINANCING SOURCES	9,372.75	0.00	9,372.75	0.00
NET INCOME	17,329.32	0.00	17,329.32	0.00

**Mixed Finance Properties  
Income Statement**

Period = Oct 2025-Dec 2025

Book = Accrual

**Gardens @ Reaissance Place (55)**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	33,458.00	7,518.00	25,940.00	30,080.00
Investment Inc -Restricted Non-Allocated	430.01	0.00	430.01	0.00
TOTAL GRANT AND OTHER INCOME	33,888.01	7,518.00	26,370.01	30,080.00
TOTAL INCOME	33,888.01	7,518.00	26,370.01	30,080.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	942.94	1,551.00	608.06	6,205.40
TOTAL TENANT SERVICES EXPENSES	0.00	84.00	84.00	330.00
TOTAL UTILITY EXPENSES	9,911.01	0.00	-9,911.01	0.00
TOTAL PROTECTIVE SERVICES	2,744.94	5,340.00	2,595.06	21,363.00
TOTAL INSURANCE PREMIUMS	277.34	546.00	268.66	2,181.00
TOTAL GENERAL EXPENSES	13,932.00	0.00	-13,932.00	0.00
TOTAL OPERATING EXPENSES	27,808.23	7,518.00	-20,290.23	30,080.00
OTHER FINANCING SOURCES				
Operating Transfers IN	2,744.94	0.00	2,744.94	0.00
TOTAL OTHER FINANCING SOURCES	2,744.94	0.00	2,744.94	0.00
NET INCOME	8,824.72	0.00	8,824.72	0.00

**Vaughn Elderly -Cahill House (56)**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	78,520.66	7,512.00	71,008.66	30,043.00
Investment Inc -Restricted Non-Allocated	5,946.10	0.00	5,946.10	0.00
TOTAL GRANT AND OTHER INCOME	84,466.76	7,512.00	76,954.76	30,043.00
TOTAL INCOME	84,466.76	7,512.00	76,954.76	30,043.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	2,563.64	5,355.00	2,791.36	21,419.76
TOTAL TENANT SERVICES EXPENSES	-186.15	300.00	486.15	1,200.00
TOTAL UTILITY EXPENSES	33,416.25	0.00	-33,416.25	0.00
TOTAL INSURANCE PREMIUMS	935.66	1,857.00	921.34	7,423.00
TOTAL GENERAL EXPENSES	31,500.24	0.00	-31,500.24	0.00
TOTAL OPERATING EXPENSES	68,229.64	7,512.00	-60,717.64	30,043.00
NET INCOME	16,237.12	0.00	16,237.12	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2025-Dec 2025

Book = Accrual

### Renaissance Place @ Grand II (57)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	57,619.66	14,694.00	42,925.66	58,776.00
Investment Inc -Restricted Non-Allocated	969.09	0.00	969.09	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>58,588.75</b>	<b>14,694.00</b>	<b>43,894.75</b>	<b>58,776.00</b>
<b>TOTAL INCOME</b>	<b>58,588.75</b>	<b>14,694.00</b>	<b>43,894.75</b>	<b>58,776.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	3,080.76	5,046.00	1,965.24	20,187.60
TOTAL TENANT SERVICES EXPENSES	0.00	135.00	135.00	540.00
TOTAL UTILITY EXPENSES	15,207.99	0.00	-15,207.99	0.00
TOTAL PROTECTIVE SERVICES	4,494.33	8,739.00	4,244.67	34,956.00
TOTAL INSURANCE PREMIUMS	524.50	774.00	249.50	3,092.00
TOTAL GENERAL EXPENSES	36,073.50	0.00	-36,073.50	0.00
<b>TOTAL OPERATING EXPENSES</b>	<b>59,381.08</b>	<b>14,694.00</b>	<b>-44,687.08</b>	<b>58,775.60</b>
OTHER FINANCING SOURCES				
Operating Transfers IN	4,494.33	0.00	4,494.33	0.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>4,494.33</b>	<b>0.00</b>	<b>4,494.33</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>3,702.00</b>	<b>0.00</b>	<b>3,702.00</b>	<b>0.00</b>

### Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	49,576.34	18,972.00	30,604.34	75,885.48
Investment Inc -Restricted Non-Allocated	2,707.80	0.00	2,707.80	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>52,284.14</b>	<b>18,972.00</b>	<b>33,312.14</b>	<b>75,885.48</b>
<b>TOTAL INCOME</b>	<b>52,284.14</b>	<b>18,972.00</b>	<b>33,312.14</b>	<b>75,885.48</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	4,033.09	6,642.00	2,608.91	26,559.48
TOTAL TENANT SERVICES EXPENSES	74.69	174.00	99.31	690.00
TOTAL UTILITY EXPENSES	19,402.50	0.00	-19,402.50	0.00
TOTAL PROTECTIVE SERVICES	5,745.93	11,166.00	5,420.07	44,667.00
TOTAL INSURANCE PREMIUMS	555.84	993.00	437.16	3,969.00
TOTAL GENERAL EXPENSES	34,704.78	0.00	-34,704.78	0.00
<b>TOTAL OPERATING EXPENSES</b>	<b>64,516.83</b>	<b>18,972.00</b>	<b>-45,544.83</b>	<b>75,886.48</b>
OTHER FINANCING SOURCES				
Operating Transfers IN	5,745.93	0.00	5,745.93	0.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>5,745.93</b>	<b>0.00</b>	<b>5,745.93</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>-6,486.76</b>	<b>0.00</b>	<b>-6,486.76</b>	<b>0.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2025-Dec 2025

Book = Accrual

### Renaissance Place @ Grand III (59)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	82,025.66	21,957.00	60,068.66	87,825.00
Investment Inc -Restricted Non-Allocated	1,051.12	0.00	1,051.12	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>83,076.78</b>	<b>21,957.00</b>	<b>61,119.78</b>	<b>87,825.00</b>
<b>TOTAL INCOME</b>	<b>83,076.78</b>	<b>21,957.00</b>	<b>61,119.78</b>	<b>87,825.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	5,235.46	8,580.00	3,344.54	34,315.08
TOTAL TENANT SERVICES EXPENSES	0.00	186.00	186.00	750.00
TOTAL UTILITY EXPENSES	20,544.24	0.00	-20,544.24	0.00
TOTAL PROTECTIVE SERVICES	6,243.75	12,138.00	5,894.25	48,551.00
TOTAL INSURANCE PREMIUMS	644.84	1,053.00	408.16	4,209.00
TOTAL GENERAL EXPENSES	44,627.25	0.00	-44,627.25	0.00
<b>TOTAL OPERATING EXPENSES</b>	<b>77,295.54</b>	<b>21,957.00</b>	<b>-55,338.54</b>	<b>87,825.00</b>
OTHER FINANCING SOURCES				
Operating Transfers IN	6,243.75	0.00	6,243.75	0.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>6,243.75</b>	<b>0.00</b>	<b>6,243.75</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>12,024.99</b>	<b>0.00</b>	<b>12,024.99</b>	<b>0.00</b>

### Cambridge Heights II (60)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	57,505.00	19,488.00	38,017.00	77,956.00
Investment Inc -Restricted Non-Allocated	945.07	0.00	945.07	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>58,450.07</b>	<b>19,488.00</b>	<b>38,962.07</b>	<b>77,956.00</b>
<b>TOTAL INCOME</b>	<b>58,450.07</b>	<b>19,488.00</b>	<b>38,962.07</b>	<b>77,956.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	4,779.29	7,869.00	3,089.71	31,478.00
TOTAL UTILITY EXPENSES	18,395.25	0.00	-18,395.25	0.00
TOTAL PROTECTIVE SERVICES	5,504.91	10,680.00	5,175.09	42,724.00
TOTAL INSURANCE PREMIUMS	591.50	939.00	347.50	3,754.00
TOTAL GENERAL EXPENSES	30,193.08	0.00	-30,193.08	0.00
<b>TOTAL OPERATING EXPENSES</b>	<b>59,464.03</b>	<b>19,488.00</b>	<b>-39,976.03</b>	<b>77,956.00</b>
OTHER FINANCING SOURCES				
Operating Transfers IN	5,504.91	0.00	5,504.91	0.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>5,504.91</b>	<b>0.00</b>	<b>5,504.91</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>4,490.95</b>	<b>0.00</b>	<b>4,490.95</b>	<b>0.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2025-Dec 2025

Book = Accrual

### Kingsbury Terrace (61)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	81,895.32	52,658.00	29,237.32	315,943.00
Investment Inc -Restricted Non-Allocated	4,203.52	0.00	4,203.52	0.00
TOTAL GRANT AND OTHER INCOME	86,098.84	52,658.00	33,440.84	315,943.00
TOTAL INCOME	86,098.84	52,658.00	33,440.84	315,943.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	1,398.18	5,184.00	3,785.82	31,106.00
TOTAL TENANT SERVICES EXPENSES	0.00	1,500.00	1,500.00	9,000.00
TOTAL UTILITY EXPENSES	38,750.00	33,692.00	-5,058.00	202,157.00
TOTAL INSURANCE PREMIUMS	0.00	12,280.00	12,280.00	73,680.00
TOTAL GENERAL EXPENSES	65,905.16	0.00	-65,905.16	0.00
TOTAL OPERATING EXPENSES	106,053.34	52,657.00	-53,396.34	315,943.00
NET INCOME	-19,954.50	0.00	-19,954.50	0.00

### Sr. Living @ Cambridge Heights (62)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	122,908.32	78,987.00	43,921.32	98,772.00
Investment Inc -Restricted Non-Allocated	6,176.16	0.00	6,176.16	0.00
TOTAL GRANT AND OTHER INCOME	129,084.48	78,987.00	50,097.48	98,772.00
TOTAL INCOME	129,084.48	78,987.00	50,097.48	98,772.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	4,782.68	7,776.00	2,993.32	20,623.00
TOTAL UTILITY EXPENSES	0.00	2,250.00	2,250.00	0.00
TOTAL PROTECTIVE SERVICES	58,125.00	50,538.00	-7,587.00	72,825.00
TOTAL INSURANCE PREMIUMS	0.00	18,420.00	18,420.00	5,224.00
TOTAL GENERAL EXPENSES	98,857.74	0.00	-98,857.74	0.00
TOTAL OPERATING EXPENSES	161,765.42	78,987.00	-82,778.42	98,772.00
NET INCOME	-32,680.94	0.00	-32,680.94	0.00

**Mixed Finance Properties**  
**Income Statement**

Period = Oct 2025-Dec 2025

Book = Accrual

**Arlington Grove (63)**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	115,447.66	11,697.00	103,750.66	46,791.00
Investment Inc -Restricted Non-Allocated	58.44	0.00	58.44	0.00
TOTAL GRANT AND OTHER INCOME	115,506.10	11,697.00	103,809.10	46,791.00
TOTAL INCOME	115,506.10	11,697.00	103,809.10	46,791.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	6,126.72	10,239.00	4,112.28	40,962.00
TOTAL UTILITY EXPENSES	37,073.25	0.00	-37,073.25	0.00
TOTAL INSURANCE PREMIUMS	818.50	1,458.00	639.50	5,829.00
TOTAL GENERAL EXPENSES	56,493.24	0.00	-56,493.24	0.00
TOTAL OPERATING EXPENSES	100,511.71	11,697.00	-88,814.71	46,791.00
NET INCOME	14,994.39	0.00	14,994.39	0.00

**North Sarah (64)**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	80,827.66	10,305.00	70,522.66	41,216.00
Investment Inc -Restricted Non-Allocated	25.36	0.00	25.36	0.00
TOTAL GRANT AND OTHER INCOME	80,853.02	10,305.00	70,548.02	41,216.00
TOTAL INCOME	80,853.02	10,305.00	70,548.02	41,216.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	5,309.96	8,829.00	3,519.04	35,324.00
TOTAL TENANT SERVICES EXPENSES	0.00	222.00	222.00	885.00
TOTAL UTILITY EXPENSES	16,670.01	0.00	-16,670.01	0.00
TOTAL INSURANCE PREMIUMS	748.34	1,251.00	502.66	5,007.00
TOTAL GENERAL EXPENSES	47,949.00	0.00	-47,949.00	0.00
TOTAL OPERATING EXPENSES	70,677.31	10,305.00	-60,373.31	41,216.00
NET INCOME	10,175.71	0.00	10,174.71	0.00

**Mixed Finance Properties  
Income Statement**

Period = Oct 2025-Dec 2025

Book = Accrual

<b>North Sarah II (65)</b>				
	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	64,429.66	9,339.00	55,090.66	37,356.00
Investment Inc -Restricted Non-Allocated	76.10	0.00	76.10	0.00
TOTAL GRANT AND OTHER INCOME	64,505.76	9,339.00	55,166.76	37,356.00
TOTAL INCOME	64,505.76	9,339.00	55,166.76	37,356.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	3,571.45	5,961.00	2,389.55	23,845.00
TOTAL UTILITY EXPENSES	10,899.99	0.00	-10,899.99	0.00
TOTAL INSURANCE PREMIUMS	98.66	981.00	882.34	3,923.00
TOTAL GENERAL EXPENSES	32,458.30	2,397.00	-30,061.30	9,588.00
TOTAL OPERATING EXPENSES	47,028.40	9,339.00	-37,689.40	37,356.00
NET INCOME	17,477.36	0.00	17,477.36	0.00

<b>North Sarah III (66)</b>				
	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	43,266.34	5,493.00	37,773.34	21,968.00
Investment Inc -Restricted Non-Allocated	1,861.00	0.00	1,861.00	0.00
TOTAL GRANT AND OTHER INCOME	45,127.34	5,493.00	39,634.34	21,968.00
TOTAL INCOME	45,127.34	5,493.00	39,634.34	21,968.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	2,827.36	4,737.00	1,909.64	18,961.00
TOTAL UTILITY EXPENSES	8,120.01	0.00	-8,120.01	0.00
TOTAL INSURANCE PREMIUMS	850.66	753.00	-97.66	3,007.00
TOTAL GENERAL EXPENSES	30,929.24	0.00	-30,929.24	0.00
TOTAL OPERATING EXPENSES	42,727.27	5,493.00	-37,234.27	21,968.00
NET INCOME	2,400.07	0.00	2,400.07	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2025-Dec 2025

Book = Accrual

### Preservation Square (67)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	22,097.34	3,726.00	18,371.34	14,903.00
Investment Inc -Restricted Non-Allocated	3.74	0.00	3.74	0.00
TOTAL GRANT AND OTHER INCOME	<u>22,101.08</u>	<u>3,726.00</u>	<u>18,375.08</u>	<u>14,903.00</u>
TOTAL INCOME	<u><u>22,101.08</u></u>	<u><u>3,726.00</u></u>	<u><u>18,375.08</u></u>	<u><u>14,903.00</u></u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	1,099.00	3,330.00	2,231.00	13,321.00
TOTAL UTILITY EXPENSES	4,068.75	0.00	-4,068.75	0.00
TOTAL INSURANCE PREMIUMS	528.50	396.00	-132.50	1,582.00
TOTAL GENERAL EXPENSES	<u>16,740.00</u>	<u>0.00</u>	<u>-16,740.00</u>	<u>0.00</u>
TOTAL OPERATING EXPENSES	<u><u>22,436.25</u></u>	<u><u>3,726.00</u></u>	<u><u>-18,710.25</u></u>	<u><u>14,903.00</u></u>
NET INCOME	-335.17	0.00	-335.17	0.00

**St. Louis Housing Authority**  
**Financial Condition Indicators-AMPs**  
As of December 31, 2025

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028					
<b>Indicator #1 - Quick Ratio (QR)</b>												
<b>FDS #</b>												
111 Cash -unrestricted	\$	2,731,336.44	\$	602,253.16	\$	229,315.71	\$	215,392.66	\$	806,439.54	\$	302,106.02
114 Cash - tenant security deposits	\$	21,072.43	\$	24,057.85	\$	37,121.27	\$	30,542.09	\$	50,641.33	\$	23,878.70
115 Cash - restriicted for payment of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables	\$	34,773.30	\$	75,734.89	\$	56,397.65	\$	17,555.25	\$	81,121.90	\$	7,635.00
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
135 Investments - restricted for pymt of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets	\$	535,610.40	\$	148,305.07	\$	117,637.78	\$	109,004.84	\$	290,871.82	\$	107,792.98
144 Inter-program due-from	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
<b>QR Numerator Total:</b>	\$	<b>3,322,792.57</b>	\$	<b>850,350.97</b>	\$	<b>440,472.41</b>	\$	<b>372,494.84</b>	\$	<b>1,229,074.59</b>	\$	<b>441,412.70</b>
310 Total Current Liabilities	\$	52,424.90	\$	54,658.83	\$	37,292.11	\$	30,834.57	\$	81,928.93	\$	36,627.84
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
<b>QR Denominator Total:</b>	\$	<b>52,424.90</b>	\$	<b>54,658.83</b>	\$	<b>37,292.11</b>	\$	<b>30,834.57</b>	\$	<b>81,928.93</b>	\$	<b>36,627.84</b>
<b>Quick Ratio:</b>		<b>63.38</b>		<b>15.56</b>		<b>11.81</b>		<b>12.08</b>		<b>15.00</b>		<b>12.05</b>
<b>Quick Ratio Score (max points 12):</b>		<b>12</b>		<b>12</b>		<b>12</b>		<b>12</b>		<b>12</b>		<b>12</b>
<b>Indicator #2 - Months Expendable Net Assets Ratio (MENAR)</b>												
<b>FDS #</b>												
111 Cash -unrestricted	\$	2,731,336.44	\$	602,253.16	\$	229,315.71	\$	215,392.66	\$	806,439.54	\$	302,106.02
114 Cash - tenant security deposits	\$	21,072.43	\$	24,057.85	\$	37,121.27	\$	30,542.09	\$	50,641.33	\$	23,878.70
115 Cash - restriicted for payment of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables	\$	34,773.30	\$	75,734.89	\$	56,397.65	\$	17,555.25	\$	81,121.90	\$	7,635.00
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets	\$	535,610.40	\$	148,305.07	\$	117,637.78	\$	109,004.84	\$	290,871.82	\$	107,792.98
310 (-) Total Current Liabilities	\$	52,424.90	\$	297,146.96	\$	37,292.11	\$	30,834.57	\$	81,928.93	\$	36,627.84
<b>MENAR Numerator Total:</b>	\$	<b>3,270,367.67</b>	\$	<b>553,204.01</b>	\$	<b>403,180.30</b>	\$	<b>341,660.27</b>	\$	<b>1,147,145.66</b>	\$	<b>404,784.86</b>
<b>Average Monthly Operating Expenses:</b>												
96900 Total Operating Expenses	\$	282,624.37	\$	257,027.02	\$	144,839.41	\$	196,594.87	\$	273,886.61	\$	141,020.18
97100 Extraordinary Maintenance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
97200 Causalty Losses Non-capitalized	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
<b>MENAR Denominator Total:</b>	\$	<b>94,208.12</b>	\$	<b>85,675.67</b>	\$	<b>48,279.80</b>	\$	<b>65,531.62</b>	\$	<b>91,295.54</b>	\$	<b>47,006.73</b>
<b>MENAR:</b>		<b>34.71</b>		<b>6.46</b>		<b>8.35</b>		<b>5.21</b>		<b>12.57</b>		<b>8.61</b>
<b>MENAR Score (max points 11):</b>		<b>11</b>		<b>11</b>		<b>11</b>		<b>11</b>		<b>11</b>		<b>11</b>

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of December 31, 2025

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
<b>Indicator #3 - Debt Service Coverage Ratio (DSCR)</b>							
FDS # Adjusted Operating Income:							
97000 Excess Operating Revenue over Operating Expenses		\$ 389,798.78	\$ 9,402.21	\$ 46,984.88	\$ 35,328.13	\$ 167,921.02	\$ 51,303.92
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 389,798.78	\$ 9,402.21	\$ 46,984.88	\$ 35,328.13	\$ 167,921.02	\$ 51,303.92
Annual Debt Service excluding CFFP debt*							
96710 Interest on Mortgage (or bonds payable)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:		0	0	0	0	0	0
DSCR Score (max points 2):		2	2	2	2	2	2
<b>Overall AMP Score</b>							
Indicator #1 - Quick Ratio (QR)		12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	297	27	31	27	25	53	30
Weighted Value (Project FASS score times number of units)	7415	679	777	675	619	1319	756
Total number of units in PHA's portfolio	296.58	27	31	27	25	53	30
Overall AMPs Financial Condition Indicator Score		25.00	25.00	25.00	25.00	25.00	24.99

\*The denominator of FDS lines items is derived from the Operations Column of the FDS

**St. Louis Housing Authority**  
**Financial Condition Indicators-AMPs**  
As of December 31, 2025

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #1 - Quick Ratio (QR)</b>					
<b>FDS #</b>					
111 Cash -unrestricted	\$ 984,426.77	\$ 1,095,475.62	\$ 585,249.22	\$ 980,826.98	\$ 399,691.30
114 Cash - tenant security deposits	\$ 40,607.00	\$ 17,045.00	\$ 31,844.50	\$ 30,478.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 19,688.12	\$ 21,999.75	\$ 52,208.81	\$ 18,630.48	\$ 4,900.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 252,651.81	\$ 161,835.37	\$ 198,693.92	\$ 300,983.45	\$ 32,768.53
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Numerator Total:</b>	<b>\$ 1,297,373.70</b>	<b>\$ 1,296,355.74</b>	<b>\$ 867,996.45</b>	<b>\$ 1,330,919.12</b>	<b>\$ 442,666.14</b>
310 Total Current Liabilities	\$ 63,857.75	\$ 620,100.62	\$ 45,900.39	\$ 254,618.59	\$ 7,570.37
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 580,000.00	\$ -	\$ -	\$ -
<b>QR Denominator Total:</b>	<b>\$ 63,857.75</b>	<b>\$ 40,100.62</b>	<b>\$ 45,900.39</b>	<b>\$ 254,618.59</b>	<b>\$ 7,570.37</b>
<b>Quick Ratio:</b>	<b>20.32</b>	<b>32.33</b>	<b>18.91</b>	<b>5.23</b>	<b>58.47</b>
<b>Quick Ratio Score (max points 12):</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>
<b>Indicator #2 - Months Expendable Net Assets Ratio (MENAR)</b>					
<b>FDS #</b>					
111 Cash -unrestricted	\$ 984,426.77	\$ 1,095,475.62	\$ 585,249.22	\$ 980,826.98	\$ 399,691.30
114 Cash - tenant security deposits	\$ 40,607.00	\$ 17,045.00	\$ 31,844.50	\$ 30,478.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 19,688.12	\$ 21,999.75	\$ 52,208.81	\$ 18,630.48	\$ 4,900.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 252,651.81	\$ 161,835.37	\$ 198,693.92	\$ 300,983.45	\$ 32,768.53
310 (-) Total Current Liabilities	\$ 63,857.75	\$ 40,100.62	\$ 45,900.39	\$ 254,618.59	\$ 7,570.37
<b>MENAR Numerator Total:</b>	<b>\$ 1,233,515.95</b>	<b>\$ 1,256,255.12</b>	<b>\$ 822,096.06</b>	<b>\$ 1,076,300.53</b>	<b>\$ 435,095.77</b>
<b>Average Monthly Operating Expenses:</b>					
96900 Total Operating Expenses	\$ 213,912.18	\$ 121,838.08	\$ 215,621.92	\$ 456,691.60	\$ 21,639.26
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MENAR Denominator Total:</b>	<b>\$ 71,304.06</b>	<b>\$ 40,612.69</b>	<b>\$ 71,873.97</b>	<b>\$ 152,230.53</b>	<b>\$ 7,213.09</b>
<b>MENAR:</b>	<b>17.30</b>	<b>30.93</b>	<b>11.44</b>	<b>7.07</b>	<b>60.32</b>
<b>MENAR Score (max points 11):</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of December 31, 2025

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #3 - Debt Service Coverage Ratio (DSCR)</b>					
FDS # Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ 126,549.91	\$ 54,585.65	\$ 16,465.70	\$ (177,110.71)	\$ 28,442.49
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 126,549.91	\$ 54,585.65	\$ 16,465.70	\$ (177,110.71)	\$ 28,442.49
Annual Debt Service excluding CFFP debt*					
96710 Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:	0	0	0	0	0
DSCR Score (max points 2):	2	2	2	2	2
<b>Overall AMP Score</b>					
Indicator #1 - Quick Ratio (QR)	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2	2
Project FASS score	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	37	16	30	16	6
Weighted Value (Project FASS score times number of units)	925	390	738	400	138
Total number of units in PHA's portfolio	37	16	30	16	6
Overall AMPs Financial Condition Indicator Score	25.00	25.03	25.00	25.00	25.00
*The denominator of FDS lines items is derived from the Operations Column of the FDS					

**St. Louis Housing Authority**  
**Management Operations Indicators-AMPs**  
As of December 31, 2025

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
<b>Indicator #1 - Occupancy Rate (OR)</b>							
FDS #							
11210 Unit Months Leased		292	346	313	288	583	334
OR Numerator Total:		292	346	313	288	583	334
11190 Unit Months Available		326	373	324	297	633	363
OR Denominator Total:		326	373	324	297	633	363
Occupancy Rate:		0.89571	0.92761	0.96605	0.96970	0.92101	0.92011
Occupancy Rate Score (max points 16):		0	4	12	12	4	4
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>							
FDS #	(Maximum points 5)						
126 Accounts Receivable - Tenants		\$ 23,875.69	\$ 18,709.00	\$ 18,043.48	\$ 88,410.27	\$ 42,306.57	\$ 62,727.67
TAR Numerator Total:		\$ 23,875.69	\$ 18,709.00	\$ 18,043.48	\$ 88,410.27	\$ 42,306.57	\$ 62,727.67
70500 Total Tenant Revenue		\$ 39,940.00	\$ 263,900.00	\$ 264,248.00	\$ 238,528.00	\$ 651,296.00	\$ 259,508.00
TAR Denominator Total:		\$ 39,940.00	\$ 263,900.00	\$ 264,248.00	\$ 238,528.00	\$ 651,296.00	\$ 259,508.00
TAR:		60.0%	7.0%	7.0%	37.0%	6.0%	24.0%
TAR Score (max points 5):		0	5	5	2	5	2
<b>Indicator #3 - Accounts Payable (AP)</b>							
FDS #	(Maximum points 4)						
312 Accounts Payable - Current		\$ 17,462.70	\$ 22,057.30	\$ 12,646.12	\$ 7,922.96	\$ 28,254.05	\$ 7,811.13
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 17,462.70	\$ 22,057.30	\$ 12,646.12	\$ 7,922.96	\$ 28,254.05	\$ 7,811.13
96900 Total Operating Expenses /12		\$ 94,208.12	\$ 85,675.67	\$ 48,279.80	\$ 65,531.62	\$ 91,295.54	\$ 47,006.73
AP Denominator Total:		\$ 94,208.12	\$ 85,675.67	\$ 48,279.80	\$ 65,531.62	\$ 91,295.54	\$ 47,006.73
AP:		0.19	0.26	0.26	0.12	0.31	0.17
AP Score (max points 4):		4	4	4	4	4	4
<b>Overall AMP Score</b>							
Indicator #1 - Occupancy Rate (OR)		0	4	12	12	4	4
Indicator #2 - Tenant Accounts Receivable (TAR)		0	5	5	2	5	2
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4	4
Physical condition adjustment		1	1	1	1	1	1
Neighborhood environment adjustment		1	0	1	0	0	0
Project MASS score (Maximum points 25)		6	14	23	19	14	11
Number of units in Project	1340	196	126	108	99	266	117
Weighted Value (Project MASS score times number of units)	17069	1176	1764	2484	1881	3724	1287
Total number of units in PHA's portfolio	1340	196	126	108	99	266	117
Overall AMPs Management Operations Indicator Score:	12.74	6.00	14.00	23.00	19.00	14.00	11.00

St. Louis Housing Authority  
Management Operations Indicators-AMPs  
As of December 31, 2025

		LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #1 - Occupancy Rate (OR)</b>						
FDS #						
11210	Unit Months Leased	426	168	303	178	66
	OR Numerator Total:	426	168	303	178	66
11190	Unit Months Available	444	187	354	192	66
	OR Denominator Total:	444	187	354	192	66
	Occupancy Rate:	0.95946	0.89840	0.85593	0.92708	1.00000
	Occupancy Rate Score (max points 16):	8	0	0	4	16
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>						
FDS #	(Maximum points 5)					
126	Accounts Receivable - Tenants	\$ 51,362.87	\$ 23,471.00	\$ 9,094.00	\$ 97,101.55	\$ 5,242.00
	TAR Numerator Total:	\$ 51,362.87	\$ 23,471.00	\$ 9,094.00	\$ 97,101.55	\$ 5,242.00
70500	Total Tenant Revenue	\$ 195,452.00	\$ 35,120.00	\$ 115,272.00	\$ 34,328.00	\$ 49,336.00
	TAR Denominator Total:	\$ 195,452.00	\$ 35,120.00	\$ 115,272.00	\$ 34,328.00	\$ 49,336.00
	TAR:	26.0%	67.0%	8.0%	283.0%	11.0%
	TAR Score (max points 5):	2	0	5	0	5
<b>Indicator #3 - Accounts Payable (AP)</b>						
FDS #	(Maximum points 4)					
312	Accounts Payable - Current	\$ 16,055.96	\$ 23,155.23	\$ 16,680.85	\$ 226,298.07	\$ 100.00
313	Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
	AP Numerator Total:	\$ 16,055.96	\$ 23,155.23	\$ 16,680.85	\$ 226,298.07	\$ 100.00
96900	Total Operating Expenses /12	\$ 71,304.06	\$ 40,612.69	\$ 71,873.97	\$ 152,230.53	\$ 7,213.09
	AP Denominator Total:	\$ 71,304.06	\$ 40,612.69	\$ 71,873.97	\$ 152,230.53	\$ 7,213.09
	AP:	0.23	0.57	0.23	1.49	0.01
	AP Score (max points 4):	4	4	4	2	4
<b>Overall AMP Score</b>						
Indicator #1 - Occupancy Rate (OR)		8	0	0	4	16
Indicator #2 - Tenant Accounts Receivable (TAR)		2	0	5	0	5
Indicator #3 - Accounts Payable (AP)		4	4	4	2	4
Physical condition adjustment		1	1	1	1	0
Neighborhood environment adjustment		1	1	0	1	1
Project MASS score (Maximum points 25)		16	6	10	8	25
Number of units in Project		148	69	116	92	3
Weighted Value (Project MASS score times number of units)		2368	414	1160	736	75
Total number of units in PHA's portfolio		148	69	116	92	3
Overall AMPs Management Operations Indicator Score:		16.00	6.00	10.00	8.00	25.00

# **HOUSING CHOICE VOUCHER PROGRAM**

**SECTION 8 CASH ACTIVITY AS OF 12/31/2025**

**CHECKING ACCOUNTS**

VOUCHER PROGRAM

<b>BANK AND TYPE OF ACCOUNT</b>	<b>BALANCE</b>
BMO Harris Bank - CHECKING HAP	\$ 4,917,036.96

**INVESTMENTS**

VOUCHER PROGRAM

<b>BANK AND TYPE OF INVESTMENT</b>	<b>MATURITY DATE</b>	<b>INTEREST RATE</b>	<b>VALUE AT ISSUE DATE</b>
BMO Harris Bank - F.S.S. ESCROW			\$ 165,641.02
	<b>TOTAL INVESTED</b>		<b>\$ 165,641.02</b>

## SLHA - Housing Choice Voucher Income Statement

Period = Oct 2025-Dec 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
<b>REVENUE</b>				
GRANT INCOME				
Section 8 HAP Earned	13,563,771.00	13,931,883.00	-368,112.00	55,727,530.00
Section 8 Admin. Fee Income	1,279,764.00	1,130,550.00	149,214.00	4,522,203.00
Port-In Admin Fees Earned	2,745.79	0.00	2,745.79	0.00
Port In HAP Earned	59,582.00	0.00	59,582.00	0.00
TOTAL GRANT INCOME	14,905,862.79	15,062,433.00	-156,570.21	60,249,733.00
OTHER INCOME				
Operating Shortfall Revenue	0.00	134,280.00	-134,280.00	537,115.00
TOTAL OTHER INCOME	0.00	134,280.00	-134,280.00	537,115.00
TOTAL INCOME	14,905,862.79	15,196,713.00	-290,850.21	60,786,848.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	719,742.47	1,159,245.00	439,502.53	4,636,959.00
TOTAL TENANT SERVICES EXPENSES	5,503.66	624.00	-4,879.66	2,500.00
TOTAL UTILITY EXPENSES	4,306.07	10,464.00	6,157.93	41,856.00
Total Materials	550.69	675.00	124.31	2,700.00
Total Contract Costs	13,043.20	15,087.00	2,043.80	60,342.00
TOTAL MAINTENANCE EXPENSES	13,593.89	15,762.00	2,168.11	63,042.00
TOTAL PROTECTIVE SERVICES	6,076.36	9,660.00	3,583.64	38,640.00
TOTAL INSURANCE PREMIUMS	33,074.79	58,200.00	25,125.21	232,821.00
TOTAL GENERAL EXPENSES	30.27	10,875.00	10,844.73	43,500.00
TOTAL OPERATING EXPENSES	782,327.51	1,264,837.26	482,509.75	5,059,318.00
TOTAL HOUSING ASSISTANCE PAYMENTS	14,909,933.64	13,931,883.00	-978,050.64	55,727,530.00
TOTAL EXPENSES	15,692,261.15	15,196,713.00	-495,548.15	60,786,848.00
NET INCOME	-786,398.36	0.00	-786,398.36	0.00



## MEMORANDUM

To: Latasha Barnes, Executive Director  
From: Carla Matthews, Director of Operations for HCV  
Date: February 11, 2026  
Subject: Housing Choice Voucher Board Report

The Housing Choice Voucher (HCV) program is the Saint Louis Housing Authority’s primary program for providing housing assistance to thousands of Saint Louis families.

### HCV Programs

The Department currently operates several general and special purpose voucher programs to meet a variety of housing needs:

#### **1) Housing Choice Voucher (Section 8)**

The general Section 8 program assists very low-income elderly and disabled families in affording decent and safe housing in the private market. There are approximately 5,759 active participants in the Section 8 program and approximately 5,179 families are on the waitlist. During this reporting period, no new HCV vouchers were issued and 140 families are currently searching for housing. Our current success rate is 69 percent.

The HCV program is actively working to maintain the current Section 8 utilization rate. HUD defines a program’s utilization rate as the higher of the number of unit months leased divided by unit months available (leased/available), or total Housing Assistance Payment (HAP) spent divided by budget authority (HAP/Budget). HCV’s current utilization rate based on budget authority during this reporting period is 100%. The current utilization rate remained stable within the most recent three-month trends.

November 2025	December 2025	January 2026
100%	100%	100%

To improve leasing options for participants, HCV has enacted regularly scheduled landlord briefings to expand the pool of interested landlord participants and improve leasing ability. Landlord briefings are typically held on the first Tuesday of each month. A briefing was held on January 6, 2026. The HCV team is exploring new and innovative ways to house clients, work with community partners and boost efforts to increase landlord participation.

HCV will continue to track and monitor the effectiveness of current utilization strategies and implement new strategies as needed. As additional trends and barriers emerge, HCV will adopt additional utilization strategies authorized per PIH Notice 2022-18.

## **2) Project-Based Vouchers**

Project-based vouchers (PBVs) are a component of SLHA's Housing Choice Voucher (HCV) program. Per HUD guidance, SLHA can use up to 20 percent of its authorized voucher units to dedicate affordable housing units within a residential development. There are 201 active participants. No referrals were received during the month of January.

## **3) Emergency Housing Vouchers**

The Emergency Housing Voucher (EHV) program is a special voucher program that promotes rapid rehousing for individuals who are homeless, at risk of homelessness, fleeing or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. Through this initiative, HCV partners with the Continuums of Care (CoCs) and Victim Service Providers (VSPs) to develop strategies that effectively address the needs of vulnerable populations in the community. Since the program was implemented in July 2021, 180 families have been housed. One family is currently searching for a unit.

## **4) HUD-VASH Vouchers**

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program is a special rental assistance program for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs. There are 230 active participants in the HUD-VASH program. During this reporting period, six referrals were received and 14 additional family are actively searching for housing.

## **5) Bridge to Homeownership Vouchers**

The Bridge to Homeownership program allows families that are assisted under the HCV program to use their voucher/subsidy to buy a home and receive monthly mortgage payment assistance. The Bridge to Homeownership program has 18 active participants.

## **6) Mainstream Vouchers**

SLHA also administers a Mainstream Voucher program that targets vouchers directly to non-elderly persons with disabilities. The Mainstream Voucher program currently has a total of 81 Mainstream vouchers, with 66 active families under lease and three families are searching for housing. To promote maximum program utilization, HCV has taken the following steps: partnered with the Department of Human Services (DHS) to utilize available vouchers via the Emergency Winter Housing Pilot Program.

## **7) Tenant Protection Vouchers**

Tenant Protection Vouchers (TPVs) benefit the owner by helping preserve occupancy stability during the transition from one financing mechanism to another. The resulting rent security helps create and preserve a short-term reliable income stream. TPVs are meant to ensure there is no displacement of low-income residents because of various actions, resulting in a loss of subsidy assistance. There are 170 active participants in the TPV program. One family is currently searching for a unit.

## 8) Foster Youth to Independence Vouchers

The Foster Youth to Independence (FYI) program extends assistance available to youth between the ages of 18-24 years of age (who have not reached their 25th birthday) who left foster care or will leave foster care within 90 days following a transition plan described in Section 475(5)(H) of the Social Security Act and are homeless or are at risk of becoming homeless. As required by law, an FYI voucher issued to such youth may only be used to provide housing assistance and supportive services for a maximum of 36 months.

### Program Maintenance

#### Recertification

Three hundred ninety-nine (399) annual recertifications were completed during this reporting period. The recertification process is now available to our participants online. SLHA will offer a paper recertification form at a participant's request as a reasonable accommodation. Currently, 154 annual recertifications are over 14 months past due. Staff is working to resolve outstanding recertifications by conducting weekly reviews of recertifications that are due and offering overtime to staff for completion of recertifications.

#### Housing Quality Standards Inspections

During the reporting period, HCV conducted 493 inspections: 162 biennial inspections, 161 reinspections, 122 initial inspections, 16 quality control, seven 24-hour emergency and 25 special inspections. This represents a constant tread in the number of inspections over the past three months.

	November 2025	December 2025	January 2026
Biennial Inspections	221	144	162
Reinspection	184	156	161
Initial Inspections	126	88	122
Quality Control	13	10	16
Special Inspections	27	15	25
24-hour emergency	0	0	7
Total	571	413	493

A detailed breakdown of inspection activity and a deficiency report is attached hereto for your review and consideration.

#### SEMAP Indicators

The Section Eight Management Assessment Program (SEMAP) measures the performance of the public housing agencies (PHAs) that administer the Housing Choice Voucher program in 14 key areas. The 14 key indicators of PHA performance are:

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent
- Accurate verification of family income
- Timely annual reexaminations of family income
- Correct calculation of the tenant share of the rent and the housing assistance payment

- Maintenance of a current schedule of allowances for tenant utility costs
- Ensure units comply with the housing quality standards before families enter into leases and PHAs enter into housing assistance contracts
- Timely annual housing quality inspections
- Performing of quality control inspections to ensure housing quality
- Ensure that landlords and tenants promptly correct housing quality deficiencies
- Ensure that all available housing choice vouchers are used
- Expand housing choice outside areas of poverty or minority concentration
- Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income.

### Rent Café

Enrollment in Rent Café has been critical to streamlining HCV processes and maintaining lines of communications with program participants and landlords. HCV has worked hard to encourage participants to sign up during the recertification process and landlord outreach events. As a result, enrollment has increased steadily in recent months.

	<b>November 2025</b>	<b>December 2025</b>	<b>January 2026</b>
HCV Participants	4846	4851	4863
Landlords	1976	1981	1990
Total	6822	6832	6853

### Family Self Sufficiency

The Family Self Sufficiency (FSS) program helps families in HUD-assisted rental housing to improve financial security and build financial capability and assets. The FSS program provides participants with case management/financial coaching and an escrow incentive that allows them to apply income increases towards saving goals. Currently, 72 participants are enrolled and approximately 29 participants have escrow accounts.

### New Business/Upcoming Events

HCV staff has been focused on the Section Eight Management Assessment Program (SEMAP). The HUD measured indicators are currently being reviewed. **The Housing Choice Voucher program rating for fiscal year 2024 was standard; however, the SEMAP rating for fiscal year 2025 designates the agency as a high performer.**

# St. Louis Housing Authority

## S8 Waitlist Breakdown Summary

### By Bedroom Size

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Waiting List	Bedroom Size								Total
	0	1	2	3	4	5	6	Other	
Housing Choice Voucher Pgm	65	3121	1328	472	151	31	8	3	5179
	<b>65</b>	<b>3121</b>	<b>1328</b>	<b>472</b>	<b>151</b>	<b>31</b>	<b>8</b>	<b>3</b>	<b>5179</b>

**Demographic Report**  
**Housing Choice Voucher Program**  
**January 1 - January 31, 2026**

<b>HCV Programs</b>	<b>Disabled</b>	<b>Non-Disabled</b>	<b>Total</b>
Number of Families	2339	3250	5589
Average Length of Occupancy (Years)	6	4	5
Average Age of Head of Household	58	44	51
Average Household Income	\$15,017.18	\$ 15,332.71	\$15,174.94
Average Family Size	2	3	2
Average Age of Head of Household	58	44	51
Average Monthly Rent	\$242.72	\$270.83	\$256.77
Number of Head of Households Employed	2253	2279	2266
Number of Senior (62+) Head of Household	1096	326	1422
Average Age of Youth Family Members	10	10	10
Number of Youth Family Members (<18)	410	5159	5569

<b>Head of Household - Race / Ethnicity</b>	<b>Non Hispanic</b>	<b>Hispanic</b>	<b>Total</b>
American Indian or Alaska Native Only	11		11
Any Other Combination	10		10
Asian Only	10		10
Black/African American Only	5281	3	5284
Native Hawaiian/Other Pacific Islander Only	7	1	8
White Only	264	2	266
White, Black/African American	6		6
<b>Total</b>	<b>5589</b>	<b>6</b>	<b>5595</b>

**St. Louis Housing Authority**  
**January 2026 Housing Choice Voucher Inspections Activity Report**

	<b>Number Scheduled</b>	<b>Number Completed</b>	<b>Difference</b>	<b>Number Passed</b>	<b>Number Inconclusive</b>	<b>Number Failed</b>	<b>No Entry</b>	<b>Rescheduled</b>	<b>Vacant Unit</b>	<b>Number Canceled</b>	<b>Percent Complete</b>
Specials	25	25	0	6	0	16	2	0	0	1	100%
24 Hour Emergency	7	7	0	0	0	7	0	0	0	0	100%
Biennials	162	162	0	91	0	31	31	0	0	9	100%
Initials	122	122	0	81	0	12	21	0	0	8	100%
Reinspections	161	161	0	95	0	32	25	0	0	9	100%
Quality Control	16	16	0	12	0	1	0	0	0	3	100%
<b>Total</b>	<b>493</b>	<b>493</b>	<b>0</b>	<b>285</b>	<b>0</b>	<b>99</b>	<b>79</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>100%</b>

## Inspection Deficiency Statistical Report

Property: HCV

Inspected Date: 01/01/2026 - 01/31/2026

Primary Status: Fail

	Total Observations
Absence of a functioning toilet in unit (only one 24 hr)	1
Absent or insecure railings	1
Accessible windows cannot be locked	1
All burners not working (all burners have to be operable)	4
All operating knobs must be present	1
Broken or frayed wire	2
Broken/missing steps or boards	2
Ceiling material is bulging and/or buckling and must be repaired	2
Ceiling surface is wet and has mold-like substances	10
Clogged	11
Cracked pane	6
Damaged floor boards	3
Dangerously loose, cracked panes	1
Door leading to outside or common public hall does not lock	1
Door lock(s) are not operable	10
Entry of significant ground water into unit (flooding of basement)	2
Evidence of severe leakage of water or the presence of sewer gas	3
Evidence of sewer back-up	5
Excessive paint issues	4
Falling material	17
Gutter in poor condition	1
Gutters not securely attached	1
Gutters, downspouts and soffits have serious decay allowing significant water and air infiltration	5
Heating equipment not capable of providing adequate heat	28
Holes or cracks	35
Holes or cracks - air penetration	1
Inadequate lighting	1
Internal water damage	2
Lack of security for the unit (24 hr)	1
Large cracks or holes	2
Large sections of crumbling brick, stone or concrete	1
Large sections of damaged or missing parts (floor boards)	2
Leaking	17

Leaks	1
Lock(s) not fasten securely to door	2
Lock(s) striker plate not operable or fasten securely to frame (jamb)	7
Locks exterior door	4
Loose or damaged structural members	3
Loose sections of plaster which are in danger of falling	1
Loose, broken or missing step(s)	1
Mechanism within toilet does not work	3
Missing cover plate	5
Missing cover plate on switch or outlets	1
Missing fixture	1
Missing handrail	1
Missing height protection	1
Missing outlet	1
Missing pane	1
No adequate air circulation	1
No cold water	5
No fixture	2
No fixture or outlet	7
No flush toilet	3
No hot water	8
No hot water (24hr)	4
No outside/public entrance	6
No permanent fixture	2
No Refrigerator	3
No smoke detector	12
No storage space	3
No Stove	1
No tub or shower	9
No ventilation system, no window Install exhaust fan (Bathroom)	1
Not connected to a system that delivers hot and cold running water	3
Not enough equipment	1
Not served by approvable system	1
Not weatherized	6
Not working	2
Obstacles prevent safe entrance or exit from unit (24 hr)	1
One outlet	3
Other air pollution	1
Other hazards-tripping	3
Oven does not work	3
Overloaded circuits evidenced by frequently "blown/tripped" fuses	7
Permanent floor covering or floor boards which present serious tripping hazards	2

Poor condition	3
Presence of large holes	1
Refrigerator not maintaining a low enough temperature to keep food from spoiling	2
Repair/replace leaking water heater	2
Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	1
Roof in poor condition	4
Roof leaks	5
Severe buckling or movement under walking stress	1
Severe buckling, bulging or leaning	1
Severe bulging	4
Severe floor damage caused by water from tub or shower	1
Severe leakage of water	1
Sewer gas	2
Signs of rats, mice or vermin	6
Sink connectors have severe leakage of water or escape of sewer gas	2
Sink is not connected to a properly operating drain system	5
Smoke detector not working	7
Stove does not work	8
Stove is missing oven door handle	1
Temperature too high	2
Toilet does not flush	2
Toilet does not work	7
Toilet is clogged	2
Tripping hazard	8
Unit has evidence of roach infestation	4
Unit has mice or rats as evidenced by mice and rat holes and or droppings	1
Unsafe hallway	3
Unsafely equipped	1
Unsecured handrail	3
Unsecured height protection	2
Unsupported fixture	9
Un-vented space or room heater	1
Wall holes allowing significant drafts to enter the unit	5
Water damage to interior ceiling (indicating leaks)	1
Water heater is leaking and must be repaired or replaced	1
Window does not have a tight seal, allowing serious drafts to enter unit	1
Window not openable designed to be opened	1
<b>Total</b>	<b>428</b>

**FINANCE**

# St. Louis Housing Authority

## Balance Sheet

Period = Dec 2025

Book = Accrual

	Current Balance
<b>ASSETS</b>	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	5,732,530.98
Cash Non-Fed Gala Fundraiser	517.64
Cash SLHA Property Management	2,084,577.13
Petty Cash	500.00
Cash General Disbursing	13,062,859.05
Cash Non-Fed Rent	368,150.58
Cash-Non-Fed-Link Market	20,496.94
Cash Clinton Peabody TAB	2,845.21
Cash City Faces	24,679.97
Cash James House TAB	27,192.16
Cash Euclid TAB	43,345.21
Cash West Pine TAB	393.49
Cash Parkview TAB	53,194.55
Cash Lafayette Sr TAB	7,151.30
Cash California Gard TAB	3,503.55
Cash Badenhaus TAB	4,099.58
Cash LaSalle Youth Festival	-417.33
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	3,216.92
Cash -Kingsbury	4,307.12
Cash Cambridge Sr TAB	613.92
Cash Payroll	128,009.25
Total Unrestricted Cash	21,571,828.73
Restricted Cash	
Cash Restricted-FSS Escrow	382,321.05
Cash Restricted-HAP	-395,236.89
Cash Restricted-Trust/Escrow Reserves	3,513,600.01
Cash Restricted-SLHA Mgt Security Deposits	312,232.38
Cash Restricted-Endowment/Homeownership	849,690.14
Cash Restricted-Cochran Program Income	728,538.16
Cash Restricted-Rev Bonds Debt Service	37,586.10
Total Restricted Cash	5,428,730.95
TOTAL CASH	27,000,559.68
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	893,541.17
Allowance for Doubtful Accounts-Tenants	-81,749.45

**St. Louis Housing Authority**  
**Balance Sheet**

Period = Dec 2025

Book = Accrual

	<b>Current Balance</b>
A/R Repayment Agreement	28,218.81
A/R-HUD	63.00
A/R-Other	277,017.50
A/R-Other	3,832.00
A/R-Other-Section 8 Owners/Tenants	1,549,796.88
A/R Fraudulent	11,636.38
A/R Port Ins	54,609.08
Accrued Interest Receivable	2,398.20
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<b>2,739,363.57</b>
<b>OTHER CURRENT ASSETS</b>	
Investments-Unrestricted	5,900,200.02
Investments-Restricted	898,448.01
Investments Restricted -WC Self Insurance	373,783.24
Prepaid Insurance Auto	59,679.08
Prepaid Insurance Property	726,320.44
Prepaid Insurance Liability	195,578.48
Prepaid Insurance Fidelity Bond	3,256.50
Prepaid Insurance Workers Comp	7,099.02
Insurance Surplus Deposits	1,409,454.77
Interprogram-Due From	384.42
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>9,574,203.98</b>
<b>TOTAL CURRENT ASSETS</b>	<b>39,314,127.23</b>
<b>NONCURRENT ASSETS:</b>	
<b>FIXED ASSETS</b>	
Development Cost	60,648,442.21
Development Cost Contra	-60,648,442.21
Land	13,227,104.61
Buildings	233,609,610.88
Furniture and Equipment-Dwelling	153,860.00
Furniture and Equipment-Nondwelling	502,680.60
Vehicles - Nondwelling	349,860.92
Leashold Improvements -Solar Panels	437,840.00
Site Improvement	11,601,366.43
Construction in Progress	15,469,240.13
Accum Depreciation-Buildings	-193,465,495.18
Accum Depreciation-Furn & Equip Dwellings	-153,860.00
Accum Depreciation-Furn & Equip Nondwelling	-462,804.60
Accum Depreciation-Vehicles	-349,860.92
Accum Depreciation-Leashold Improvements	-321,082.63

**St. Louis Housing Authority**  
**Balance Sheet**

Period = Dec 2025

Book = Accrual

	<b>Current Balance</b>
Accum Depreciation-Site Improvements	-4,900,212.96
Operations	14,139,749.15
Capital Funds Operations	2,055,857.00
Administration & Other Costs	5,890,863.36
Project Coordinator	735,981.06
Computer/Related Equip	79,072.51
Travel Costs	31,216.79
Legal Support Services	93,000.00
Technical Assistance	60,237.52
Rent Incentives	1,112,980.00
Case Management	1,400,992.01
CFG-Fees & Cost	246,323.71
CFG-Fee & Cost-Soft	5,641,833.17
Soft Cost Contra	-31,555,139.96
CFG-Hard Cost Contra	-16,430,470.42
CFG-Site Improvement	1,436,932.87
CFG-Site Improvement-Soft	102,524.51
CFG-Dwelling Structure	13,976,367.80
CFG-Dwelling Structure-Soft	132,380.89
CFG-Dwelling Equipment	298,542.33
CFG-Non-Dwelling Structure	63,540.00
CFG-Non-Dwelling Equipment	408,900.77
CFG_Non-Dwelling Equip-Soft	10,976.94
CFG - Demolition	960.00
CFG-Relocation	66,515.16
CFG-Bond Debt Obligation	5,290,366.00
CFG-Contra Bond Debt Obligation	-5,290,366.00
<b>TOTAL FIXED ASSETS (NET)</b>	<b>75,698,384.45</b>
<b>NOTES, LOANS &amp; MORTGAGES RECEIVABLE</b>	
Notes & Mortgages Receivable	110,729,848.09
Notes & Mortg Interest Receivable	2,078,066.85
Discount Notes/Amortization	-46,785,780.42
Darst HO- Notes & Mortgage Rec	4,284,023.95
Darst HO- Discount Notes/Amortization	-4,284,023.95
Blumeyer HO- Notes & Mortgage Rec	1,428,908.39
Blumeyer HO- Discount Notes/Amortization	-1,428,908.39
Cochran HO- Notes & Mortgage Rec	795,651.67
Cochran HO- Discount Notes/Amortization	-569,417.00
Notes & Mortgages - SOLAR	5,608,174.00
<b>TOTAL NOTES, LOANS &amp; MORTGAGE RECEIVABLE</b>	<b>71,856,543.19</b>
<b>OTHER ASSETS</b>	

**St. Louis Housing Authority**  
**Balance Sheet**

Period = Dec 2025

Book = Accrual

	<b>Current Balance</b>
Right of Use Asset -Leases	151,306.88
Right of Use Asset -Leases	74,645.18
Right of Use- Accum/Amort-Leases	-144,770.10
Right of Use -Accum/Amort-Leases	-74,645.18
<b>TOTAL OTHER ASSETS</b>	<b>6,536.78</b>
<b>TOTAL NONCURRENT ASSETS</b>	<b>147,561,464.42</b>
<b>TOTAL ASSETS</b>	<b>186,875,591.65</b>

**LIABILITIES & EQUITY**

LIABILITIES:

CURRENT LIABILITIES:

A/P Vendors and Contractors	-1,276,981.63
A/P Vendors -Non Control	1,551,630.88
A/P Vendors and Contractors	49,115.48
Tenant Security Deposits	177,921.58
Security Deposit Interest	220.97
Security Deposit Clearing Account	3,330.50
Security Deposit-Pet	122.00
Garnishment Clearing Account	-2,025.13
United Way	1,182.45
Dental Deduction	-5,303.26
Union Dues	-922.62
United Negro College Fund	26.00
Arts & Education	77.40
Garnishments	153.24
Deferred Comp PEBSCO	-680.00
Retirement Pension	2,434.23
Deferred Comp SBG	0.03
Roth 457 Deduction SBG	1,485.52
Retirement Insurance	13,297.36
Section 125 Childcare Deduction	7,731.99
Section 125 Medical Deduction	3,972.19
Medical Insurance	60,338.51
Long Term Disability	-5,317.32
Vision Insurance	494.04
Voluntary/Term Life Ins Deduction	1,132.82
Colonial Life Ins Deduction	6,737.89
Landlord Back-up Withholdings	8,143.66
A/P -Other	1,880.00
Current Portion of LT Debt - Bonds	950,000.00
Accrued Interest Payable-Bonds	0.75

**St. Louis Housing Authority**  
**Balance Sheet**

Period = Dec 2025

Book = Accrual

	<b>Current Balance</b>
Accrued Compensated Absences-Current	145,715.39
Lease Liability-Short Term	4,542.48
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	39,291.80
Unearned Revenue -EHV	227,217.00
<b>TOTAL CURRENT LIABILITIES</b>	<b>1,969,899.53</b>
 <b>NONCURRENT LIABILITIES:</b>	
Accrued Compensated Absences-LT	381,398.03
FSS Escrow	196,347.22
Lease Liability -Long Term	1,994.30
Bonds Payable-Long Term	995,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>1,574,739.55</b>
<b>TOTAL LIABILITIES</b>	<b>3,544,639.08</b>
 <b>EQUITY</b>	
<b>RESERVED FUND BALANCE:</b>	
Restricted Net Position	81,610,356.28
Restricted Net Position	57,113.72
<b>TOTAL RESERVED FUND BALANCE</b>	<b>81,667,470.00</b>
 <b>RETAINED EARNINGS:</b>	
Invested in Capital Assets-Net of Debt	69,063,135.19
Unrestricted Net Assets-Retained Earnings	29,722,199.73
Unrestricted Net Assets -Retained Earnings	2,878,147.65
<b>TOTAL RETAINED EARNINGS:</b>	<b>101,663,482.57</b>
<b>TOTAL EQUITY</b>	<b>183,330,952.57</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>186,875,591.65</b>

**St. Louis Housing Authority  
Income Statement**

Period = Dec 2025

Book = Accrual

	Period to Date	Year to Date
<b>REVENUE &amp; EXPENSES</b>		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	193,665.50	598,039.50
Utility Reimb.-LIPH	-30,513.00	-102,453.00
Total Rental Income	<u>163,152.50</u>	<u>495,586.50</u>
Other Tenant Income		
Cleaning Fee	0.00	25.00
Damages/Maintenance	100.00	110.00
Late Charges	9,442.00	25,717.50
Legal Fees - Tenant	0.00	981.00
NSF Charges	35.00	35.00
Misc.Tenant Income	1,137.00	1,592.00
Vacate Charges	7,469.50	12,685.00
Total Other Tenant Income	<u>18,183.50</u>	<u>41,145.50</u>
NET TENANT INCOME	181,336.00	536,732.00
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	968,557.44	2,852,475.15
HUD PHA Operating Grants/Subsidy	287,173.00	861,519.00
Section 8 HAP Earned	3,835,964.00	13,563,771.00
Section 8 Admin. Fee Income	414,025.00	1,279,764.00
Port-In Admin Fees Earned	1,199.43	2,745.79
Port In HAP Earned	29,075.00	59,582.00
Capital Fund Grants	655,275.87	1,520,990.50
Capital Fund Grants-Soft Costs	287,519.38	509,557.79
TOTAL GRANT INCOME	<u>6,478,789.12</u>	<u>20,650,405.23</u>
OTHER INCOME		
Investment Income - Unrestricted	6,844.10	51,175.81
Investment Inc -Restricted Non-Allocated	8,465.02	26,785.31
Fraud Recovery PH	-954.50	-12,591.00
Non-Dwelling Rent	0.00	2,354.00
Vending Income-James House TAB	0.00	2,167.96
Vending Income-Parkview	0.00	7,617.91
Vending Income-Badenhaus TAB	0.00	228.66
Vending Income -Kingsbury	0.00	490.30
Contributions- Clinton Peabody	0.00	2,635.00
Contributions -LaSalle Youth Festival	0.00	2,500.00
Other Miscellaneous Income	176.33	104,619.16
Other Income-Bank Rent	3,216.67	9,650.01
Pension Forfeitures	0.00	11,696.99
Insurance Proceeds	0.00	67,393.36
Insurance Proceeds	0.00	6,243.39
TOTAL OTHER INCOME	<u>17,747.62</u>	<u>282,966.86</u>
TOTAL INCOME	6,677,872.74	21,470,104.09

**EXPENSES**

**St. Louis Housing Authority**  
**Income Statement**

Period = Dec 2025

Book = Accrual

	Period to Date	Year to Date
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries	302,694.91	741,062.50
Administrative Salaries	88,415.96	206,789.64
Administrative Salaries-PT	8,245.48	18,401.00
Manager/Superintendent Salaries	0.00	1,031.24
Admin Salaries-Overtime	15.69	865.68
FICA	22,044.10	53,037.24
Health Benefits	40,672.24	107,802.38
Retirement Benefits	35,305.61	91,382.73
Unemployment Insurance	18.33	103.23
Long Term Disability	397.13	1,083.96
Dental	1,424.33	3,784.28
Cell Phones	1,017.06	2,707.61
Beneflex HSA	1,081.47	5,173.90
WC MO 2nd Injury Fund	0.00	13.63
WC Self-Insurers Qtrly Taxes	0.00	210.15
FICA	6,899.51	15,494.75
Health Benefits	12,945.61	34,633.18
Retirement Benefits	8,853.14	22,736.47
Unemployment Insurance	125.60	310.57
Long Term Disability	71.48	194.41
Dental	584.17	1,530.91
Cell Phones	92.42	244.93
<b>Total Administrative Salaries</b>	<b>530,904.24</b>	<b>1,308,594.39</b>
Legal Expense		
Legal Services	58,791.81	58,791.81
Legal Services	0.00	-1,452.50
<b>Total Legal Expense</b>	<b>58,791.81</b>	<b>57,339.31</b>
Other Admin Expenses		
Staff Training	152.10	-752.90
Travel/Mileage	0.00	6,968.55
Port Out Admin Fee Paid	3,924.80	13,186.00
<b>Total Other Admin Expenses</b>	<b>4,076.90</b>	<b>19,401.65</b>
Miscellaneous Admin Expenses		
Office Supplies	389.80	4,084.09
Office Supplies	340.58	929.64
Postage	3,636.00	7,236.00
Postage	0.00	225.00
Advertising	2,347.55	9,927.43
Fiscal Agent Fees	0.00	400.00
Printing & Publications	965.59	2,140.81
Printing & Publications	-161.47	293.78
Membership Fees	1,561.50	2,710.50
Telephone	0.00	2,796.00
Telephone	1,120.63	17,087.13
Maint Agreement-Office Equipment	1,079.68	1,079.68
Maint Agreement-Office Equipment	0.00	1,850.00
Professional/Technical Services	60,388.50	246,458.66

**St. Louis Housing Authority  
Income Statement**

Period = Dec 2025

Book = Accrual

	Period to Date	Year to Date
Consultants-LaSalle Youth Festival	2,145.00	4,191.65
Software License Fees	245.45	890.97
Internet / Cable	0.00	4,462.06
Computer Supplies	0.00	2,570.14
Computer Supplies	0.00	-619.90
Other Admin Expense	5,762.08	16,280.53
Other Admin Expense	1,134.02	12,267.84
Bank Fees	998.24	4,177.97
Bank Fees -FSS	0.00	163.90
Office Equipment Repairs	0.00	297.50
Subscription-News/Magazines	17.95	53.89
D/A Testings/Results	153.00	239.40
Copying Expense	3,086.18	7,382.44
Allocated OH-Administrative Expense	1,392.28	4,267.87
Allocated OH-Legal Expense	8.21	8.21
Allocated OH-Tenant Services Expense	0.00	28.92
Allocated OH-Utilities Expense	0.00	1,076.52
Allocated OH-Materials Expense	66.00	79.92
Allocated OH-Maintenance Expense	1,785.15	2,721.87
Allocated OH-Protective Services Expense	100.00	898.58
Allocated OH-Insurance Expense	127.93	12,567.10
Allocated OH-General Expense	0.00	0.06
Total Miscellaneous Admin Expenses	88,689.85	371,226.16
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>682,462.80</b>	<b>1,756,561.51</b>
<b>TENANT SERVICES</b>		
Tenant Services Salaries	6,113.07	14,850.41
FICA	478.84	1,145.54
Health Benefits	368.74	1,585.58
Retirement Benefits	1,096.65	2,259.14
Dental	33.22	71.42
Cell Phones	58.14	125.00
Relocation Costs	0.00	21,987.31
Tenant Srv Rec/Pub/Other	72.52	93.77
Tenant Srv Rec/Pub/Other-Clinton TAB	21.25	21.25
Tenant Srv Rec/Pub/Other-James House TAB	735.32	735.32
Tenant Srv Rec/Pub/Other-Euclid TAB	340.08	643.25
Tenant Srv Rec/Pub/Other-Parkview	503.32	1,141.59
Tenant Srv Rec/Pub/Other-Lafayette TAB	0.00	21.25
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grand	422.97	2,844.98
Tenant Srv Rec/Pub/Other Cambridge I-II TAB	0.00	74.69
Landlord -Excess Damage Reimb	0.00	5,200.00
Tenant Services Screening	0.00	1,230.58
Tenant Participation Funds	263.75	1,391.96
Tenant Participation Fund-James House TAB	64.14	64.14
Tenant Srv Lobby Monitors	6,745.00	18,548.75
Tenant Services Other-Circle of Friends (SLU)	1,811.17	4,327.40
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>19,128.18</b>	<b>78,363.33</b>

**St. Louis Housing Authority**  
**Income Statement**

Period = Dec 2025

Book = Accrual

	Period to Date	Year to Date
<b>UTILITIES</b>		
Mixed Finance Utilities	146,155.24	438,465.72
Water	0.00	20,277.85
Electricity	19,103.30	131,372.54
Gas	0.00	6,987.56
Sewer	0.00	106,668.93
<b>TOTAL UTILITY EXPENSES</b>	<b>165,258.54</b>	<b>703,772.60</b>
<b>MAINTENANCE AND OPERATIONS</b>		
General Maint Expense		
Maintenance -Salaries & Grounds	96,500.31	201,123.05
Maint Labor -Janitorial Cleaning	22,921.76	47,817.31
Maintenance Labor-Overtime	6,615.61	20,799.90
FICA	9,012.83	20,191.76
Health Benefits	12,185.88	35,192.13
Retirement Benefits	11,493.08	29,459.69
Unemployment Insurance	98.32	124.27
Long Term Disability	108.47	326.95
Dental	790.27	2,130.76
Cell Phones	84.16	223.01
<b>Total General Maint Expense</b>	<b>159,810.69</b>	<b>357,388.83</b>
Materials		
Materials-Custodial	594.00	672.90
Materials-Custodial	5,295.19	9,046.50
Materials-Electrical	495.03	2,143.15
Materials-Plumbing	3,524.00	4,470.46
Materials-Lawn/Grounds/Snow Removal	0.00	40.94
Materials-Tools/Equipment	369.40	369.40
Materials-Other	29.98	29.98
Materials-Other	4,764.57	6,397.69
Materials-HVAC	2,157.53	4,294.01
Materials-Appliances	12,982.24	14,911.33
Materials-Paint	29.95	60.71
Materials-Flooring	0.00	2,197.90
Materials-Cabinets/Countertops Doors/Windows	1,741.59	2,689.42
<b>Total Materials</b>	<b>31,983.48</b>	<b>47,324.39</b>
Contract Costs		
Contracts	-51.25	0.00
Contract-Elevators	17,252.18	24,378.79
Contract-Trash Removal	0.00	1,563.13
Contract-Trash Removal	76,631.54	78,431.54
Contract-Custodian	5,695.00	8,542.50
Contract-Custodian	0.00	633.39
Contract-Plumbing	0.00	3,470.00
Contract-Plumbing	954.10	13,561.89
Contract-Uniform Cleaning	1,649.52	1,649.52
Contract-Snow Removal	3,336.25	3,336.25
Contract-Snow Removal	4,591.66	4,591.66
Contract-Grounds/Lawn	510.00	888.25

**St. Louis Housing Authority**  
**Income Statement**

Period = Dec 2025

Book = Accrual

	Period to Date	Year to Date
Contract-Grounds/Lawn	3,187.00	37,467.00
Contract-Auto Gas	406.88	1,696.65
Contract-Auto Gas	673.62	2,013.33
Contract-HVAC	3,316.46	4,886.46
Contract-HVAC	11,842.11	38,259.87
Contract-Fire Protection	0.00	283.75
Contract-Fire Protection	4,965.70	7,695.30
Contract-Vehicle Repairs	476.69	1,638.51
Contract-Vehicle Repairs	143.02	434.47
Contract-Other	0.00	603.72
Contract-Exterior Building Repairs	0.00	500.00
Contract-Parking Lot Repairs	641.79	641.79
Contract-Electrical	1,905.63	4,286.72
Contract-Pest Control/Extermination	574.60	1,162.80
Contract-Pest Control/Extermination	6,941.64	14,982.12
Contract-Flooring Installation	823.74	4,721.74
Contract-Painting/Wall Repairs	17,354.25	25,194.25
Contr-Cabinet/Counters/Door/Windows	13,333.63	14,478.63
Contract-Lease Automobiles	10,275.00	11,241.24
Contract-Bed Bug Eradication	0.00	2,675.00
Contracts -Disaster Relief Expenses	211,019.05	391,118.60
Total Contract Costs	<u>398,449.81</u>	<u>707,028.87</u>
TOTAL MAINTENACE EXPENSES	590,243.98	1,111,742.09
PROTECTIVE SERVICES		
Security Alarm Service	900.00	1,300.00
Security/Law Enforcement	19,821.33	112,156.74
Security Enforcement-Police	142,213.25	142,213.25
Security Enforcement/Sec Guards	4,087.04	11,274.22
TOTAL PROTECTIVE SERVICES	<u>167,021.62</u>	<u>266,944.21</u>
INSURANCE PREMIUMS		
Workers Comp Claims	11,543.13	83,974.50
Auto Insurance	0.00	14,796.64
Property Insurance	0.00	145,264.11
Cyber Security Insurance	0.00	12,095.16
Fidelity Bond Insurance	0.00	651.30
Liability Insurance	0.00	39,366.72
Excess Workers Comp Insurance	0.00	14,197.96
TOTAL INSURANCE PREMIUMS	<u>11,543.13</u>	<u>310,346.39</u>
GENERAL EXPENSES		
Other General Expense	258,891.32	793,320.73
Other General Exp-Disaster Relief	3,879.00	5,286.95
PH FSS Escrow Expense	2,309.99	18,284.59
TOTAL GENERAL EXPENSES	<u>265,080.31</u>	<u>816,892.27</u>
TOTAL OPERATING EXPENSES	1,900,738.56	5,044,622.40

HOUSING ASSISTANCE PAYMENTS

**St. Louis Housing Authority**  
**Income Statement**

Period = Dec 2025

Book = Accrual

	<b>Period to Date</b>	<b>Year to Date</b>
Housing Assistance Payments	4,479,636.00	13,872,817.00
Tenant Utility Payments-Voucher	190,878.00	615,119.00
Portable Out HAP Payments	122,669.33	400,426.59
FSS Escrow Payments	6,416.00	21,571.05
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>4,799,599.33</b>	<b>14,909,933.64</b>
<b>OTHER FINANCING SOURCES</b>		
Equity Transfer Capital Assets IN	655,275.87	1,520,990.50
Equity Transfer Capital Assets OUT	655,275.87	1,520,990.50
Operating Transfers IN	142,213.25	142,213.25
Operating Transfers OUT	142,213.25	142,213.25
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>0.00</b>	<b>0.00</b>
<b>UTILITY CONSUMPTION</b>		
Water Consumption	0.00	7,988.11
Water Consumption Contra	0.00	7,988.11
Electric Consumption	205,950.00	1,128,520.00
Electric Consumption Contra	205,950.00	1,128,520.00
Gas Consumption	0.00	6,305.00
Gas Consumption Contra	0.00	6,305.00
Sewer Consumption	0.00	14,886.00
Sewer Consumption Contra	0.00	14,886.00
<b>TOTAL UTILITY CONSUMPTION</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>6,700,337.60</b>	<b>19,954,556.04</b>
<b>NET INCOME</b>	<b>-22,464.86</b>	<b>1,515,548.05</b>

# DEVELOPMENT



## MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Jason W. Hensley, Director of Real Estate Development

Date: February 11, 2026

Subject: Development and Modernization Department Board Report

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The Development and Modernization Department's highlights for the month of January are described below:

### **Asset Repositioning (Rental Assistance Demonstration (RAD) / Section 18)**

RD 22-03 – Clinton-Peabody Apartments Redevelopment – SLHA and POAH conducted the January resident engagement meeting on the 29<sup>th</sup> of the month.

POAH gave an update on the progress for the Phase I redevelopment and described efforts on the site work to prep for construction. In addition, there was a celebration surrounding Martin Luther King's birthday and reflections on his impact.

SLHA and POAH met with staff at the Community Development Administration (CDA) to discuss ways in which the remaining vacant buildings on site could receive funding for demolition. Overall, the meeting was very positive. In addition, SLHA staff began work with HUD to receive early demolition approval for the 95 units in those eight (8) buildings.

Staff made progress on the financial closing process in January. The goal is to still close on financing by the end of February so that construction can begin.

The next resident engagement meeting will be held February 19, 2026.

Parkview RAD/Section 18 blend Conversion – SLHA staff met with the residents at their regularly scheduled monthly meeting to discuss the Missouri Housing Development Commission (MHDC) award, next steps, and continue discussions related to the RAD/Section 18 blend conversion process.

Work on the construction documents to be used for bidding began in January and SLHA staff have scheduled a financial closing in the fourth quarter of the year.

A developer meeting with MHDC will be held in February in Kansas City. SLHA staff will attend on the 3<sup>rd</sup>.

On December 9, 2025, MHDC awarded SLHA almost \$9 million in tax credit and grant funding for the renovation of Parkview Elderly Apartments.

King Louis Square (KLS) and King Louis Square II (KLSII) – Work continues on the closing for the MHDC financing and RAD conversion of these units.

HUD has been encouraging PHAs to utilize RAD to insulate subsidized housing units from Federal funding decisions impacting public housing. In recognition of HUD's position on RAD, Development and Modernization staff have been working with the developer to ensure that a conversion from public housing to RAD would be of benefit to the residents and to the agency.

Murphy Park II & III RAD/Section 18 blend Conversion – The owner/developer of this mixed-finance property, McCormack Baron, received a 4% tax credit award from MHDC to renovate Murphy Park II and III, which contain 129 public housing units. McCormack Baron has requested RAD conversion for the units.

A resolution was approved at the January 22, 2026 SLHA board meeting authorizing the submission of a RAD/Section 18 blend conversion application for the public housing units. SLHA staff have scheduled resident meetings for February 11, 2026 at 3:30 p.m. and 5:30 p.m.

## Projects

Al Chappelle Roof Replacement – Development and Modernization staff have identified Raineri Construction as the lowest responsive bidder. SLHA is still working with CDA to finalize a contract. That work is still ongoing and is hoped to be wrapped up in February.

Lookaway Unit Repairs (5 Units) CDA Grant Make-Ready (heavy) – SLHA was awarded \$2 million from CDA and has finalized the contract with CDA. The contract with LPI was signed on December 18, 2025 and the work began in January. About 30% of the work was completed in January and the units are on track to be delivered in March.

The successful completion of this project will return five (5) units to occupancy.

RD 25-14 NSSS Electrification and Unit Repairs (Thirty-Four (34) Units) – The contractor mobilized on September 22, 2025 at Samuel Shepard. The eight Samuel Shepard units will be delivered in March, with the next development for activity being Towne XV.

In total, 17 units will receive make-ready work funded through the CDA grant and additional electrical service and appliance upgrades through the Housing-Related Hazards (HRH) grant. These units will be at Page Manor (7 units) and Samuel Shepard (10 units).

The solicitation also includes seventeen (17) units at the Towne XV development, and the remaining units at Page Manor and Samuel Shepard to receive electrical appliance and service upgrades. This work will include new electric water heaters, ranges, exhaust fans and upgraded

electrical panels. These improvements will be paid for through the HRH grant so that the work can be completed more efficiently and with greater value.

\*\*\*Emergency Repair \*\*\* James House Roof Replacement – On May 16, 2025, the city of St. Louis was struck by an EF3 tornado. James House was in the path of the tornado and as a result, the roof membrane was completely torn off and the HVAC system was severely damaged.

The winter storm, which dropped almost a foot of snow in the St. Louis area, delayed the work on the lightning protection system. This work should be picked back up in February.

RD 25-01 California Gardens Security Cameras (ESSG) 2024 – The contractor has completed about 90% of the cameras. Staffing issues with the subcontractor has delayed the project. It is expected to be completed in February.

RD 25-06 Parkview Apartments First Floor Furniture – Approximately 50% of the furniture is expected to be installed in the beginning of February. This will place the property management staff back in their original office space on the west side of the building.

RD 25-02 West Pine Elevator Replacement – Equipment for the first elevator is expected in the first half of February.

RD 24-07 Parkview Apartments First Floor Renovation – The west wing was completed at the end of January and the contractor is moving to the east wing to complete the work.

RD 24-08 Cochran Plaza Security Upgrades – The contractor was working through configuration issues with the system that were discovered December. The work is expected to be completed in February.

RD 23-03A Parkview Apartments Access Control System – The completion of this work is tied to the Parkview lobby work and will be completed in 2026.

RD 22-10 The California Garden Fence Replacement and Security Upgrades – SLHA staff were working with the contractor on the punch list and final items.

Parkview Parking Deck Evaluation – Development and Modernization staff are still monitoring the Parkview parking deck.

LaSaison Phase II – The developer has started work on the first house, which is under roof.

## **Section 18**

Hodiamont Board Up – Development and Modernization staff had several calls with HUD related to the Section 18 application in August. The SAC office has requested an appraisal. Staff contacted an appraiser that specializes in this type of environment and has set up a meeting to discuss. The process is ongoing.

## Projects Ready for Close-Out

RD 24-13 PHA Wide Asphalt Shingle Roof Replacement – Work has been completed and the project is in close-out.

## Grant Applications

Community Development Administration (CDA) Vacant Unit Turn (VUT) Tornado Response Grant – Development and Modernization staff submitted a grant application to CDA in response to a NOFA requesting units that could be turned quickly. CDA awarded SLHA \$250,000 to turn 25 units.

## Solicitations

RD 25-24 Invitation for Bids for Al Chappelle Community Center – The scope of work for this project will consist of the removal and replacement of the existing roofing system, drip edges, flashing and HVAC units and repairs to existing toilet rooms at the Al Chappelle Community Center located at 1401 LaSalle Lane, St. Louis, MO 63104 inside the Clinton-Peabody Development. The solicitation was issued July 29, 2025. Bids were due September 4, 2025. Two bids were received and are still being reviewed.

RD 26-14 Kingsbury Terrace Roof Replacement – The solicitation went out to bid on January 16, 2026. The general scope of work for this project will consist of, but not be limited to, removal and replacement of the existing roof system with new membrane roofing system, including all substrate insulation and related accessories, metal flashing and wood blocking, the repair of the damaged lightening protection system and the repair/replacement of the missing and damaged HVAC ductwork insulation as noted in the plans and specifications. The pre-bid walk-thru is scheduled for February 10, 2026. Bids are due on February 24, 2026.

RD 25-11 Invitation for Bids – Unit Repairs at McMillan Manor I is scheduled to go out to bid on February 6, 2026. The general scope of work for this project will consist of, but not be limited to, furnishing all labor and materials for the replacement/repair of all water damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, HVAC, door and door hardware, windows and attachment components as noted in the plans and specifications. The pre-bid walk-thru is scheduled for February 19, 2026. Bids are due on March 12, 2026.

RD 25-12 Invitation for Bids – Unit Repairs at McMillan Manor II is scheduled to go out to bid on February 6, 2026. The general scope of work for this project will consist of, but not be limited to, furnishing all labor and materials for the replacement/repair of all water damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, HVAC, door and door hardware, windows and attachment components as noted in the plans and specifications. The pre-bid walk-thru is scheduled for February 19, 2026. Bids are due on March 12, 2026.

## Re-Solicitations

None.

## Pre-Solicitation

RD 26-13 California Gardens South Building Renovation – Plans are being drawn to issue bids for the renovation of the California Gardens South Building, which will be issued for solicitation in February. The successful completion of the project will return nine (9) units back to service.

## Planning

California Gardens North and East Building Renovation – This work will include the renovation and replacement of the elevator, all PTAC units and rehabilitation of eighteen (18) remaining units at California Gardens. This work is expected to go out to bid in the second quarter.

CDA Grant Make-Ready (heavy) – SLHA was awarded \$2 million from CDA and has finalized the contract with CDA. The work will be solicited starting with Phase I in March. Development and Modernization staff have issued a task order to St. Louis Design Alliance, an architecture firm under contract with SLHA, to complete the design process for the following projects:

Phase 1: Has been moved to Solicitation. The solicitation received three (3) bids and the apparent low bidder has been notified.

Phase 2: The second phase will be split into two (2) solicitations due to mold remediation efforts needed for McMillan.

Phase 2a – Lookaway (5 units) has been moved to Solicitation.

Phase 2b - McMillan I (6 units) and McMillan II (7 units) has been moved to Solicitation.

Phase 3: Cochran (21 units). Bid documents for six (6) units are being prepared.

The phasing and units are subject to change based on cost and need.

Make-Ready (heavy) Portfolio-Wide – Development and Modernization issued a task order in February to the architects at St. Louis Design Alliance to prepare a template scope for heavy make-ready work that rises to a level above normal wear and tear for units. This work falls under the category of “Rehabilitation of 25 Units per Year” in the Annual Plan. As units are identified, they will be added to the solicitations portion of this report.

## On Hold Solicitations

N/A

DEVELOPMENT AND MODERNIZATION JANUARY MONTHLY ACTIVITY REPORT

Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review					
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Upload ed Quest CDN	Section 106 Review Submitted to SHPO	SHPO Approval Date	Part 50 or Part 58	Environmental Review Record Submitted to HUD	HUD Approval of Environmental Review	
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	0	N/A	N/A	N/A	Sherman Carler Barnhart	2/1/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/23/2020	9/23/2020	
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	0	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A			Part 58			
MO001000002	Al Chappelle Building	N/A	Roof & HVAC Replacement	1	N/A	N/A	N/A	N/A	N/A	Grice-Trivers Joint Venture	12/20/2024	100%	100%	100%	100%	100%	12/17/2020	(CDA)	Part 58	7/14/2025	7/30/2025	
MO001000041	Hadiamont Section 18 Disposition	N/A	Disposition	3	22	22	5/1/2021	4/30/2024	5/1/2022	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	TBD	9/22/2020, Tier II required	
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	0	N/A	N/A	N/A	Hurst-Rosche	4/5/2021	100%	100%	100%	100%	100%	N/A	N/A	N/A	N/A	N/A	
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	0	N/A	N/A	N/A	Hurst-Rosche	9/22/2023	100%	100%	100%	100%	100%	4/27/2020	5/11/2020	Part 50	9/21/2020	10/2/2020	
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	0	N/A	N/A	N/A	Sherman Carler Barnhart	3/22/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	9/23/2020	9/23/2020	
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carler Barnhart	2/17/2024	100%	100%	100%	100%	100%	9/8/2023	9/26/2023	Part 50	9/26/2023	1/26/2024	
MO001000028	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	38	N/A	N/A	N/A	N/A	St. Louis Design Alliance	3/18/2024	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	9/23/2020	
MO001000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	10	7/1/2024	6/30/2026	7/1/2024	St. Louis Design Alliance	11/7/2024	100%	100%	100%	100%	100%	N/A	N/A	(CDA)	Part 50 / Part 58	9/22/2020 / 9/26/25	9/23/2020 / 1/7/2025
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	N/A	N/A	N/A	N/A	St. Louis Design Alliance	5/12/2025	90%	0%	0%	0%	0%	TBD	TBD	TBD	TBD	TBD	
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	0	N/A	N/A	N/A	CDI Inc	4/22/2025	95%	0%	0%	0%	0%	TBD	TBD	TBD	TBD	TBD	
MO001000038	California Gardens	N/A	South Building Renovation	1	10	24	11/1/2025	11/1/2027	TBD	St. Louis Design Alliance	5/22/2024	100%	100%	85%	40%	0%	-	8/25/2025	Part 50	10/20/2025	12/10/2025	
MO001000038	California Gardens	N/A	North & East Buildings Renovation	2	18	24	11/1/2025	11/1/2027	TBD	St. Louis Design Alliance	5/22/2024	100%	100%	85%	40%	0%	-	8/25/2025	Part 50	10/20/2025	12/10/2025	
MO001000041	Lookaway	N/A	Unit Repairs	17	5	2	3/3/2025	3/3/2027	TBD	St. Louis Design Alliance	3/27/2025	100%	100%	100%	100%	100%	N/A	N/A	(CDA)	Part 58	9/26/2025	1/7/2025
MO001000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	N/A	N/A	N/A	N/A	St. Louis Design Alliance	3/27/2025	100%	100%	100%	90%	100%	N/A	N/A	(CDA)	TBD	TBD	TBD
MO001000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	N/A	N/A	N/A	N/A	St. Louis Design Alliance	3/27/2025	100%	100%	100%	90%	100%	N/A	N/A	(CDA)	TBD	TBD	TBD
MO001000038	California Gardens	N/A	Elevator Replacement	3	0	N/A	3/3/2025	3/3/2027	TBD	Sherman Carler Barnhart	4/26/2024	100%	100%	0%	0%	0%	TBD	TBD	TBD	TBD	TBD	
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	N/A	N/A	N/A	N/A	Hurst-Rosche, Inc.	4/18/2025	20%	0%	0%	0%	0%	TBD	TBD	TBD	TBD	TBD	
MO001000019	Parkview Apartments	N/A	Unit Repairs	1	40	40	(9/1/24)	8/31/2026	TBD	St. Louis Design Alliance	8/22/2025	100%	100%	100%	100%	100%	TBD	N/A	(CDA)	TBD	TBD	TBD

DEVELOPMENT AND MODERNIZATION JANUARY MONTHLY ACTIVITY REPORT

Project Information						Acquisition Plan Info.					Section 3		
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	# of Construction/Contract Days	Estimate Value	Date to Advertise	Pre-Bid Mtg Date	Contract Date	Contract Award - General Contractor / Developer	Contract Amount	% Sec 3 Bus
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	90	\$ 250,000	11/6/2022	11/17/2022	9/24/2023	Roady Exteriors	\$ 514,400	0%
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	365	\$ 1,271,329				Habitat for Humanity Saint Louis	\$ 409,250	
MO001000002	Al Chappelle Building	N/A	Roof & HVAC Replacement	1	N/A	180	\$ 950,000	8/7/2025	8/5/2025	TBD	TBD	TBD	TBD
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	180	\$ 550,000	N/A	5/19/2025	6/6/2025	Roady Exteriors	\$ 601,000.00	0%
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	120	\$ 500,000	4/14/2024	4/30/2024	9/6/2024	Ullitra	\$552,450.21	0%
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	60	\$ 150,000	N/A	2/26/2025	4/29/2025	Ullitra, LLC	\$169,530.95	0%
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	546	\$ 1,000,000	12/1/2024	12/17/2024	4/4/2025	Hankins Construction	\$ 1,145,000.00	0%
MO001000028	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	38	180	\$ 500,000	3/9/2025	3/18/2025	6/3/2025	Roady Exteriors	\$ 439,000.00	76%
MO001000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	180	\$ 820,300	5/14/2025	5/20/2025	TBD	Rainerl Construction	\$ 1,384,765.00	TBD
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000038	California Gardens	N/A	South Building Renovation	1	10	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000038	California Gardens	N/A	North & East Buildings Renovation	2	18	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000041	Lookaway	N/A	Unit Repairs	17	5	90	\$ 250,000	7/9/2025	7/15/2025	TBD	LPI Construction Management	\$ 320,000.00	0
MO001000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	90	\$ 300,000	2/11/2026	2/19/2026	TBD	TBD	TBD	TBD
MO001000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	90	\$ 350,000	2/11/2026	2/19/2026	TBD	TBD	TBD	TBD
MO001000038	California Gardens	N/A	Elevator Replacement	3	0	TBD	\$ 700,000	TBD	TBD	TBD	TBD	TBD	TBD
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	TBD	TBD	TBD	TBD	TBD	N/A	N/A	N/A
MO001000019	Parkview Apartments	N/A	Unit Repairs	1	40	120	\$ 640,000	11/3/2025	11/18/2025	1/22/2026	TBD	TBD	TBD

DEVELOPMENT AND MODERNIZATION JANUARY MONTHLY ACTIVITY REPORT

Project Information						Contract Performance Status								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	NTP Date	Original Completion Date	Modification - Extended Completion	Substantial Completion/Punch List Completed	Unit Turnover Starts	Unit Turnover Complete	Original Target % Complete (as of today)	Actual % Complete [Enter]	Contract Closeout Completion Date
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	6/13/2024	9/11/2024	9/1/2025	11/5/2025	N/A	N/A	100%	90%	
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	TBD	-	N/A				-		
MO001000002	Al Chappelle Building	N/A	Roof & HVAC Replacement	1	N/A	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000041	Hadiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	N/A	N/A	-	TBD	-		
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	6/19/2025	12/16/2025	2/12/2025	TBD	N/A	N/A	100%	85%	
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	1/7/2025	5/7/2025	8/8/2025	TBD	N/A	N/A	100%	95%	
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	7/25/2025	9/23/2025	1/14/2026	TBD	N/A	N/A	100%	75%	
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	9/12/2025	3/12/2027	TBD	TBD	N/A	N/A	28%	35%	
MO001000028 MO001000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	38	10/21/2025	1/19/2026	TBD	TBD	N/A	N/A	100%	90%	
MO001000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	9/19/2025	3/25/2026	TBD	TBD	N/A	N/A	78%	25%	
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	TBD	TBD	N/A	TBD	N/A	N/A	0%	0%	
MO001000038	California Gardens	N/A	South Building Renovation	1	10	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000038	California Gardens	N/A	North & East Buildings Renovation	2	18	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000041	Lookaway	N/A	Unit Repairs	17	5	1/8/2026	4/8/2026	TBD	TBD	N/A	N/A	38%	40%	
MO001000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000038	California Gardens	N/A	Elevator Replacement	3	0	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%	
MO001000019	Parkview Apartments	N/A	Unit Repairs	1	40	TBD	TBD	N/A	TBD	N/A	N/A	0%	0%	

**DEVELOPMENT AND MODERNIZATION JANUARY MONTHLY ACTIVITY REPORT**

<i>Project Information</i>						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	The fence and gates have been installed; the electrical work and system setup were completed in September. Training of SLHA staff on the access control system occurred in October. The concrete and steel structural repair portions of the contract are being moved to a new project. Punchlist was performed November 5, 2025. Closeout is anticipated in February 2026.
N/A	Homeownership, La Saison	II	New Home Construction	5	5	Construction on new houses began fall 2025.
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	SLHA was awarded a \$750,000.00 grant from the city of St. Louis for envelope & MEP repairs. Two bids were received on September 4; review and coordination with CDA continue into 2026.
MO001000041	Hodiamont - Section 18 Disposition	1	Emergency Unit Repairs	3	22	All residents have been relocated. In anticipation of a Section 18 Application. The Environmental Review is complete. HUD has returned the application for a new appraisal.
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	The project is on hold pending completion of wiring.
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	Construction activities continue.
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	Installation of the Lightning Protection system is anticipated in February pending weather.
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	Installation and configuration of the camera system was completed in November. Utiltra and SLHA IT are working on connection issues. Training and closeout activities are anticipated in February.
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	Construction completion is anticipated in February pending weather.
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	Mobilization occurred on September 12, 2025; construction is ongoing.
MO001000028 MO001000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	0	The contractor mobilized in October; construction completion is anticipated in January pending weather. Closeout activities are anticipated in February.
MO001000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	26	Contract execution was executed in August. Mobilization was September 22, 2025. Work continues at Sam Shepard into February; mobilization at Towne & Page Manor are anticipated in February.
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	MHDC notified SLHA of tax credit award. Design activities resumed in January 2026.
MO001000019	Parkview Apartments	N/A	RAD Conversion: Garage Demo/Parking Lot construction	1	0	MHDC notified SLHA of tax credit award. Design activities resumed in January 2026.
MO001000038	California Gardens	N/A	South Building PTAC/Unit repairs	1	10	Solicitation scheduled for February 2026
MO001000038	California Gardens	N/A	North & East Buildings Rehabilitation	2	18	Elevator project being combined with this solicitation, which is scheduled for second quarter of 2026
MO001000041	Lookaway	N/A	Unit Repairs	17	5	LPI Construction Management mobilized in January 2026
MO001000041	McMillan Manor I	N/A	Unit Repairs	2	6	Solicitation scheduled for February 2026
MO001000041	McMillan Manor II	N/A	Unit Repairs	5	7	Solicitation scheduled for February 2026
MO001000038	California Gardens	N/A	Elevator Replacement	3	0	Combined with solicitation for North & East buildings.
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	Design Work is ongoing.

**DEVELOPMENT AND MODERNIZATION  
JANUARY MONTHLY ACTIVITY REPORT**



**West Pine Elevator Replacement**



**NSSS Electrification & Unit Repairs  
(Samuel Shepard)**



**Parkview First Floor Renovations**



**Lookaway Unit Repairs**

**St. Louis Housing Authority  
Capital Fund Summaries  
Open Capital Fund**

AT 1/31/2026

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150117	558	294,831.00	294,831.00	0.00	294,831.00	0.00	31-Aug-2025	31-Aug-2025
MO36R00150217	559	1,785,875.00	1,785,875.00	0.00	1,785,875.00	0.00	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	8,787,844.00	0.00	8,787,844.00	0.00	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	9,020,933.00	0.00	8,748,648.19	272,284.81	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	8,341,520.00	0.00	8,341,520.00	0.00	22-Feb-2023	22-Feb-2025
MO36E00150121	566	123,277.00	123,277.00	0.00	123,277.00	0.00	9-Sep-2022	9-Sep-2023
MO36P00150122	567	9,630,778.00	9,630,778.00	0.00	8,728,496.82	902,281.18	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	8,426,261.28	579,317.72	6,088,846.58	2,916,732.42	16-Feb-2026	16-Feb-2028
MO36E00150123	569	250,000.00	250,000.00	0.00	250,000.00	0.00	17-Sep-2024	17-Sep-2025
MO36H00150122	570	520,300.00	520,300.00	0.00	14,695.36	505,604.64	7-Sep-2025	7-Sep-2027
MO36P00150124	571	9,250,628.00	4,433,663.24	4,816,964.76	3,135,825.60	6,114,802.40	5-May-2026	5-May-2028
MO36E00150124	572	206,295.00	196,718.08	9,576.92	45,626.21	160,668.79	19-Jun-2025	19-Jun-2026
MO36P00150125	573	9,280,621.00	1,925,412.00	7,355,209.00	0.00	9,280,621.00	13-May-2027	13-May-2029
<b>Totals</b>		\$66,498,481.00	\$53,737,412.60	\$5,405,859.40	\$46,345,485.76	\$10,872,374.24		
			<b>80.8%</b>			<b>69.7%</b>		

# RESIDENT INITIATIVES

## MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: February 11, 2026

Subject: Resident Initiatives Board Report

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In January 2026, the Resident Initiatives Department maintained active engagement with residents. A summary of the same is highlighted below:

### **ROSS Service Coordinator**

The ROSS Service Coordinators attended several community events to build awareness of the ROSS program and made several social service referrals to address residents' needs.

New Enrollments	Total Enrollment	Percent of Dept. Goal
0	192	96%

### Resident Engagement

The ROSS Coordinators continue to conduct outreach to enroll new residents and reactivate the previous caseload. In December, the Coordinators made the following referrals:

- Financial Education (4)
- Employment (10)
- Utility Assistance (20)
- Violence Prevention (5)
- Rental Assistance (1)
- Education (5)
- Food Assistance (2)
- Health and Wellness (1)

### Community Outreach

In January, the ROSS Coordinators attended the following events to increase program enrollment, support current participants and identify opportunities for partnerships:

#### 1/13/2026 - Meeting with Ready Readers

The ROSS Coordinator met with the Ready Readers team to discuss the Neighborhood Reading Captains program currently in progress at Clinton-Peabody, LaSalle Park and West Pine.

1/14/2026 - Tour of Tandy Recreation Center

In partnership with the Elderly and Disabled Services Coordinator, the ROSS Coordinators facilitated a tour of the Tandy Recreation Center for SLHA seniors, with the goal of utilizing the facility for future activities, including water aerobics, use of the fitness center, the gymnasium and other programming.

1/22/2026 - Parkview Elderly Resident Meeting

The ROSS Service Coordinator attended the Parkview Elderly Apartments resident meeting to share information about the ROSS program and encourage residents to enroll.

**Seniors/Disabled**

The Elderly and Disabled Services program continued providing case management services to elderly and disabled residents across SLHA developments, while also facilitating activities through the Circle of Friends (CoF) program.

In January, CoF groups held their regularly scheduled meetings for members. The Elderly and Disabled Services Coordinator also organized a tour of the Tandy Recreation Center for CoF participants and other SLHA seniors. Following the tour, seniors returned to the recreation center to participate in games and water aerobics. This served as a trial run for a potential partnership aimed at providing SLHA seniors with ongoing fitness and recreational opportunities.

Additionally, the North Sarah and Les Chateaux CoF groups hosted New Year celebrations for their participants.

**Family Self Sufficiency**

As of January 2026, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had sixty-nine (69) participants, fifteen (15) with established escrow accounts and five (5) actively receiving a monthly escrow credit. In addition, there were seventy-five (75) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which twelve (12) have established escrow accounts and six (6) receiving a monthly escrow credit. There were (2) new participants enrolled in the PH-FSS program.

FSS Staff	Participants				
	Total	Escrow	New	Established Escrow (#/ %)	Receiving Monthly Credit (#/%)
HCV	69	15	0	15/22%	5/33%
PH	75	12	2	12/16%	6/50%

In January, the St. Louis Tenant Affairs Board resumed its regular meeting schedule and held its monthly meeting on Wednesday, January 21, at the Renaissance at Grand Community Building. During the meeting, the Board received an update from the Director of Real Estate Development and provided key input and feedback.

Additionally, individual TABs are planning Valentine’s Day and Black History Month activities that will be hosted at their respective site in February.

## Director's Activities

The Director of Resident and Community Engagement is working to strengthen relationships with residents and attended several meetings to forge and maintain partnerships with organizations that can provide services and resources to SLHA families.

In January, the Director attended the following meetings/events:

### 1/13/2026 - Meeting w/Cahill House TAB and McCormack Baron Management

The Director met with the TAB leadership and McCormack Baron Management staff to provide guidance and insight on TAB funding and budgets.

### 1/26/2026 - Meeting with Harris-Stowe State University (HSSU)

The Resident Initiatives team met with Harris-Stowe State University staff to continue planning for the 3rd Annual Resident Initiatives Jamboree, which will be hosted at their site. The team also discussed youth engagement activities designed to serve SLHA youth and increase awareness of HSSU as a post-secondary education option.

### 1/16/2026 - Meeting w/Commerce Bank

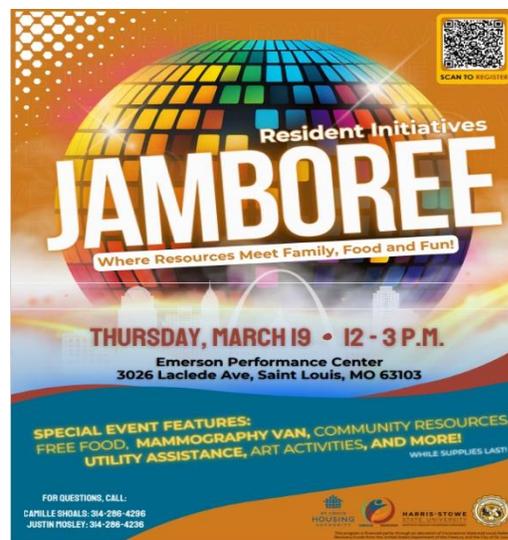
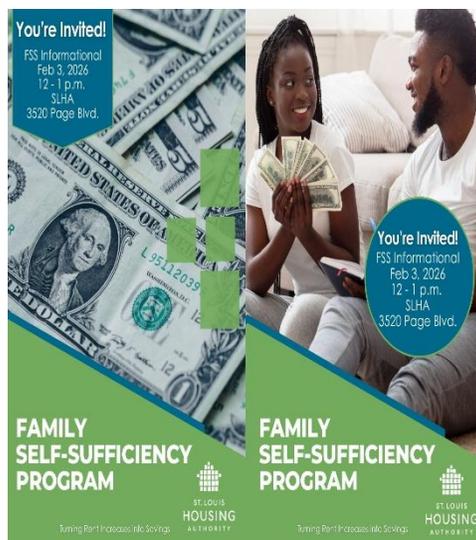
The Resident Initiatives team met with the Commerce Bank to discuss potential resources and services for SLHA families.

### 1/27/2026 - Meeting w/James S. McDonnell Foundation

The Director, along with the FSS team and SLHA leadership met with the James S. McDonnell Foundation to discuss updates on enhancing SLHA's FSS program.

## Upcoming Events:

The Resident Initiatives team is planning several upcoming events for February and March, including the Quarterly FSS Check In, the kick-off of ROSS Live and the third annual Jamboree.



**LEGAL**

## MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Paul Werner, Director of Policy and Procurement

Date: February 11, 2026

Subject: Procurement Board Report

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### Capital Fund

#### A. Contracts Awarded

RD 26-02 Invitation for Bid for Parkview Unit Repair. The scope of work for this project will consist of the replacement/repair of all damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, HVAC, door and door hardware for forty (40) units in the Parkview Elderly Apartments. The solicitation was issued on November 3, 2025 and a pre-bid conference was held on November 18, 2025. Bids were due December 16, 2025. Two bids were received. The project was awarded to Raineri Construction and the contract was executed on January 22, 2026.

#### B. Solicitations Pending

RD 25-24 Invitation for Bids for Al Chappelle Community Center. The scope of work for this project will consist of the removal and replacement of existing roofing system, drip edges, flashing and HVAC units and repairs to the existing toilet rooms at the Al Chappelle Community Center located at 1401 LaSalle Lane, St. Louis, MO 63104 inside the Clinton-Peabody development. The solicitation was issued on July 29, 2025. Bids were due on September 4, 2025. Two bids were received and are still being reviewed.

RD 26-14 Kingsbury Terrace Roof Replacement. The general scope of work for this project will consist of, but not be limited to, the removal and replacement of the existing roof system with a new membrane roofing system, including all substrate insulation and related accessories, metal flashing and wood blocking. The project will also include repairs to the damaged lightning protection system and repair/replacement of the missing and damaged HVAC ductwork insulation as noted in the plans and specifications. The solicitation was issued on January 16, 2026 and the pre-bid walk-through is scheduled for February 10, 2026. Bids are due on February 24, 2026.

RD 25-11 Invitation for Bids for Unit Repairs at McMillan Manor I. The general scope of work for this project will consist of, but not be limited to, furnishing all labor and materials for the replacement/repair of all water damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, HVAC, door and door hardware, windows and attachment components as noted in the plans and specifications. The solicitation is scheduled to be issued on February 6, 2026 and the pre-bid walk-through will be held on February 19, 2026. Bids are due on March 12, 2026.

RD 25-12 Invitation for Bids for Unit Repairs at McMillan Manor II. The general scope of work for this project will consist of, but not be limited to, furnishing all labor and materials for the replacement/repair of all water damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, HVAC, door and door hardware, windows and attachment components as noted in the plans and specifications. The solicitation is scheduled to be issued on February 6, 2026 and the pre-bid walk-through will be held on February 19, 2026. Bids are anticipated to be due on March 12, 2026.

## **Property Management**

### **A. Contracts Awarded**

PM 25-34 High-Rise Preventative Maintenance and Repairs. The scope of work for this project will consist of biannual inspections, routine maintenance and repairs to HVAC and/or boiler systems for SLHA's high-rise developments: James House, Euclid Plaza, Kingsbury Terrace, Parkview and West Pine. The solicitation was issued on November 7, 2025 and bids were due on November 14, 2025. Three bids were received and a contract was awarded to Building System Services on February 2, 2026.

PM 26-09 Elevator Maintenance and Monitoring. The scope of work for this project includes quarterly inspections, routine preventative maintenance, monitoring and repair services at Clinton-Peabody, Parkview, Lafayette Apartments and Kingsbury Terrace. The solicitation was issued on November 6, 2025 and bids were due on November 14, 2025. Three bids were received and a contract was awarded to Cardinal Elevator on February 5, 2026.

### **B. Solicitations Pending**

PM 26-12 Invitation for Bids for Trash Out Services. The scope of work for this project will consist of trash and debris removal from vacant units in the SLHA Property Management portfolio. The solicitation was issued on December 2, 2025 and bids were due on December 15, 2025. No qualified bids were received. The solicitation was reissued on January 7, 2026 and bids were due on January 16, 2026. Two responsive bids were received and are still being reviewed.

# COMMUNICATIONS



# Communications 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: Latasha Barnes, Executive Director

From: Val Joyner, Director of Communications

Date: February 11, 2026

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
<a href="#">News and Announcements</a>	1	<a href="#">New Resident Commissioners</a>
Outreach		
News Coverage		
New Social Media Campaign(s)		
Facebook Posts	21	Highest Performing <ul style="list-style-type: none"> <li><a href="#">New Year Employment Goals</a> 11,149 Reach; 211 Engagements; 11 new follows</li> <li><a href="#">New Resident Commissioners</a> 1,476 Reach; 33 Engagements; 2 new follows</li> </ul>
Twitter Posts	15	Highest Performing <ul style="list-style-type: none"> <li><a href="#">New Year Employment Goals</a> 203 Impressions; 30 Engagements</li> <li><a href="#">Retirement: Bridgette Harvey</a> 147 Impressions; 14 Engagements</li> </ul>
LinkedIn Posts	16	Highest Performing <ul style="list-style-type: none"> <li><a href="#">Above &amp; Beyond: Alvin Johnson</a> 28 Impressions; 0 Engagement</li> <li><a href="#">New Year Employment Goals</a> 28 Impressions; 0 Engagement</li> </ul>

Social media analytics:

<b>Facebook</b> <b>Total Followers: 3,777</b>	<b>JAN 2026</b>	<b>DEC 2025</b>	<b>NOV 2025</b>
Reach	27,678 (+29%)	21,498	10,977
Post Engagement	413 (+59%)	259	91
Visits	1,112 (3%)	1,152	875
New Followers	70 (-35%)	108	81

<b>LinkedIn</b> <b>Total Followers: 553</b>	<b>JAN 2026</b>	<b>DEC 2025</b>	<b>NOV 2025</b>
Impressions	938 (-7%)	1,012	882
Page Views	76 (-19%)	94	86
Unique Visitors	30	37	33
Post Reactions	23	23	26

Monthly Highlights:

"I'm feeling more secure in the financial choices I'm making and more confident in myself than ever before. Through this journey, I've learned so much about myself and I'm always striving to do my best."

I truly believe that one day I'll have a successful, thriving business - and maybe six figures in my account."

- P.L., Proud FSS Graduate

ST. LOUIS HOUSING AUTHORITY

**ABOVE & BEYOND**  
STAFF RECOGNITION

**ROBERT SLATE**  
Senior Maintenance Technician

Robert has consistently demonstrated exceptional dedication to maintenance operations, not only within his assigned building but also by willingly supporting other sites when needed. His reliability, technical skill, and proactive approach have been instrumental in ensuring that maintenance tasks are completed promptly, efficiently, and to a high standard.

Robert takes pride in his work and approaches every task with professionalism and care, contributing to safe, well-maintained environments for both residents and staff. Beyond his technical contributions, he fosters a positive and collaborative atmosphere, exemplifying teamwork and a strong service mindset. His commitment to excellence, flexibility, and willingness to go above and beyond reflect the core values we strive to uphold as an agency.

Robert's efforts do not go unnoticed, and his contributions play a meaningful role in the overall success of our maintenance team.

SLHA proudly acknowledges Robert's dedication and impact in advancing our mission.

Scan this code or visit [slha.org/awards](#) for current job openings.

**ABOVE & BEYOND**  
STAFF RECOGNITION

**KIM HUGHES**  
Property Management General Manager - North Hub

We are proud to recognize Kim for her outstanding leadership and unwavering dedication to SLHA and the families we serve. In her role overseeing daily operations, Kim consistently demonstrates excellence in leading her team, managing complex challenges, and ensuring residents receive the support and services they need to thrive. Her commitment to maintaining high standards is evident in every aspect of her work, from operational oversight to thoughtful decision-making that prioritizes both staff and residents.

Kim has a remarkable ability to develop and sustain positive, trusting relationships with residents, fostering an environment of respect, compassion, and collaboration. Her many years of service reflect a deep, unwavering dedication to SLHA families and our mission. Under her leadership, the North Hub continues to be a model of stability, responsiveness, and care.

We are truly fortunate to have Kim at the helm of the North Hub team, and we are grateful for the lasting impact she makes every day.

SLHA proudly acknowledges Kim's dedication and impact in advancing our mission.

Scan this code or visit [slha.org/awards](#) for current job openings.

1. [FSS Testimonial](#)
2. [Above and Beyond: Robert Slate](#)
3. [Above and Beyond: Kim Hughes](#)

# **HUMAN RESOURCES**



# Human Resources 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: Latasha Barnes, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: February 11, 2026

Subject: Human Resources Board Report

### EMPLOYEE CENSUS AS OF JANUARY 31, 2026

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
103	0	4	107

### STAFFING CHANGES

#### New Employees Full-Time:

<u>Name</u>	<u>Title</u>
None this reporting period.	

#### New Employees Temporary Full-Time:

<u>Name</u>	<u>Title</u>
Lisa Liu	Circle of Friends Intern

#### New Employees Regular Part-Time:

<u>Name</u>	<u>Title</u>
None this reporting period.	

#### New Employees Temporary Part-Time:

<u>Name</u>	<u>Title</u>
None this reporting period.	

#### Promotions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

#### Status Change Acting Positions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
Darlisha Cooper	Accounting Manager	Acting Director of Finance

#### Title Change:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

**Status Change (Temporary to Regular Full-Time):**

<b><u>Name</u></b>	<b><u>Former Title</u></b>	<b><u>New Title</u></b>
None this reporting period.		

**Status Change (Temporary to Regular Part-Time):**

<b><u>Name</u></b>	<b><u>Former Title</u></b>	<b><u>New Title</u></b>
None this reporting period.		

**Status Change (Temporary Part-Time to Temporary Full-Time):**

<b><u>Name</u></b>	<b><u>Former Title</u></b>	<b><u>New Title</u></b>
None this reporting period.		

**Transfers**

<b><u>Name</u></b>	<b><u>Former Department</u></b>	<b><u>Current Location</u></b>
None this reporting period.		

**Recruitment**

**number of position vacancies published this month: 0**

**number of position vacancies carried over from previous month: 4**

**Applications**

**Received This Month**

**Position Vacancies Published this Month:**

None this reporting period.

**Additional Applications Received this Month:**

Director of Finance	9
Housing Specialist	40
HQS Inspector	12
Social Work Intern	17

**Position Applied for by Residents:**

None this reporting period.

**EEO COMPLAINTS:**

None this reporting period.

**EMPLOYEE TRAINING – LOCAL:**

<b><u>Name</u></b>	<b><u>Training</u></b>	<b><u>Hour</u></b>
Jason Hensley	Cyber Awareness Challenge 2025	1.20
Kelly Scott	Cyber Awareness Challenge 2025	1.20
Althelia Powell-Thomas	UHC Rewards Fully Insured Webinar for Brokers & Employers	1.00

**EMPLOYEE TRAINING OUT- OF- STATE:**

<b><u>Name</u></b>	<b><u>Division</u></b>	<b><u>Destination</u></b>	<b><u>Date Lv</u></b>	<b><u>Date Ret</u></b>	<b><u>Purpose</u></b>
None this reporting period.					