



ST. LOUIS  
HOUSING  
AUTHORITY

# MONTHLY ACTIVITY REPORTS

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APRIL 23

2026

## MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: April 17, 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 March.

### **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 February 2026
- Public Housing AMP Budgets as of February 2026
- Financial Condition Indicators as of February 2026
- Management Operations Indicators as of February 2026

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

- Section 8 Cash Activity as of February 2026
- HCV Budget as of February 2026
- Housing Choice Voucher Memo
- Waitlist Breakdown Summary
- HCV Demographic Summary Report
- Inspection Activity Summary Report

### **III. Finance**

- Income Statement as of February 2026

### **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: April 8, 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. Due to the significant number of late recertifications over 13 months, Asset Management has implemented an additional monthly meeting with McCormack Baron (MBM). This meeting is focused specifically on addressing late recertifications and providing technical assistance to bring MBM's reporting to the HUD required minimum of 95%.

**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 shut down, SLHA has not received a response for requests submitted.

Number of HUD Approved Units (Start of the month)	427
New Requests Submitted to HUD (# of units)	21
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>March</b>	<b>84.95%</b>
<b>HUD GOAL</b>	<b>95%</b>

**Prior Months:**

<b>February</b>	<b>January</b>	<b>December</b>
84.76%	83.67%	84.65%

Public Housing Occupancy

AMP #	DEVELOPMENT	# UNITS	10/1/2025			11/1/2025			12/1/2025			1/1/2026			2/1/2026			3/1/2026		
			Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %
MO001000002	Clinton-Peabody	281	177	98	94.2%	177	97	93.3%	184	97	100.0%	184	95	97.9%	184	92	94.8%	184	91	93.8%
MO001000010	James House	126	2	119	96.0%	2	114	91.9%	2	113	91.1%	2	111	89.5%	2	113	91.1%	2	112	90.3%
MO001000013	Euclid Plaza Elderly	108		105	97.2%		104	96.3%		104	96.3%		104	96.3%		102	94.4%		103	95.4%
MO001000017	West Pine	99		96	97.0%		96	97.0%		96	97.0%		94	94.9%		94	94.9%		95	96.0%
MO001000019	Parkview Elderly	295	85	197	93.8%	84	193	91.5%	83	193	91.0%	82	198	93.0%	82	197	92.5%	97	194	98.0%
MO001000028	Badenhaus/Badenfest	121		112	92.6%		111	91.7%		111	91.7%		113	93.4%		114	94.2%		115	95.0%
MO001000034	LaSalle Park	148		144	97.3%		141	95.3%		141	95.3%		142	95.9%		143	96.6%		142	95.9%
MO001000037	Cochran Plaza	78	15	58	92.1%	16	55	88.7%	16	55	88.7%	16	55	88.7%	16	56	90.3%	10	57	83.8%
MO001000038	Southside Scattered Sites	143	25	99	83.9%	25	102	86.4%	25	102	86.4%	24	102	85.7%	23	103	85.8%	19	105	84.7%
MO001000041	Northside Scattered Sites	128	64	60	93.8%	64	59	92.2%	64	59	92.2%	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%	24	54	78.3%	24	54	78.3%
MO001000045	Murphy Park II	64	16	46	95.8%	16	47	97.9%	15	47	95.9%	13	49	96.1%	13	49	96.1%	12	48	92.3%
MO001000046	Murphy Park III	65	4	54	88.5%	4	54	88.5%	4	54	88.5%	2	55	87.3%	2	54	85.7%	2	53	84.1%
MO001000047	King Louis Square	36		36	100.0%		35	97.2%		35	97.2%		35	97.2%		34	94.4%		33	91.7%
MO001000048	Les Chateaux	40		34	85.0%		35	87.5%		35	87.5%		36	90.0%		36	90.0%		36	90.0%
MO001000049	King Louis Square II	44		43	97.7%		43	97.7%		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%		51	82.3%		50	80.6%
MO001000052	King Louis III	24	2	22	100.0%	2	22	100.0%	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%		71	94.7%		69	92.0%
MO001000055	Gardens at Renaissance Pl	22		20	90.9%		21	95.5%		21	95.5%		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%		73	91.3%		74	92.5%
MO001000057	Renaissance Pl @ Grand II	36	2	34	100.0%	2	34	100.0%	2	34	100.0%	2	34	100.0%	2	33	97.1%	1	33	94.3%
MO001000058	Cambridge Heights	46	29	17	100.0%	29	17	100.0%	29	17	100.0%	29	17	100.0%		16	34.8%		14	30.4%
MO001000059	Renaissance Place @ Grand III	50	2	48	100.0%	2	48	100.0%	2	48	100.0%	2	48	100.0%	2	46	95.8%	2	46	95.8%
MO001000060	Cambridge Heights II	44	21	20	87.0%	21	20	87.0%	21	20	87.0%	21	20	87.0%		20	45.5%		20	45.5%
MO001000061	Kingsbury Terrace	120		115	95.8%		115	95.8%		114	95.0%		112	93.3%		113	94.2%		112	93.3%
MO001000062	Sr. Living at Cambridge Heights	75		71	94.7%		72	96.0%		72	96.0%		71	94.7%		67	89.3%		67	89.3%
MO001000063	Arlington Grove	70		67	95.7%		66	94.3%		66	94.3%		66	94.3%		66	94.3%		65	92.9%
MO001000064	North Sarah	59	5	47	87.0%	5	49	90.7%	4	48	87.3%	3	48	85.7%	3	49	87.5%	3	50	89.3%
MO001000065	North Sarah II	46	6	34	85.0%	6	34	85.0%	5	34	82.9%	5	34	82.9%	4	35	83.3%	4	35	83.3%
MO001000066	North Sarah III	35	1	31	91.2%	1	31	91.2%	1	31	91.2%	1	31	91.2%	1	30	88.2%	1	30	88.2%
MO001000067	Preservation Square I	19		19	100.0%		19	100.0%		18	94.7%		18	94.7%		17	89.5%		17	89.5%
<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>476</b>	<b>2,090</b>	<b>92.6%</b>	<b>424</b>	<b>2,073</b>	<b>89.8%</b>	<b>427</b>	<b>2,065</b>	<b>89.6%</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**  
March 1 - March 31, 2026

	March 2026		October 2025 - March 2026	
Abandonment of Unit	4	14.3%	11	7.1%
Deceased	4	14.3%	20	12.9%
Did Not Like Unit	-	-	1	0.6%
Evicted-Legal Action	3	10.7%	35	22.6%
Incarcerated	-	-	-	-
Moved-In Legal	-	-	3	1.9%
Moved to HCV Prog S8	1	3.6%	1	0.6%
Moved with Notice	11	39.3%	64	41.3%
Moved without Notice	2	7.1%	7	4.5%
One Strike	-	-	1	0.6%
Nursing Home Placement	3	10.7%	3	1.9%
Purchased Home	-	-	-	-
Relocation Transfer	-	-	2	1.3%
Transfer to Diff PH Unit	-	-	7	4.5%
	-	-		
<b>Total</b>	<b>28</b>	<b>100%</b>	<b>155</b>	<b>100%</b>

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

	<b>Disabled</b>	<b>Non-Disabled</b>	<b>Total</b>
Number of Families	641	1,506	<b>2,147</b>
Average Family Size	1.4	2.3	<b>2.0</b>
Average Age of Head of Household	58.9	46.4	<b>20.2</b>
Number of Youth Family Members (<18)	-	-	<b>1,780</b>
Average Age of Youth Family Members	-	-	<b>10.8</b>
Number of Senior (62+) Head of Household	319	349	<b>668</b>
Average Household Income	\$13,081	\$12,212	<b>\$12,471</b>
Number of Head of Households Employed	591	975	<b>1,566</b>
Average Monthly Rent	\$263.72	\$216.87	<b>\$230.86</b>
Average Cost of Utilities Paid by SLHA	\$5.49	\$32.83	<b>\$24.67</b>
Average Length of Occupancy (Years)	9.9	6.3	<b>7.4</b>

<b>Head of Household - Race / Ethnicity</b>	<b>Hispanic</b>	<b>Non Hispanic</b>	<b>Total</b>
American Indian or Alaska Native Only	-	3	3
Any Other Combination	2	16	18
Asian Only	-	3	3
Black/African American Only	15	2,052	2,067
Native Hawaiian/Other Pacific Islander Only	-	-	-
White Only	2	39	41
White, American Indian/Alaskan Native	-	1	1
White, Black/African American	1	13	14
<b>Total</b>	<b>20</b>	<b>2,127</b>	<b>2,147</b>

# NIBRS Crime Comparison by Neighborhood

## MARCH MONTHLY

### 2026 vs 2025

#### Neighborhood **Columbus Square**

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	2	0	2	∞	2
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	0	0	0		3
Rape	11A	0	0	0		0
Sodomy	11B	0	0	0		0
Sexual Assault with an Object	11C	0	0	0		0
Criminal Sexual Contact	11D	0	0	0		0
Aggravated Assault	13A	5	10	-5	-50%	12
*Aggravated Assault with Firearm	13A*	3	7	-4	-57%	7
Simple Assault	13B	5	4	1	25%	10
Intimidation	13C	1	3	-2	-67%	2
Incest	36A	0	0	0		0
Statutory Rape	36B	0	0	0		0
Human Trafficking, Commercial Sex Acts	64A	0	0	0		0
Human Trafficking, Involuntary Servitude	64B	0	0	0		0
	Total Person Crime	<b>13</b>	<b>17</b>	<b>-4</b>	<b>-23.5%</b>	<b>29</b>

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	0	0	0		0
*Carjacking	120*	0	0	0		0
Arson	200	0	0	0		2
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	1	0	1	∞	4
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	0	0	0		0
Theft From Building	23D	1	3	-2	-67%	2
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	1	0	1	∞	2
Theft From Motor Vehicle Parts/Accessories	23G	1	1	0	0%	2
All Other Larceny	23H	1	3	-2	-67%	8
Motor Vehicle Theft	240	2	1	1	100%	5
Counterfeiting/Forgery	250	0	0	0		0
False Pretense/Swindle/Confidence Game	26A	0	0	0		0
Credit Card/Automatic Teller Machine Fraud	26B	1	0	1	∞	1
Impersonation	26C	0	0	0		0
Welfare Fraud	26D	0	0	0		0
Wire Fraud	26E	0	0	0		0
Identity Theft	26F	0	0	0		0

# NIBRS Crime Comparison by Neighborhood

## MARCH MONTHLY

### 2026 vs 2025

#### Neighborhood **Covenant Blu Grand Center**

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	0	0	0		1
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	0	0	0		0
Rape	11A	0	0	0		0
Sodomy	11B	0	0	0		0
Sexual Assault with an Object	11C	0	0	0		0
Criminal Sexual Contact	11D	0	0	0		0
Aggravated Assault	13A	3	1	2	200%	10
*Aggravated Assault with Firearm	13A*	2	0	2	∞	4
Simple Assault	13B	6	4	2	50%	19
Intimidation	13C	0	0	0		1
Incest	36A	0	0	0		0
Statutory Rape	36B	0	0	0		0
Human Trafficking, Commercial Sex Acts	64A	0	0	0		0
Human Trafficking, Involuntary Servitude	64B	0	0	0		0
	Total Person Crime	<b>9</b>	<b>5</b>	<b>4</b>	<b>80.0%</b>	<b>31</b>

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	1	0	1	∞	2
*Carjacking	120*	0	0	0		0
Arson	200	0	1	-1	-100%	0
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	2	3	-1	-33%	7
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	0	1	-1	-100%	0
Theft From Building	23D	1	4	-3	-75%	8
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	2	4	-2	-50%	7
Theft From Motor Vehicle Parts/Accessories	23G	1	0	1	∞	4
All Other Larceny	23H	0	1	-1	-100%	5
Motor Vehicle Theft	240	1	1	0	0%	3
Counterfeiting/Forgery	250	0	0	0		0
False Pretense/Swindle/Confidence Game	26A	0	0	0		0
Credit Card/Automatic Teller Machine Fraud	26B	0	0	0		1
Impersonation	26C	0	0	0		0
Welfare Fraud	26D	0	0	0		0
Wire Fraud	26E	0	0	0		0
Identity Theft	26F	0	0	0		0

# NIBRS Crime Comparison by Neighborhood

## MARCH MONTHLY

### 2026 vs 2025

#### Neighborhood **Lasalle Park**

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	0	0	0		0
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	0	0	0		0
Rape	11A	0	0	0		0
Sodomy	11B	0	0	0		0
Sexual Assault with an Object	11C	0	0	0		0
Criminal Sexual Contact	11D	0	1	-1	-100%	0
Aggravated Assault	13A	0	0	0		1
*Aggravated Assault with Firearm	13A*	0	0	0		1
Simple Assault	13B	2	3	-1	-33%	3
Intimidation	13C	1	0	1	∞	1
Incest	36A	0	0	0		0
Statutory Rape	36B	0	0	0		0
Human Trafficking, Commercial Sex Acts	64A	0	0	0		0
Human Trafficking, Involuntary Servitude	64B	0	0	0		0
	Total Person Crime	<b>3</b>	<b>4</b>	<b>-1</b>	<b>-25.0%</b>	<b>5</b>

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	0	1	-1	-100%	0
*Carjacking	120*	0	0	0		0
Arson	200	0	0	0		0
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	0	1	-1	-100%	1
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	0	0	0		0
Theft From Building	23D	0	0	0		1
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	3	5	-2	-40%	17
Theft From Motor Vehicle Parts/Accessories	23G	0	0	0		0
All Other Larceny	23H	0	2	-2	-100%	1
Motor Vehicle Theft	240	1	0	1	∞	3
Counterfeiting/Forgery	250	0	0	0		0
False Pretense/Swindle/Confidence Game	26A	0	0	0		0
Credit Card/Automatic Teller Machine Fraud	26B	0	0	0		0
Impersonation	26C	0	0	0		0
Welfare Fraud	26D	0	0	0		0
Wire Fraud	26E	0	0	0		0
Identity Theft	26F	0	0	0		0

# NIBRS Crime Comparison by Neighborhood

## MARCH MONTHLY

### 2026 vs 2025

#### Neighborhood Peabody Darst Webbe

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	0	0	0		1
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	0	0	0		0
Rape	11A	0	0	0		0
Sodomy	11B	0	0	0		0
Sexual Assault with an Object	11C	0	0	0		0
Criminal Sexual Contact	11D	0	0	0		0
Aggravated Assault	13A	1	7	-6	-86%	5
*Aggravated Assault with Firearm	13A*	1	6	-5	-83%	3
Simple Assault	13B	0	0	0		2
Intimidation	13C	0	2	-2	-100%	4
Incest	36A	0	0	0		0
Statutory Rape	36B	0	0	0		0
Human Trafficking, Commercial Sex Acts	64A	0	0	0		0
Human Trafficking, Involuntary Servitude	64B	0	0	0		0
	Total Person Crime	<b>1</b>	<b>9</b>	<b>-8</b>	<b>-88.9%</b>	<b>12</b>

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	0	1	-1	-100%	0
*Carjacking	120*	0	0	0		0
Arson	200	0	0	0		0
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	1	1	0	0%	4
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	0	1	-1	-100%	7
Theft From Building	23D	0	2	-2	-100%	2
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	0	2	-2	-100%	1
Theft From Motor Vehicle Parts/Accessories	23G	1	2	-1	-50%	1
All Other Larceny	23H	1	4	-3	-75%	2
Motor Vehicle Theft	240	0	1	-1	-100%	1
Counterfeiting/Forgery	250	0	0	0		0
False Pretense/Swindle/Confidence Game	26A	0	0	0		0
Credit Card/Automatic Teller Machine Fraud	26B	0	0	0		1
Impersonation	26C	0	0	0		0
Welfare Fraud	26D	0	0	0		0
Wire Fraud	26E	0	0	0		0
Identity Theft	26F	0	0	0		0

## MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: April 8, 2026

SUBJECT: Property Management Board Report

### **Property Management Department:**

#### **Summary**

During March, 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**

Although occupancy declined from the prior month, the portfolio remained in compliance with HUD's minimum standard at 94.07% at month-end. March performance was affected by temporary operational barriers that slowed lease-up activity at certain sites. In response, the department has intensified oversight of vacancy status, unit readiness, and leasing progress to support occupancy recovery.

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

Unit readiness remained a priority during March, and multiple vacant units were prepared for occupancy. However, a temporary administrative issue affected leasing flow and limited the number of qualified applicants available for immediate placement. As a result, several rent-ready units remained unoccupied at month-end. Corrective action is underway to restore normal lease-up activity.

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

- Property Management completed 10 move-ins for March 2026. Of March move-outs, 13.04% were evictions and 47.83% were move-outs with notice. There were no resident transfers in March.
- Trend Consistency: The occupancy rate at the end of March 2026 was 94.07%, a 1.14% decrease from February's occupancy percentage.

January 2026	February 2026	March 2026
95.03%	95.21%	94.07%

### **Rent Collection Summary**

In March 2026, the portfolio generated \$223,177.50 in rent charges, with \$160,205.40 collected, resulting in a 68.72 % collection rate. 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:** March work order activity remained consistent with normal property operations. The portfolio recorded 221 new work orders and 192 completed work orders during the month. While open work order volume increased modestly, the activity did not reflect any single recurring issue across the portfolio. Property Management will continue monitoring site-level activity and prioritizing completion of outstanding items.

**Recertifications:** Property Management closed out in March with 48 late recertifications, resulting in a 97.12% recertification rate.

<b>January 2026</b>	<b>February 2026</b>	<b>March 2026</b>
18	16	48

## Work Order Period Activity

Period Date From: 03/01/2026 - Period Date To: 03/31/2026

<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	2	7	2	7
Badenhaus Elderly	1	16	16	1
Clinton - Peabody	88	22	7	103
Cochran Plaza	1	22	17	6
Euclid Plaza Elderly	1	0	0	1
Folsom	0	3	2	1
James House	44	0	0	44
King Louis III	45	3	0	48
Kingsbury Terrace	3	0	0	3
Lafayette Apartments	9	3	8	4
Lafayette Townhomes	45	6	7	44
LaSalle Park	47	52	47	52
Lookaway	1	6	5	2
Marie Fanger	11	0	2	9
McMillian Manor II	0	6	3	3
McMillian Manor	1	7	7	1
Parkview Elderly	39	58	52	45
South Broadway	11	2	5	8
Tiffany Turnkey	18	3	9	12
Towne XV	0	3	2	1
Walnut Park	0	2	1	1
West Pine	10	0	0	10
<b>Total</b>	<b>378</b>	<b>221</b>	<b>192</b>	<b>407</b>

**PUBLIC HOUSING CASH ACTIVITY AS OF 02/01**

<u>CHECKING, MONEY MARKET ACCOUNTS &amp; ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME &amp; NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	2/1/26 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	2/1/26 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$17,690,686.37	FED AGRICULTURAL	6/8/2026	\$246,521.70
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$38,295.48	ALLY BANK	4/21/2026	\$242,529.25
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$536,496.13	FEDERAL HOME LOAN	various	\$297,120.49
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$696,930.96	FIRST STATE COMMUNITY	5/18/2026	\$244,880.69
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$317,384.30	SALLIE MAE BANK	6/30/2026	\$230,665.96
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$110,763.14	BAR HARBOR BANK & TRUST	7/27/2026	\$244,880.24
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,942.34	OPEN BANK	5/19/2026	\$244,880.41
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,861.40	OAKSTAR BANK	8/4/2026	\$249,878.50
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$236,783.73	BANK OF HOPE	5/28/2026	\$245,000.00
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$2,984.86	CFG BANK	10/30/2026	\$244,906.80
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$8,920.30	FANNIE MAE	11/23/2026	\$242,965.56
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$218,120.51	STATE BANK OF INDIA	5/19/2026	\$247,287.10
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$723,884.89	CORP AMERICA FAMILY	8/28/2026	\$245,000.00
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,036,516.56	GOLDMAN SACHS	8/4/2026	\$235,378.91
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$147,674.82	FIRST FED BANK	4/29/2026	\$250,000.00
		FIRST BANK OF THE LAKE	10/26/2026	\$249,906.39
		DELTA NATL BANK	6/26/2026	\$240,490.25
<b>TOTAL CASH &amp; MIXED FINANCE (CASH &amp; INVESTMENTS)</b>	<b>\$21,779,245.79</b>	<b>TOTAL INVESTMENTS</b>		<b>\$4,202,292.25</b>

**Clinton Peabody**  
**Income Statement**  
Period = Oct 2025-Feb 2026  
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	53,382.00	55,310.00	-1,928.00	132,744.00
Utility Reimb.-LIPH	-32,170.00	-30,095.00	-2,075.00	-72,228.00
Total Rental Income	21,212.00	25,215.00	-4,003.00	60,516.00
Other Tenant Income				
Laundry and Vending	0.00	415.00	-415.00	1,000.00
Damages/Maintenance	0.00	625.00	-625.00	1,500.00
Late Charges	2,798.00	1,960.00	838.00	4,700.00
Vacate Charges	285.00	0.00	285.00	0.00
Total Other Tenant Income	3,083.00	3,000.00	83.00	7,200.00
NET TENANT INCOME	24,295.00	28,215.00	-3,920.00	67,716.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	587,753.68	1,139,455.00	-551,701.32	2,734,700.00
Allocated Interest Income	0.00	60.00	-60.00	140.00
Fraud Recovery PH	-586.00	0.00	-586.00	0.00
Other Miscellaneous Income	64,052.00	0.00	64,052.00	0.00
Allocated Other Income	47,954.95	9,780.00	38,174.95	23,477.00
TOTAL GRANT AND OTHER INCOME	699,174.63	1,149,295.00	-450,120.37	2,758,317.00
TOTAL INCOME	723,469.63	1,177,510.00	-454,040.37	2,826,033.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	95,509.97	215,410.00	119,900.03	516,972.00
TOTAL TENANT SERVICES EXPENSES	33,078.95	16,460.00	-16,618.95	39,499.00
TOTAL UTILITY EXPENSES	137,628.86	215,530.00	77,901.14	517,265.00
Total Maint Salaries				
	118,236.75	85,065.00	-33,171.75	204,148.00
Total Materials				
	6,784.80	15,635.00	8,850.20	37,500.00
Total Contract Costs				
	99,081.17	139,500.00	40,418.83	334,800.00
TOTAL MAINTENANCE EXPENSES	224,102.72	240,200.00	16,097.28	576,448.00
TOTAL PROTECTIVE SERVICES	45,418.71	145,880.00	100,461.29	350,117.00
TOTAL INSURANCE PREMIUMS	81,295.18	104,660.00	23,364.82	251,176.00
TOTAL GENERAL EXPENSES	1,118.80	239,400.00	238,281.20	574,556.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	618,153.19	1,177,510.00	559,356.81	2,826,033.00
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	150,061.15	0.00	150,061.15	0.00

**James House**  
**Income Statement**  
Period = Oct 2025-Feb 2026

Book = Accrual

	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	99,556.00	107,180.00	-7,624.00	257,232.00
Total Rental Income	99,556.00	107,180.00	-7,624.00	257,232.00
Other Tenant Income				
Damages/Maintenance	100.00	85.00	15.00	200.00
Late Charges	5,430.00	6,250.00	-820.00	15,000.00
Legal Fees - Tenant	350.00	415.00	-65.00	1,000.00
Misc.Tenant Income	-105.00	0.00	-105.00	0.00
Total Other Tenant Income	5,775.00	6,750.00	-975.00	16,200.00
NET TENANT INCOME	105,331.00	113,930.00	-8,599.00	273,432.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	294,937.01	289,100.00	5,837.01	693,843.00
Allocated Interest Income	0.00	5.00	-5.00	21.00
Fraud Recovery PH	-4,547.00	0.00	-4,547.00	0.00
Insurance Proceeds	67,393.36	0.00	67,393.36	0.00
Allocated Other Income	7,184.69	1,465.00	5,719.69	3,517.00
TOTAL GRANT AND OTHER INCOME	364,968.06	290,570.00	74,398.06	697,381.00
TOTAL INCOME	470,299.06	404,500.00	65,799.06	970,813.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	64,103.65	82,965.00	18,861.35	199,115.00
TOTAL TENANT SERVICES EXPENSES	5,094.34	5,470.00	375.66	13,124.00
TOTAL UTILITY EXPENSES	105,032.57	105,420.00	387.43	253,000.00
Total Maint Salaries				
	56,911.28	48,700.00	-8,211.28	116,878.00
Total Materials				
	7,612.53	10,630.00	3,017.47	25,500.00
Total Contract Costs				
	180,001.65	63,060.00	-116,941.65	151,360.00
TOTAL MAINTENACE EXPENSES	244,525.46	122,390.00	-122,135.46	293,738.00
TOTAL PROTECTIVE SERVICES	24,845.03	33,595.00	8,749.97	80,626.00
TOTAL INSURANCE PREMIUMS	35,793.45	52,585.00	16,791.55	126,210.00
TOTAL GENERAL EXPENSES	502.86	2,085.00	1,582.14	5,000.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	479,897.36	404,500.00	-75,397.36	970,813.00
NET INCOME	-9,598.30	0.00	-9,598.30	0.00

**Euclid Plaza Elderly**  
**Income Statement**

Period = Oct 2025-Feb 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	96,505.50	97,110.00	-604.50	233,064.00
Total Rental Income	96,505.50	97,110.00	-604.50	233,064.00
Other Tenant Income				
Laundry and Vending	0.00	835.00	-835.00	2,000.00
Late Charges	8,631.50	6,250.00	2,381.50	15,000.00
Legal Fees - Tenant	0.00	4,790.00	-4,790.00	11,500.00
Misc. Tenant Income	-75.00	0.00	-75.00	0.00
Total Other Tenant Income	8,556.50	11,875.00	-3,318.50	28,500.00
NET TENANT INCOME	105,062.00	108,985.00	-3,923.00	261,564.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	200,298.08	243,820.00	-43,521.92	585,166.00
Allocated Interest Income	0.00	5.00	-5.00	18.00
Fraud Recovery PH	-8,235.00	0.00	-8,235.00	0.00
Allocated Other Income	6,386.39	1,300.00	5,086.39	3,126.00
TOTAL GRANT AND OTHER INCOME	198,449.47	245,125.00	-46,675.53	588,310.00
TOTAL INCOME	303,511.47	354,110.00	-50,598.53	849,874.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	48,857.15	81,055.00	32,197.85	194,548.00
TOTAL TENANT SERVICES EXPENSES	4,215.66	5,170.00	954.34	12,407.00
TOTAL UTILITY EXPENSES	77,280.07	103,260.00	25,979.93	247,831.00
Total Maint Salaries				
Total Maint Salaries	62,553.41	50,470.00	-12,083.41	121,129.00
Total Materials				
Total Materials	8,577.38	8,225.00	-352.38	19,750.00
Total Contract Costs				
Total Contract Costs	64,702.64	37,975.00	-26,727.64	91,100.00
TOTAL MAINTENACE EXPENSES	135,833.43	96,670.00	-39,163.43	231,979.00
TOTAL PROTECTIVE SERVICES	26,154.57	33,345.00	7,190.43	80,026.00
TOTAL INSURANCE PREMIUMS	29,620.70	32,535.00	2,914.30	78,083.00
TOTAL GENERAL EXPENSE	390.27	2,085.00	1,694.73	5,000.00
TOTAL OPERATING EXPENSES	322,351.85	354,110.00	31,758.15	849,874.00
NET INCOME	-18,840.38	0.00	-18,840.38	0.00

**West Pine**  
**Income Statement**

Period = Oct 2025-Feb 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Rental Income				
Tenant Rent	99,783.00	102,890.00	-3,107.00	246,936.00
Total Rental Income	99,783.00	102,890.00	-3,107.00	246,936.00
Other Tenant Income				
Laundry and Vending	0.00	625.00	-625.00	1,500.00
Damages/Maintenance	0.00	85.00	-85.00	200.00
Late Charges	3,213.00	3,750.00	-537.00	9,000.00
Legal Fees - Tenant	0.00	210.00	-210.00	500.00
Misc.Tenant Income	330.00	0.00	330.00	0.00
Vacate Charges	193.00	0.00	193.00	0.00
Total Other Tenant Income	3,736.00	4,670.00	-934.00	11,200.00
NET TENANT INCOME	103,519.00	107,560.00	-4,041.00	258,136.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	161,548.32	283,320.00	-121,771.68	679,955.00
Allocated Interest Income	0.00	5.00	-5.00	17.00
Fraud Recovery PH	-2,160.00	0.00	-2,160.00	0.00
Allocated Other Income	5,930.22	1,210.00	4,720.22	2,903.00
TOTAL GRANT AND OTHER INCOME	165,318.54	284,535.00	-119,216.46	682,875.00
TOTAL INCOME	268,837.54	392,095.00	-123,257.46	941,011.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	76,628.60	69,525.00	-7,103.60	166,877.00
TOTAL TENANT SERVICES EXPENSES	3,174.07	5,010.00	1,835.93	12,015.00
TOTAL UTILITY EXPENSES	78,257.72	97,470.00	19,212.28	233,935.00
Total Maint Salaries	46,755.53	50,005.00	3,249.47	119,998.00
Total Materials	8,128.92	9,375.00	1,246.08	22,500.00
Total Contract Costs	39,060.47	59,900.00	20,839.53	143,742.00
TOTAL MAINTENACE EXPENSES	93,944.92	119,280.00	25,335.08	286,240.00
TOTAL PROTECTIVE SERVICES	34,933.18	33,345.00	-1,588.18	80,026.00
TOTAL INSURANCE PREMIUMS	49,357.32	64,550.00	15,192.68	154,918.00
TOTAL GENERAL EXPENSES	586.21	2,915.00	2,328.79	7,000.00
TOTAL OPERATING EXPENSES	336,882.02	392,095.00	55,212.98	941,011.00
NET INCOME	-68,044.48	0.00	-68,044.48	0.00

**Parkview Elderly**  
**Income Statement**

Period = Oct 2025-Feb 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	250,484.00	271,175.00	-20,691.00	650,820.00
Total Rental Income	250,484.00	271,175.00	-20,691.00	650,820.00
Other Tenant Income				
Laundry and Vending	0.00	415.00	-415.00	1,000.00
Late Charges	5,611.00	8,335.00	-2,724.00	20,000.00
Legal Fees - Tenant	981.00	415.00	566.00	1,000.00
NSF Charges	35.00	0.00	35.00	0.00
Misc. Tenant Income	1,492.00	0.00	1,492.00	0.00
Vacate Charges	12,872.00	0.00	12,872.00	0.00
Total Other Tenant Income	20,991.00	9,165.00	11,826.00	22,000.00
NET TENANT INCOME	271,475.00	280,340.00	-8,865.00	672,820.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	398,962.46	450,475.00	-51,512.54	1,081,136.00
Allocated Interest Income	0.00	20.00	-20.00	48.00
Non-Dwelling Rent	5,885.00	5,885.00	0.00	14,124.00
Other Miscellaneous Income	2,126.86	0.00	2,126.86	0.00
Insurance Proceeds	6,243.39	0.00	6,243.39	0.00
Allocated Other Income	16,821.28	3,430.00	13,391.28	8,235.00
TOTAL GRANT AND OTHER INCOME	430,038.99	459,810.00	-29,771.01	1,103,543.00
TOTAL INCOME	701,513.99	740,150.00	-38,636.01	1,776,363.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	143,497.73	188,390.00	44,892.27	452,138.00
TOTAL TENANT SERVICES EXPENSES	7,565.16	8,780.00	1,214.84	21,072.00
TOTAL UTILITY EXPENSES	209,337.45	169,740.00	-39,597.45	407,371.00
Total Maint Salaries	115,468.09	102,660.00	-12,808.09	246,384.00
Total Materials	8,309.24	20,625.00	12,315.76	49,500.00
Total Contract Costs	35,386.46	95,415.00	60,028.54	229,000.00
TOTAL MAINTENANCE EXPENSES	159,163.79	218,700.00	59,536.21	524,884.00
TOTAL PROTECTIVE SERVICES	44,296.11	67,425.00	23,128.89	161,816.00
TOTAL INSURANCE PREMIUMS	69,013.63	75,660.00	6,646.37	181,582.00
TOTAL GENERAL EXPENSES	848.09	11,455.00	10,606.91	27,500.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	633,721.96	740,150.00	106,428.04	1,776,363.00
NET INCOME	67,792.03	0.00	67,792.03	0.00

## Baden House Elderly/Badenfest

### Income Statement

Period = Oct 2025-Feb 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	108,356.00	98,690.00	9,666.00	236,856.00
Utility Reimb.-LIPH	-1,120.00	-1,110.00	-10.00	-2,664.00
Total Rental Income	107,236.00	97,580.00	9,656.00	234,192.00
Other Tenant Income				
Laundry and Vending	0.00	210.00	-210.00	500.00
Damages/Maintenance	325.00	415.00	-90.00	1,000.00
Late Charges	4,755.00	5,835.00	-1,080.00	14,000.00
Misc.Tenant Income	27.00	0.00	27.00	0.00
Total Other Tenant Income	5,107.00	6,460.00	-1,353.00	15,500.00
NET TENANT INCOME	112,343.00	104,040.00	8,303.00	249,692.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	201,597.38	256,210.00	-54,612.62	614,901.00
Allocated Interest Income	0.00	5.00	-5.00	20.00
Fraud Recovery PH	-410.00	0.00	-410.00	0.00
Allocated Other Income	7,070.64	1,440.00	5,630.64	3,461.00
TOTAL GRANT AND OTHER INCOME	208,258.02	257,655.00	-49,396.98	618,382.00
TOTAL INCOME	320,601.02	361,695.00	-41,093.98	868,074.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	64,524.55	102,115.00	37,590.45	245,097.00
TOTAL TENANT SERVICES EXPENSES	1,572.73	5,410.00	3,837.27	12,985.00
TOTAL UTILITY EXPENSES	80,046.54	90,835.00	10,788.46	218,000.00
Total Maint Salaries				
Total Maint Salaries	57,473.25	53,330.00	-4,143.25	127,995.00
Total Materials				
Total Materials	20,059.87	9,345.00	-10,714.87	22,426.00
Total Contract Costs				
Total Contract Costs	31,662.51	43,425.00	11,762.49	104,228.00
TOTAL MAINTENANCE EXPENSES	109,195.63	106,100.00	-3,095.63	254,649.00
TOTAL PROTECTIVE SERVICES	26,220.59	33,595.00	7,374.41	80,626.00
TOTAL INSURANCE PREMIUMS	20,842.10	22,385.00	1,542.90	53,717.00
TOTAL GENERAL EXPENSES	786.85	1,250.00	463.15	3,000.00
TOTAL OPERATING EXPENSES	303,188.99	361,695.00	58,506.01	868,074.00
NET INCOME	17,412.03	0.00	17,412.03	0.00

**LaSalle Park**  
**Income Statement**

Period = Oct 2025-Feb 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	129,223.00	142,355.00	-13,132.00	341,652.00
Utility Reimb.-LIPH	-51,443.00	-47,270.00	-4,173.00	-113,448.00
Total Rental Income	<u>77,780.00</u>	<u>95,085.00</u>	<u>-17,305.00</u>	<u>228,204.00</u>
Other Tenant Income				
Laundry and Vending	0.00	1,585.00	-1,585.00	3,800.00
Damages/Maintenance	10.00	165.00	-155.00	400.00
Late Charges	4,839.00	3,125.00	1,714.00	7,500.00
Legal Fees - Tenant	0.00	625.00	-625.00	1,500.00
Tenant Owed Utilities	63.00	0.00	63.00	0.00
Vacate Charges	538.00	0.00	538.00	0.00
Total Other Tenant Income	<u>5,450.00</u>	<u>5,500.00</u>	<u>-50.00</u>	<u>13,200.00</u>
NET TENANT INCOME	<u>83,230.00</u>	<u>100,585.00</u>	<u>-17,355.00</u>	<u>241,404.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	426,775.52	505,715.00	-78,939.48	1,213,713.00
Allocated Interest Income	0.00	30.00	-30.00	74.00
Fraud Recovery PH	-1,122.00	0.00	-1,122.00	0.00
Allocated Other Income	25,830.65	5,270.00	20,560.65	12,645.00
TOTAL GRANT AND OTHER INCOME	<u>451,484.17</u>	<u>511,015.00</u>	<u>-59,530.83</u>	<u>1,226,432.00</u>
TOTAL INCOME	<u>534,714.17</u>	<u>611,600.00</u>	<u>-76,885.83</u>	<u>1,467,836.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	123,047.14	149,730.00	26,682.86	359,356.00
TOTAL TENANT SERVICES EXPENSES	5,885.52	9,970.00	4,084.48	23,925.00
TOTAL UTILITY EXPENSES	74,958.78	125,410.00	50,451.22	301,000.00
Total Maint Salaries	77,528.50	83,480.00	5,951.50	200,353.00
Total Materials	10,461.55	21,125.00	10,663.45	50,702.00
Total Contract Costs	54,459.32	102,295.00	47,835.68	245,500.00
TOTAL MAINTENACE EXPENSES	<u>142,449.37</u>	<u>206,900.00</u>	<u>64,450.63</u>	<u>496,555.00</u>
TOTAL PROTECTIVE SERVICES	18,659.75	59,880.00	41,220.25	143,706.00
TOTAL INSURANCE PREMIUMS	48,243.54	40,785.00	-7,458.54	97,882.00
TOTAL GENERAL EXPENSES	11,803.26	18,920.00	7,116.74	45,412.00
TOTAL OPERATING EXPENSES	<u>425,047.36</u>	<u>611,595.00</u>	<u>186,547.64</u>	<u>1,467,836.00</u>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	18,503.75	59,880.00	-41,376.25	143,706.00
TOTAL OTHER FINANCING SOURCES	<u>18,503.75</u>	<u>59,880.00</u>	<u>-41,376.25</u>	<u>143,706.00</u>
NET INCOME	128,170.56	59,885.00	68,285.56	143,706.00

## Northside Scattered Sites

### Income Statement

Period = Oct 2025-Feb 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	25,651.00	39,235.00	-13,584.00	94,164.00
Utility Reimb.-LIPH	-29,951.00	-26,640.00	-3,311.00	-63,936.00
Utility Reimbursement Refund	-140.00	0.00	-140.00	0.00
Total Rental Income	-4,440.00	12,595.00	-17,035.00	30,228.00
Other Tenant Income				
Laundry and Vending	0.00	210.00	-210.00	500.00
Late Charges	3,270.00	2,500.00	770.00	6,000.00
Legal Fees - Tenant	0.00	835.00	-835.00	2,000.00
Misc. Tenant Income	25.00	0.00	25.00	0.00
Vacate Charges	-1,083.00	0.00	-1,083.00	0.00
Total Other Tenant Income	2,212.00	3,545.00	-1,333.00	8,500.00
NET TENANT INCOME	-2,228.00	16,140.00	-18,368.00	38,728.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	438,317.36	389,600.00	48,717.36	935,045.00
Allocated Interest Income	0.00	30.00	-30.00	73.00
Fraud Recovery PH	1,342.00	0.00	1,342.00	0.00
Allocated Other Income	25,317.46	5,165.00	20,152.46	12,394.00
TOTAL GRANT AND OTHER INCOME	464,976.82	394,795.00	70,181.82	947,512.00
TOTAL INCOME	462,748.82	410,935.00	51,813.82	986,240.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	83,614.72	103,365.00	19,750.28	248,056.00
TOTAL TENANT SERVICES EXPENSES	5,631.38	9,725.00	4,093.62	23,337.00
TOTAL UTILITY EXPENSES	73,755.37	88,495.00	14,739.63	212,383.00
Total Maint Salaries				
	56,302.34	50,720.00	-5,582.34	121,725.00
Total Materials				
	14,985.76	22,185.00	7,199.24	53,250.00
Total Contract Costs				
	408,474.51	88,920.00	-319,554.51	213,434.00
TOTAL MAINTENACE EXPENSES	479,762.61	161,825.00	-317,937.61	388,409.00
TOTAL PROTECTIVE SERVICES	593.70	335.00	-258.70	800.00
TOTAL INSURANCE PREMIUMS	45,293.30	45,105.00	-188.30	108,255.00
TOTAL GENERAL EXPENSES	6,495.11	2,085.00	-4,410.11	5,000.00
TOTAL OPERATING EXPENSES	695,146.19	410,935.00	-284,211.19	986,240.00
NET INCOME	-232,397.37	0.00	-232,397.37	0.00

## Southside Scattered Sites

### Income Statement

Period = Oct 2025-Feb 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	83,189.00	88,885.00	-5,696.00	213,324.00
Utility Reimb.-LIPH	-18,409.00	-16,290.00	-2,119.00	-39,096.00
Total Rental Income	64,780.00	72,595.00	-7,815.00	174,228.00
Other Tenant Income				
Laundry and Vending	0.00	3,335.00	-3,335.00	8,000.00
Cleaning Fee	100.00	0.00	100.00	0.00
Late Charges	2,940.50	2,085.00	855.50	5,000.00
Legal Fees - Tenant	0.00	1,040.00	-1,040.00	2,500.00
Misc.Tenant Income	1,285.00	0.00	1,285.00	0.00
Vacate Charges	427.00	0.00	427.00	0.00
Total Other Tenant Income	4,752.50	6,460.00	-1,707.50	15,500.00
NET TENANT INCOME	69,532.50	79,055.00	-9,522.50	189,728.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	285,632.28	370,285.00	-84,652.72	888,687.00
Allocated Interest Income	0.00	15.00	-15.00	37.00
Fraud Recovery PH	-5,504.00	0.00	-5,504.00	0.00
Allocated Other Income	12,943.84	2,640.00	10,303.84	6,337.00
TOTAL GRANT AND OTHER INCOME	293,072.12	372,940.00	-79,867.88	895,061.00
TOTAL INCOME	362,604.62	451,995.00	-89,390.38	1,084,789.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	116,938.03	126,745.00	9,806.97	304,193.00
TOTAL TENANT SERVICES EXPENSES	2,879.09	6,925.00	4,045.91	16,613.00
TOTAL UTILITY EXPENSES	68,125.91	91,230.00	23,104.09	218,959.00
Total Maint Salaries	53,914.18	96,570.00	42,655.82	231,774.00
Total Materials	22,995.98	18,405.00	-4,590.98	44,180.00
Total Contract Costs	55,277.62	62,590.00	7,312.38	150,220.00
TOTAL MAINTENACE EXPENSES	132,187.78	177,565.00	45,377.22	426,174.00
TOTAL PROTECTIVE SERVICES	156.00	500.00	344.00	1,200.00
TOTAL INSURANCE PREMIUMS	112,636.75	46,730.00	-65,906.75	112,150.00
TOTAL GENERAL EXPENSES	998.88	2,290.00	1,291.12	5,500.00
TOTAL OPERATING EXPENSES	433,922.44	451,995.00	18,072.56	1,084,789.00
NET INCOME	-71,317.82	0.00	-71,315.82	0.00

**Cochran Plaza**  
**Income Statement**  
Period = Oct 2025-Feb 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	42,941.00	39,025.00	3,916.00	93,660.00
Utility Reimb.-LIPH	-26,594.00	-21,905.00	-4,689.00	-52,572.00
Total Rental Income	16,347.00	17,120.00	-773.00	41,088.00
Other Tenant Income				
Damages/Maintenance	0.00	250.00	-250.00	600.00
Late Charges	3,690.00	2,085.00	1,605.00	5,000.00
Legal Fees - Tenant	0.00	1,040.00	-1,040.00	2,500.00
Vacate Charges	-278.00	0.00	-278.00	0.00
Total Other Tenant Income	3,412.00	3,375.00	37.00	8,100.00
NET TENANT INCOME	19,759.00	20,495.00	-736.00	49,188.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	252,124.52	323,780.00	-71,655.48	777,057.00
Allocated Interest Income	0.00	15.00	-15.00	43.00
Fraud Recovery PH	-1,187.00	0.00	-1,187.00	0.00
Other Miscellaneous Income	346.85	0.00	346.85	0.00
Allocated Other Income	14,996.61	3,060.00	11,936.61	7,342.00
TOTAL GRANT AND OTHER INCOME	266,280.98	326,855.00	-60,574.02	784,442.00
TOTAL INCOME	286,039.98	347,350.00	-61,310.02	833,630.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	72,040.50	80,873.35	8,832.85	194,099.00
TOTAL TENANT SERVICES EXPENSES	3,691.41	6,995.00	3,303.59	16,792.00
TOTAL UTILITY EXPENSES	55,600.32	74,525.00	18,924.68	178,860.00
Total Maint Salaries				
Total Maint Salaries	51,630.36	70,035.00	18,404.64	168,096.00
Total Materials				
Total Materials	2,203.93	8,595.00	6,391.07	20,650.00
Total Contract Costs				
Total Contract Costs	42,517.54	49,225.00	6,707.46	118,124.00
TOTAL MAINTENANCE EXPENSES	96,351.83	127,855.00	31,503.17	306,870.00
TOTAL PROTECTIVE SERVICES	9,742.54	31,810.00	22,067.46	76,339.00
TOTAL INSURANCE PREMIUMS	23,769.55	23,820.00	50.45	57,170.00
TOTAL GENERAL EXPENSES	3,726.14	1,460.00	-2,266.14	3,500.00
TOTAL OPERATING EXPENSES	264,922.29	347,350.00	82,427.71	833,630.00
OTHER FINANCING SOURCES				
Operating Transfers IN	9,742.54	0.00	9,742.54	0.00
TOTAL OTHER FINANCING SOURCES	9,742.54	0.00	9,742.54	0.00
NET INCOME	21,117.69	0.00	21,117.69	0.00

**King Louis Square III**  
**Income Statement**  
Period = Oct 2025-Feb 2026  
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	25,016.00	24,125.00	891.00	57,900.00
Utility Reimb.-LIPH	-4,822.00	-4,830.00	8.00	-11,592.00
Total Rental Income	20,194.00	19,295.00	899.00	46,308.00
Other Tenant Income				
Late Charges	690.00	415.00	275.00	1,000.00
Total Other Tenant Income	690.00	415.00	275.00	1,000.00
NET TENANT INCOME	20,884.00	19,710.00	1,174.00	47,308.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	56,360.28	65,080.00	-8,719.72	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	3,193.19	650.00	2,543.19	1,563.00
TOTAL GRANT AND OTHER INCOME	59,454.47	65,730.00	-6,275.53	157,755.00
TOTAL INCOME	80,338.47	85,440.00	-5,101.53	205,063.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	8,494.22	15,890.00	7,395.78	38,149.00
TOTAL TENANT SERVICES EXPENSES	710.26	3,900.00	3,189.74	9,353.00
TOTAL UTILITY EXPENSES	10,974.19	15,000.00	4,025.81	36,000.00
Total General Maint Expense	5,792.63	5,430.00	-362.63	13,031.00
Total Materials	1,354.22	5,560.00	4,205.78	13,364.00
Total Contract Costs	10,703.95	19,785.00	9,081.05	47,480.00
TOTAL MAINTENACE EXPENSES	17,850.80	30,775.00	12,924.20	73,875.00
TOTAL PROTECTIVE SERVICES	3,000.94	9,710.00	6,709.06	23,304.00
TOTAL INSURANCE PREMIUMS	6,915.00	8,910.00	1,995.00	21,382.00
TOTAL GENERAL EXPENSES	26.87	1,250.00	1,223.13	3,000.00
TOTAL OPERATING EXPENSES	47,972.28	85,440.00	37,467.72	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	35,367.13	0.00	35,367.13	0.00

## Mixed Finance Properties

### Income Statement

Period = Oct 2025-Jan 2026

Book = Accrual

#### Murphy Park I (44)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	230,935.24	32,430.00	198,505.24	77,837.20
Investment Inc -Restricted Non-Allocated	118.23	0.00	118.23	0.00
TOTAL GRANT AND OTHER INCOME	231,053.47	32,430.00	198,623.47	77,837.20
TOTAL INCOME	231,053.47	32,430.00	198,623.47	77,837.20
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	20,293.85	25,895.00	5,601.15	62,148.20
TOTAL UTILITY EXPENSES	70,857.24	0.00	-70,857.24	0.00
TOTAL INSURANCE PREMIUMS	2,801.65	3,295.00	493.35	7,913.00
TOTAL GENERAL EXPENSES	146,101.42	3,240.00	-142,861.42	7,776.00
TOTAL OPERATING EXPENSES	240,054.16	32,430.00	-207,624.16	77,837.20
NET INCOME	-9,000.69	0.00	-9,000.69	0.00

#### Murphy Park II (45)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	156,858.00	19,590.00	137,268.00	47,013.68
Investment Inc -Restricted Non-Allocated	3,441.84	0.00	3,441.84	0.00
TOTAL GRANT AND OTHER INCOME	160,299.84	19,590.00	140,709.84	47,013.68
TOTAL INCOME	160,299.84	19,590.00	140,709.84	47,013.68
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	12,647.54	17,330.00	4,682.46	41,591.68
TOTAL UTILITY EXPENSES	47,236.26	0.00	-47,236.26	0.00
TOTAL INSURANCE PREMIUMS	2,485.40	2,260.00	-225.40	5,422.00
TOTAL GENERAL EXPENSES	80,104.26	0.00	-80,104.26	0.00
TOTAL OPERATING EXPENSES	142,473.46	19,590.00	-122,883.46	47,013.68
NET INCOME	17,826.38	0.00	17,826.38	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2025-Jan 2026

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	135,021.10	21,015.00	114,006.10	50,431.88
Investment Inc -Restricted Non-Allocated	0.00	0.00	0.00	0.00
TOTAL GRANT AND OTHER INCOME	<u>135,021.10</u>	<u>21,015.00</u>	<u>114,006.10</u>	<u>50,431.88</u>
TOTAL INCOME	<u>135,021.10</u>	<u>21,015.00</u>	<u>114,006.10</u>	<u>50,431.88</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	13,621.91	18,740.00	5,118.09	44,972.88
TOTAL UTILITY EXPENSES	39,168.33	0.00	-39,168.33	0.00
TOTAL INSURANCE PREMIUMS	2,167.50	2,275.00	107.50	5,459.00
TOTAL GENERAL EXPENSES	84,824.15	0.00	-84,824.15	0.00
TOTAL OPERATING EXPENSES	<u>139,781.89</u>	<u>21,015.00</u>	<u>-118,766.89</u>	<u>50,431.88</u>
NET INCOME	-4,760.79	0.00	-4,760.79	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	48,106.48	23,285.00	24,821.48	55,883.00
Investment Inc -Restricted Non-Allocated	12.86	0.00	12.86	0.00
TOTAL GRANT AND OTHER INCOME	<u>48,119.34</u>	<u>23,285.00</u>	<u>24,834.34</u>	<u>55,883.00</u>
TOTAL INCOME	<u>48,119.34</u>	<u>23,285.00</u>	<u>24,834.34</u>	<u>55,883.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	5,652.64	7,395.00	1,742.36	17,742.68
TOTAL UTILITY EXPENSES	6,133.33	0.00	-6,133.33	0.00
TOTAL PROTECTIVE SERVICES	4,494.33	14,565.00	10,070.67	34,956.00
TOTAL INSURANCE PREMIUMS	1,619.15	1,325.00	-294.15	3,184.00
TOTAL GENERAL EXPENSES	29,214.03	0.00	-29,214.03	0.00
TOTAL OPERATING EXPENSES	<u>47,113.48</u>	<u>23,285.00</u>	<u>-23,828.48</u>	<u>55,883.00</u>
OTHER FINANCING SOURCES				
Operating Transfers IN	4,494.33	0.00	4,494.33	0.00
TOTAL OTHER FINANCING SOURCES	<u>4,494.33</u>	<u>0.00</u>	<u>4,494.33</u>	<u>0.00</u>
NET INCOME	5,500.19	0.00	5,500.19	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2025-Jan 2026

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	51,660.58	23,400.00	28,260.58	56,156.85
TOTAL GRANT AND OTHER INCOME	51,660.58	23,400.00	28,260.58	56,156.85
TOTAL INCOME	51,660.58	23,400.00	28,260.58	56,156.85
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	4,244.81	5,785.00	1,540.19	13,883.85
TOTAL TENANT SERVICES EXPENSES	-960.00	250.00	1,210.00	600.00
TOTAL UTILITY EXPENSES	22,005.50	0.00	-22,005.50	0.00
TOTAL PROTECTIVE SERVICES	4,992.13	16,185.00	11,192.87	38,840.00
TOTAL INSURANCE PREMIUMS	935.40	1,180.00	244.60	2,833.00
TOTAL GENERAL EXPENSES	24,678.53	0.00	-24,678.53	0.00
TOTAL OPERATING EXPENSES	55,896.37	23,400.00	-32,496.37	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	756.34	0.00	756.34	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	72,548.04	28,730.00	43,818.04	68,954.08
Investment Inc -Restricted Non-Allocated	7.97	0.00	7.97	0.00
TOTAL GRANT AND OTHER INCOME	72,556.01	28,730.00	43,826.01	68,954.08
TOTAL INCOME	72,556.01	28,730.00	43,826.01	68,954.08
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	7,010.53	9,345.00	2,334.47	22,429.08
TOTAL UTILITY EXPENSES	11,291.66	0.00	-11,291.66	0.00
TOTAL PROTECTIVE SERVICES	5,504.16	17,800.00	12,295.84	42,724.00
TOTAL INSURANCE PREMIUMS	1,437.10	1,585.00	147.90	3,801.00
TOTAL GENERAL EXPENSES	37,250.83	0.00	-37,250.83	0.00
TOTAL OPERATING EXPENSES	62,494.28	28,730.00	-33,764.28	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	15,565.89	0.00	15,565.89	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2025-Jan 2026

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	109,737.24	44,105.00	65,632.24	105,853.08
TOTAL GRANT AND OTHER INCOME	109,737.24	44,105.00	65,632.24	105,853.08
TOTAL INCOME	109,737.24	44,105.00	65,632.24	105,853.08
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	11,993.15	16,425.00	4,431.85	39,418.08
TOTAL TENANT SERVICES EXPENSES	2,424.99	390.00	-2,034.99	930.00
TOTAL UTILITY EXPENSES	29,889.90	0.00	-29,889.90	0.00
TOTAL PROTECTIVE SERVICES	7,751.33	25,085.00	17,333.67	60,203.00
TOTAL INSURANCE PREMIUMS	1,796.40	2,210.00	413.60	5,302.00
TOTAL GENERAL EXPENSES	51,585.01	0.00	-51,585.01	0.00
TOTAL OPERATING EXPENSES	105,440.78	44,105.00	-61,335.78	105,853.08
OTHER FINANCING SOURCES				
Operating Transfers IN	7,751.33	0.00	7,751.33	0.00
TOTAL OTHER FINANCING SOURCES	7,751.33	0.00	7,751.33	0.00
NET INCOME	12,047.79	0.00	12,047.79	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	133,868.82	41,705.00	92,163.82	100,090.00
Investment Inc -Restricted Non-Allocated	6,733.91	0.00	6,733.91	0.00
TOTAL GRANT AND OTHER INCOME	140,602.73	41,705.00	98,897.73	100,090.00
TOTAL INCOME	140,602.73	41,705.00	98,897.73	100,090.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	6,234.70	8,670.00	2,435.30	20,806.64
TOTAL TENANT SERVICES EXPENSES	0.00	470.00	470.00	1,125.00
TOTAL UTILITY EXPENSES	53,059.91	0.00	-53,059.91	0.00
TOTAL PROTECTIVE SERVICES	9,372.75	30,345.00	20,972.25	72,825.00
TOTAL INSURANCE PREMIUMS	2,044.15	2,220.00	175.85	5,334.00
TOTAL GENERAL EXPENSES	58,628.67	0.00	-58,628.67	0.00
TOTAL OPERATING EXPENSES	129,340.18	65,981.00	-63,359.18	100,090.00
OTHER FINANCING SOURCES				
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	20,635.30	0.00	20,635.30	0.00

**Mixed Finance Properties  
Income Statement**

Period = Oct 2025-Jan 2026

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	51,168.86	12,530.00	38,638.86	30,080.00
Investment Inc -Restricted Non-Allocated	698.13	0.00	698.13	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>51,866.99</b>	<b>12,530.00</b>	<b>39,336.99</b>	<b>30,080.00</b>
<b>TOTAL INCOME</b>	<b>51,866.99</b>	<b>12,530.00</b>	<b>39,336.99</b>	<b>30,080.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	1,949.53	2,585.00	635.47	6,205.40
TOTAL TENANT SERVICES EXPENSES	0.00	140.00	140.00	330.00
TOTAL UTILITY EXPENSES	17,329.35	0.00	-17,329.35	0.00
TOTAL PROTECTIVE SERVICES	2,744.94	8,900.00	6,155.06	21,363.00
TOTAL INSURANCE PREMIUMS	693.35	910.00	216.65	2,181.00
TOTAL GENERAL EXPENSES	22,453.44	0.00	-22,453.44	0.00
<b>TOTAL OPERATING EXPENSES</b>	<b>45,170.61</b>	<b>12,530.00</b>	<b>-32,640.61</b>	<b>30,080.00</b>
OTHER FINANCING SOURCES				
Operating Transfers IN	2,744.94	0.00	2,744.94	0.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>2,744.94</b>	<b>0.00</b>	<b>2,744.94</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>9,441.32</b>	<b>0.00</b>	<b>9,441.32</b>	<b>0.00</b>

**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	129,362.18	12,520.00	116,842.18	30,043.00
Investment Inc -Restricted Non-Allocated	9,654.55	0.00	9,654.55	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>139,016.73</b>	<b>12,520.00</b>	<b>126,496.73</b>	<b>30,043.00</b>
<b>TOTAL INCOME</b>	<b>139,016.73</b>	<b>12,520.00</b>	<b>126,496.73</b>	<b>30,043.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	5,831.53	8,925.00	3,093.47	21,419.76
TOTAL TENANT SERVICES EXPENSES	565.18	500.00	-65.18	1,200.00
TOTAL UTILITY EXPENSES	58,998.25	0.00	-58,998.25	0.00
TOTAL INSURANCE PREMIUMS	2,339.15	3,095.00	755.85	7,423.00
TOTAL GENERAL EXPENSES	47,403.60	0.00	-47,403.60	0.00
<b>TOTAL OPERATING EXPENSES</b>	<b>115,137.71</b>	<b>12,520.00</b>	<b>-102,617.71</b>	<b>30,043.00</b>
<b>NET INCOME</b>	<b>23,879.02</b>	<b>0.00</b>	<b>23,879.02</b>	<b>0.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2025-Jan 2026

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	90,528.62	24,490.00	66,038.62	58,776.00
Investment Inc -Restricted Non-Allocated	1,573.48	0.00	1,573.48	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>92,102.10</b>	<b>24,490.00</b>	<b>67,612.10</b>	<b>58,776.00</b>
<b>TOTAL INCOME</b>	<b>92,102.10</b>	<b>24,490.00</b>	<b>67,612.10</b>	<b>58,776.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	6,165.09	8,410.00	2,244.91	20,187.60
TOTAL TENANT SERVICES EXPENSES	0.00	225.00	225.00	540.00
TOTAL UTILITY EXPENSES	26,720.83	0.00	-26,720.83	0.00
TOTAL PROTECTIVE SERVICES	4,494.33	14,565.00	10,070.67	34,956.00
TOTAL INSURANCE PREMIUMS	1,311.25	1,290.00	-21.25	3,092.00
TOTAL GENERAL EXPENSES	54,178.72	0.00	-54,178.72	0.00
<b>TOTAL OPERATING EXPENSES</b>	<b>92,870.22</b>	<b>24,490.00</b>	<b>-68,380.22</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>3,726.21</b>	<b>0.00</b>	<b>3,726.21</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	74,743.20	31,620.00	43,123.20	75,885.48
Investment Inc -Restricted Non-Allocated	4,396.53	0.00	4,396.53	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>79,139.73</b>	<b>31,620.00</b>	<b>47,519.73</b>	<b>75,885.48</b>
<b>TOTAL INCOME</b>	<b>79,139.73</b>	<b>31,620.00</b>	<b>47,519.73</b>	<b>75,885.48</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	8,083.33	11,070.00	2,986.67	26,559.48
TOTAL TENANT SERVICES EXPENSES	74.69	290.00	215.31	690.00
TOTAL UTILITY EXPENSES	30,196.66	0.00	-30,196.66	0.00
TOTAL PROTECTIVE SERVICES	5,745.93	18,610.00	12,864.07	44,667.00
TOTAL INSURANCE PREMIUMS	1,389.60	1,655.00	265.40	3,969.00
TOTAL GENERAL EXPENSES	46,560.80	0.00	-46,560.80	0.00
<b>TOTAL OPERATING EXPENSES</b>	<b>92,051.01</b>	<b>31,620.00</b>	<b>-60,431.01</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>-7,165.35</b>	<b>0.00</b>	<b>-7,165.35</b>	<b>0.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2025-Jan 2026

Book = Accrual

### Reaissance 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	133,966.62	36,595.00	97,371.62	87,825.00
Investment Inc -Restricted Non-Allocated	1,706.65	0.00	1,706.65	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>135,673.27</b>	<b>36,595.00</b>	<b>99,078.27</b>	<b>87,825.00</b>
<b>TOTAL INCOME</b>	<b>135,673.27</b>	<b>36,595.00</b>	<b>99,078.27</b>	<b>87,825.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	10,424.83	14,300.00	3,875.17	34,315.08
TOTAL TENANT SERVICES EXPENSES	0.00	310.00	310.00	750.00
TOTAL UTILITY EXPENSES	33,829.24	0.00	-33,829.24	0.00
TOTAL PROTECTIVE SERVICES	6,243.75	20,230.00	13,986.25	48,551.00
TOTAL INSURANCE PREMIUMS	1,612.10	1,755.00	142.90	4,209.00
TOTAL GENERAL EXPENSES	78,089.11	0.00	-78,089.11	0.00
<b>TOTAL OPERATING EXPENSES</b>	<b>130,199.03</b>	<b>36,595.00</b>	<b>-93,604.03</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>11,717.99</b>	<b>0.00</b>	<b>11,717.99</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	93,682.52	32,480.00	61,202.52	77,956.00
Investment Inc -Restricted Non-Allocated	1,534.47	0.00	1,534.47	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>95,216.99</b>	<b>32,480.00</b>	<b>62,736.99</b>	<b>77,956.00</b>
<b>TOTAL INCOME</b>	<b>95,216.99</b>	<b>32,480.00</b>	<b>62,736.99</b>	<b>77,956.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	9,561.56	13,115.00	3,553.44	31,478.00
TOTAL UTILITY EXPENSES	49,257.09	0.00	-49,257.09	0.00
TOTAL PROTECTIVE SERVICES	5,504.91	17,800.00	12,295.09	42,724.00
TOTAL INSURANCE PREMIUMS	1,478.75	1,565.00	86.25	3,754.00
TOTAL GENERAL EXPENSES	31,891.00	0.00	-31,891.00	0.00
<b>TOTAL OPERATING EXPENSES</b>	<b>97,693.31</b>	<b>32,480.00</b>	<b>-65,213.31</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>3,028.59</b>	<b>0.00</b>	<b>3,028.59</b>	<b>0.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2025-Jan 2026

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	149,790.86	131,645.00	18,145.86	315,943.00
Investment Inc -Restricted Non-Allocated	10,028.07	0.00	10,028.07	0.00
TOTAL GRANT AND OTHER INCOME	159,818.93	131,645.00	28,173.93	315,943.00
TOTAL INCOME	159,818.93	131,645.00	28,173.93	315,943.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	9,476.68	12,960.00	3,483.32	31,106.00
TOTAL TENANT SERVICES EXPENSES	0.00	3,750.00	3,750.00	9,000.00
TOTAL UTILITY EXPENSES	96,875.00	84,230.00	-12,645.00	202,157.00
TOTAL INSURANCE PREMIUMS	0.00	30,700.00	30,700.00	73,680.00
TOTAL GENERAL EXPENSES	100,327.74	0.00	-100,327.74	0.00
TOTAL OPERATING EXPENSES	206,679.42	131,644.00	-75,035.42	315,943.00
NET INCOME	-46,860.49	0.00	-46,860.49	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	85,860.62	41,155.00	44,705.62	98,772.00
Investment Inc -Restricted Non-Allocated	96.11	0.00	96.11	0.00
TOTAL GRANT AND OTHER INCOME	85,956.73	41,155.00	44,801.73	98,772.00
TOTAL INCOME	85,956.73	41,155.00	44,801.73	98,772.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	6,475.94	8,590.00	2,114.06	20,623.00
TOTAL UTILITY EXPENSES	53,884.50	0.00	-53,884.50	0.00
TOTAL PROTECTIVE SERVICES	9,372.75	30,345.00	20,972.25	72,825.00
TOTAL INSURANCE PREMIUMS	1,887.10	2,175.00	287.90	5,224.00
TOTAL GENERAL EXPENSES	12,396.80	0.00	-12,396.80	0.00
TOTAL OPERATING EXPENSES	84,017.09	41,155.00	-42,862.09	98,772.00
OTHER FINANCING SOURCES				
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	11,312.39	0.00	11,312.39	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2025-Jan 2026

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	181,513.18	19,495.00	162,018.18	46,791.00
Investment Inc -Restricted Non-Allocated	95.04	0.00	95.04	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>181,608.22</b>	<b>19,495.00</b>	<b>162,113.22</b>	<b>46,791.00</b>
<b>TOTAL INCOME</b>	<b>181,608.22</b>	<b>19,495.00</b>	<b>162,113.22</b>	<b>46,791.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	12,292.28	17,065.00	4,772.72	40,962.00
TOTAL UTILITY EXPENSES	57,266.41	0.00	-57,266.41	0.00
TOTAL INSURANCE PREMIUMS	2,046.25	2,430.00	383.75	5,829.00
TOTAL GENERAL EXPENSES	95,759.04	0.00	-95,759.04	0.00
<b>TOTAL OPERATING EXPENSES</b>	<b>167,363.98</b>	<b>19,495.00</b>	<b>-147,868.98</b>	<b>46,791.00</b>
<b>NET INCOME</b>	<b>14,244.24</b>	<b>0.00</b>	<b>14,244.24</b>	<b>0.00</b>

### North Sarah (64)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	130,293.18	17,175.00	113,118.18	41,216.00
Investment Inc -Restricted Non-Allocated	41.30	0.00	41.30	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>130,334.48</b>	<b>17,175.00</b>	<b>113,159.48</b>	<b>41,216.00</b>
<b>TOTAL INCOME</b>	<b>130,334.48</b>	<b>17,175.00</b>	<b>113,159.48</b>	<b>41,216.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	10,571.37	14,715.00	4,143.63	35,324.00
TOTAL TENANT SERVICES EXPENSES	0.00	370.00	370.00	885.00
TOTAL UTILITY EXPENSES	31,772.01	0.00	-31,772.01	0.00
TOTAL INSURANCE PREMIUMS	1,870.85	2,085.00	214.15	5,007.00
TOTAL GENERAL EXPENSES	77,935.36	0.00	-77,935.36	0.00
<b>TOTAL OPERATING EXPENSES</b>	<b>122,149.59</b>	<b>17,175.00</b>	<b>-104,974.59</b>	<b>41,216.00</b>
<b>NET INCOME</b>	<b>8,184.89</b>	<b>0.00</b>	<b>8,184.89</b>	<b>0.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2025-Jan 2026

Book = Accrual

<b>North Sarah II (65)</b>				
	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	100,007.18	15,565.00	84,442.18	37,356.00
Investment Inc -Restricted Non-Allocated	123.51	0.00	123.51	0.00
TOTAL GRANT AND OTHER INCOME	100,130.69	15,565.00	84,565.69	37,356.00
TOTAL INCOME	100,130.69	15,565.00	84,565.69	37,356.00
 <b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	7,117.04	9,935.00	2,817.96	23,845.00
TOTAL UTILITY EXPENSES	20,951.49	0.00	-20,951.49	0.00
TOTAL INSURANCE PREMIUMS	246.65	1,635.00	1,388.35	3,923.00
TOTAL GENERAL EXPENSES	54,426.56	3,995.00	-50,431.56	9,588.00
TOTAL OPERATING EXPENSES	82,741.74	15,565.00	-67,176.74	37,356.00
 NET INCOME	 17,388.95	 0.00	 17,388.95	 0.00

<b>North Sarah III (66)</b>				
	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	70,277.76	9,155.00	61,122.76	21,968.00
Investment Inc -Restricted Non-Allocated	3,021.65	0.00	3,021.65	0.00
TOTAL GRANT AND OTHER INCOME	73,299.41	9,155.00	64,144.41	21,968.00
TOTAL INCOME	73,299.41	9,155.00	64,144.41	21,968.00
 <b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	6,034.24	7,895.00	1,860.76	18,961.00
TOTAL UTILITY EXPENSES	15,046.35	0.00	-15,046.35	0.00
TOTAL INSURANCE PREMIUMS	2,126.65	1,255.00	-871.65	3,007.00
TOTAL GENERAL EXPENSES	47,964.76	0.00	-47,964.76	0.00
TOTAL OPERATING EXPENSES	71,172.00	9,155.00	-62,017.00	21,968.00
 NET INCOME	 2,127.41	 0.00	 2,127.41	 0.00

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

Period = Oct 2025-Jan 2026

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	36,760.58	6,210.00	30,550.58	14,903.00
Investment Inc -Restricted Non-Allocated	6.22	0.00	6.22	0.00
TOTAL GRANT AND OTHER INCOME	<u>36,766.80</u>	<u>6,210.00</u>	<u>30,556.80</u>	<u>14,903.00</u>
TOTAL INCOME	<u><u>36,766.80</u></u>	<u><u>6,210.00</u></u>	<u><u>30,556.80</u></u>	<u><u>14,903.00</u></u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	1,785.05	5,550.00	3,764.95	13,321.00
TOTAL UTILITY EXPENSES	5,846.61	0.00	-5,846.61	0.00
TOTAL INSURANCE PREMIUMS	1,321.25	660.00	-661.25	1,582.00
TOTAL GENERAL EXPENSES	<u>28,159.06</u>	<u>0.00</u>	<u>-28,159.06</u>	<u>0.00</u>
TOTAL OPERATING EXPENSES	<u><u>37,111.97</u></u>	<u><u>6,210.00</u></u>	<u><u>-30,901.97</u></u>	<u><u>14,903.00</u></u>
NET INCOME	-345.17	0.00	-345.17	0.00

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of February 28, 2026

		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>								
FDS #								
111	Cash -unrestricted	\$ 2,550,310.10	\$ 584,726.27	\$ 172,705.56	\$ 191,550.66	\$ 747,610.94	\$ 286,122.15	
114	Cash - tenant security deposits	\$ 21,147.43	\$ 24,157.85	\$ 38,024.27	\$ 30,542.09	\$ 50,691.33	\$ 24,278.70	
115	Cash - restriicted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120	Total Receivables	\$ 41,235.55	\$ 82,222.89	\$ 56,882.65	\$ 22,304.25	\$ 89,325.58	\$ 11,653.50	
131	Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
135	Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142	Prepaid Expenses and Other Assets	\$ 486,972.75	\$ 127,158.34	\$ 99,865.36	\$ 92,613.59	\$ 249,691.00	\$ 95,287.72	
144	Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>QR Numerator Total:</b>		<b>\$ 3,099,665.83</b>	<b>\$ 818,265.35</b>	<b>\$ 367,477.84</b>	<b>\$ 337,010.59</b>	<b>\$ 1,137,318.85</b>	<b>\$ 417,342.07</b>	
310	Total Current Liabilities	\$ 69,035.79	\$ 41,573.72	\$ 30,122.80	\$ 28,066.67	\$ 90,302.18	\$ 46,449.10	
343	CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>QR Denominator Total:</b>		<b>\$ 69,035.79</b>	<b>\$ 41,573.72</b>	<b>\$ 30,122.80</b>	<b>\$ 28,066.67</b>	<b>\$ 90,302.18</b>	<b>\$ 46,449.10</b>	
<b>Quick Ratio:</b>		<b>44.90</b>	<b>19.68</b>	<b>12.20</b>	<b>12.01</b>	<b>12.59</b>	<b>8.98</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>								
FDS #								
111	Cash -unrestricted	\$ 2,550,310.10	\$ 584,726.27	\$ 172,705.56	\$ 191,550.66	\$ 747,610.94	\$ 286,122.15	
114	Cash - tenant security deposits	\$ 21,147.43	\$ 24,157.85	\$ 38,024.27	\$ 30,542.09	\$ 50,691.33	\$ 24,278.70	
115	Cash - restriicted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120	Total Receivables	\$ 41,235.55	\$ 82,222.89	\$ 56,882.65	\$ 22,304.25	\$ 89,325.58	\$ 11,653.50	
131	Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142	Prepaid Expenses and Other Assets	\$ 486,972.75	\$ 127,158.34	\$ 99,865.36	\$ 92,613.59	\$ 249,691.00	\$ 95,287.72	
310	(-) Total Current Liabilities	\$ 69,035.79	\$ 297,146.96	\$ 30,122.80	\$ 28,066.67	\$ 90,302.18	\$ 46,449.10	
<b>MENAR Numerator Total:</b>		<b>\$ 3,030,630.04</b>	<b>\$ 521,118.39</b>	<b>\$ 337,355.04</b>	<b>\$ 308,943.92</b>	<b>\$ 1,047,016.67</b>	<b>\$ 370,892.97</b>	
<b>Average Monthly Operating Expenses:</b>								
96900	Total Operating Expenses	\$ 618,153.19	\$ 479,897.36	\$ 322,351.85	\$ 336,882.02	\$ 633,721.96	\$ 303,188.99	
97100	Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
97200	Caualty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>MENAR Denominator Total:</b>		<b>\$ 123,630.64</b>	<b>\$ 95,979.47</b>	<b>\$ 64,470.37</b>	<b>\$ 67,376.40</b>	<b>\$ 126,744.39</b>	<b>\$ 60,637.80</b>	
<b>MENAR:</b>		<b>24.51</b>	<b>5.43</b>	<b>5.23</b>	<b>4.59</b>	<b>8.26</b>	<b>6.12</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 February 28, 2026

	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		\$ 150,061.15	\$ (9,598.30)	\$ (18,840.38)	\$ (68,044.48)	\$ 67,792.03	\$ 17,412.03
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 150,061.15	\$ (9,598.30)	\$ (18,840.38)	\$ (68,044.48)	\$ 67,792.03	\$ 17,412.03
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)	493	43	52	45	41	88	50
Weighted Value (Project FASS score times number of units)	12319	1083	1294	1125	1031	2206	1260
Total number of units in PHA's portfolio	492.75	43	52	45	41	88	50
Overall AMPs Financial Condition Indicator Score	25.00	25.00	25.00	25.00	25.00	25.00	24.99
<p><i>*The denominator of FDS lines items is derived from the Operations Column of the FDS</i></p>							

**St. Louis Housing Authority**  
**Financial Condition Indicators-AMPs**  
As of February 28, 2026

	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	\$ 1,004,944.10	\$ 1,072,249.10	\$ 529,218.27	\$ 749,411.72	\$ 408,878.94
114 Cash - tenant security deposits	\$ 40,994.00	\$ 17,327.00	\$ 32,158.50	\$ 30,166.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 18,195.84	\$ 27,887.75	\$ 52,536.31	\$ 19,035.48	\$ 6,774.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 228,997.56	\$ 147,573.64	\$ 171,558.59	\$ 273,807.47	\$ 28,619.53
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Numerator Total:</b>	<b>\$ 1,293,131.50</b>	<b>\$ 1,265,037.49</b>	<b>\$ 785,471.67</b>	<b>\$ 1,072,420.88</b>	<b>\$ 449,578.78</b>
310 Total Current Liabilities	\$ 57,994.90	\$ 622,381.52	\$ 51,159.13	\$ 51,407.01	\$ 5,682.67
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 580,000.00	\$ -	\$ -	\$ -
<b>QR Denominator Total:</b>	<b>\$ 57,994.90</b>	<b>\$ 42,381.52</b>	<b>\$ 51,159.13</b>	<b>\$ 51,407.01</b>	<b>\$ 5,682.67</b>
<b>Quick Ratio:</b>	<b>22.30</b>	<b>29.85</b>	<b>15.35</b>	<b>20.86</b>	<b>79.11</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	\$ 1,004,944.10	\$ 1,072,249.10	\$ 529,218.27	\$ 749,411.72	\$ 408,878.94
114 Cash - tenant security deposits	\$ 40,994.00	\$ 17,327.00	\$ 32,158.50	\$ 30,166.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 18,195.84	\$ 27,887.75	\$ 52,536.31	\$ 19,035.48	\$ 6,774.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 228,997.56	\$ 147,573.64	\$ 171,558.59	\$ 273,807.47	\$ 28,619.53
310 (-) Total Current Liabilities	\$ 57,994.90	\$ 42,381.52	\$ 51,159.13	\$ 51,407.01	\$ 5,682.67
<b>MENAR Numerator Total:</b>	<b>\$ 1,235,136.60</b>	<b>\$ 1,222,655.97</b>	<b>\$ 734,312.54</b>	<b>\$ 1,021,013.87</b>	<b>\$ 443,896.11</b>
<b>Average Monthly Operating Expenses:</b>					
96900 Total Operating Expenses	\$ 425,047.36	\$ 264,922.29	\$ 433,922.44	\$ 695,146.19	\$ 47,972.28
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MENAR Denominator Total:</b>	<b>\$ 85,009.47</b>	<b>\$ 52,984.46</b>	<b>\$ 86,784.49</b>	<b>\$ 139,029.24</b>	<b>\$ 9,594.46</b>
<b>MENAR:</b>	<b>14.53</b>	<b>23.08</b>	<b>8.46</b>	<b>7.34</b>	<b>46.27</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 February 28, 2026

	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	\$ 128,170.56	\$ 21,117.69	\$ (71,317.82)	\$ (232,397.37)	\$ 35,367.13
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 128,170.56	\$ 21,117.69	\$ (71,317.82)	\$ (232,397.37)	\$ 35,367.13
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)	62	26	49	27	9
Weighted Value (Project FASS score times number of units)	1542	646	1235	667	229
Total number of units in PHA's portfolio	62	26	49	27	9
Overall AMPs Financial Condition Indicator Score	25.00	25.01	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 February 28, 2026

	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		479	570	519	476	978	561
OR Numerator Total:		479	570	519	476	978	561
11190 Unit Months Available		520	621	540	495	1,059	605
OR Denominator Total:		520	621	540	495	1,059	605
Occupancy Rate:		0.92115	0.91787	0.96111	0.96162	0.92351	0.92727
Occupancy Rate Score (max points 16):		4	1	12	12	4	4
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>							
FDS #	(Maximum points 5)						
126 Accounts Receivable - Tenants		\$ 22,757.41	\$ 24,312.00	\$ 20,820.48	\$ 95,221.27	\$ 48,540.82	\$ 65,283.67
TAR Numerator Total:		\$ 22,757.41	\$ 24,312.00	\$ 20,820.48	\$ 95,221.27	\$ 48,540.82	\$ 65,283.67
70500 Total Tenant Revenue		\$ 2,191,686.00	\$ 58,308.00	\$ 252,794.40	\$ 252,148.80	\$ 248,445.60	\$ 651,540.00
TAR Denominator Total:		\$ 58,308.00	\$ 252,794.40	\$ 252,148.80	\$ 248,445.60	\$ 651,540.00	\$ 269,623.20
TAR:		39.0%	10.0%	8.0%	38.0%	7.0%	24.0%
TAR Score (max points 5):		2	5	5	2	5	2
<b>Indicator #3 - Accounts Payable (AP)</b>							
FDS #	(Maximum points 4)						
312 Accounts Payable - Current		\$ 190,684.07	\$ 35,268.34	\$ 9,526.19	\$ 4,909.46	\$ 3,840.06	\$ 39,026.63
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 35,268.34	\$ 9,526.19	\$ 4,909.46	\$ 3,840.06	\$ 39,026.63	\$ 17,802.39
96900 Total Operating Expenses /12		\$ 123,630.64	\$ 95,979.47	\$ 64,470.37	\$ 67,376.40	\$ 126,744.39	\$ 60,637.80
AP Denominator Total:		\$ 123,630.64	\$ 95,979.47	\$ 64,470.37	\$ 67,376.40	\$ 126,744.39	\$ 60,637.80
AP:		0.29	0.1	0.08	0.06	0.31	0.29
AP Score (max points 4):		4	4	4	4	4	4
<b>Overall AMP Score</b>							
Indicator #1 - Occupancy Rate (OR)		4	1	12	12	4	4
Indicator #2 - Tenant Accounts Receivable (TAR)		2	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)		12	11	23	19	14	11
Number of units in Project		1340	196	126	108	99	266
Weighted Value (Project MASS score times number of units)		18712	2352	1386	2484	1881	3724
Total number of units in PHA's portfolio		1340	196	126	108	99	266
Overall AMPs Management Operations Indicator Score:		13.96	12.00	11.00	23.00	19.00	14.00

**St. Louis Housing Authority**  
**Management Operations Indicators-AMPs**  
As of February 28, 2026

		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>						
<b>FDS #</b>						
11210 Unit Months Leased		711	279	508	296	110
	<b>OR Numerator Total:</b>	<b>711</b>	<b>279</b>	<b>508</b>	<b>296</b>	<b>110</b>
11190 Unit Months Available		740	310	593	320	110
	<b>OR Denominator Total:</b>	<b>740</b>	<b>310</b>	<b>593</b>	<b>320</b>	<b>110</b>
	<b>Occupancy Rate:</b>	<b>0.96081</b>	<b>0.90000</b>	<b>0.85666</b>	<b>0.92500</b>	<b>1.00000</b>
	<b>Occupancy Rate Score (max points 16):</b>	<b>12</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>16</b>
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>						
<b>FDS #</b>	<b>(Maximum points 5)</b>					
126 Accounts Receivable - Tenants		\$ 54,001.37	\$ 30,431.00	\$ 13,243.50	\$ 105,305.23	\$ 7,116.00
	<b>TAR Numerator Total:</b>	<b>\$ 54,001.37</b>	<b>\$ 30,431.00</b>	<b>\$ 13,243.50</b>	<b>\$ 105,305.23</b>	<b>\$ 7,116.00</b>
70500 Total Tenant Revenue		\$ 199,752.00	\$ 47,421.60	\$ 136,443.60	\$ 25,087.20	\$ 50,121.60
	<b>TAR Denominator Total:</b>	<b>\$ 199,752.00</b>	<b>\$ 47,421.60</b>	<b>\$ 136,443.60</b>	<b>\$ 25,087.20</b>	<b>\$ 50,121.60</b>
	<b>TAR:</b>	<b>27.0%</b>	<b>64.0%</b>	<b>10.0%</b>	<b>420.0%</b>	<b>14.0%</b>
	<b>TAR Score (max points 5):</b>	<b>2</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>5</b>
<b>Indicator #3 - Accounts Payable (AP)</b>						
<b>FDS #</b>	<b>(Maximum points 4)</b>					
312 Accounts Payable - Current		\$ 9,705.79	\$ 24,986.13	\$ 22,510.59	\$ 23,008.49	\$ 100.00
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -
	<b>AP Numerator Total:</b>	<b>\$ 9,705.79</b>	<b>\$ 24,986.13</b>	<b>\$ 22,510.59</b>	<b>\$ 23,008.49</b>	<b>\$ 100.00</b>
96900 Total Operating Expenses /12		\$ 85,009.47	\$ 52,984.46	\$ 86,784.49	\$ 139,029.24	\$ 9,594.46
	<b>AP Denominator Total:</b>	<b>\$ 85,009.47</b>	<b>\$ 52,984.46</b>	<b>\$ 86,784.49</b>	<b>\$ 139,029.24</b>	<b>\$ 9,594.46</b>
	<b>AP:</b>	<b>0.11</b>	<b>0.47</b>	<b>0.26</b>	<b>0.17</b>	<b>0.01</b>
	<b>AP Score (max points 4):</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>
<b>Overall AMP Score</b>						
Indicator #1 - Occupancy Rate (OR)		12	1	0	4	16
Indicator #2 - Tenant Accounts Receivable (TAR)		2	0	5	0	5
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4
Physical condition adjustment		1	1	1	1	0
Neighborhood environment adjustment		1	1	0	1	1
<b>Project MASS score (Maximum points 25)</b>		<b>20</b>	<b>7</b>	<b>10</b>	<b>10</b>	<b>25</b>
Number of units in Project		148	69	116	92	3
Weighted Value (Project MASS score times number of units)		2960	483	1160	920	75
Total number of units in PHA's portfolio		148	69	116	92	3
<b>Overall AMPs Management Operations Indicator Score:</b>		<b>20.00</b>	<b>7.00</b>	<b>10.00</b>	<b>10.00</b>	<b>25.00</b>

# **HOUSING CHOICE VOUCHER PROGRAM**

**SECTION 8 CASH ACTIVITY AS OF 02/28/2026**

**CHECKING ACCOUNTS**

VOUCHER PROGRAM

<b>BANK AND TYPE OF ACCOUNT</b>	<b>BALANCE</b>
BMO Harris Bank - CHECKING HAP	\$ 4,801,305.20

**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			\$ 173,573.89
	<b>TOTAL INVESTED</b>		<b>\$ 173,573.89</b>

## SLHA - Housing Choice Voucher Income Statement

Period = Oct 2025-Feb 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
<b>REVENUE</b>				
GRANT INCOME				
Section 8 HAP Earned	23,563,006.00	23,219,805.00	343,201.00	55,727,530.00
Section 8 Admin. Fee Income	2,092,574.00	1,884,250.00	208,324.00	4,522,203.00
Port-In Admin Fees Earned	5,236.00	0.00	5,236.00	0.00
Port In HAP Earned	112,653.24	0.00	112,653.24	0.00
<b>TOTAL GRANT INCOME</b>	<b>25,773,469.24</b>	<b>25,104,055.00</b>	<b>669,414.24</b>	<b>60,249,733.00</b>
OTHER INCOME				
Operating Shortfall Revenue	0.00	223,800.00	-223,800.00	537,115.00
Other Miscellaneous Income	5,245.71	0.00	5,245.71	0.00
<b>TOTAL OTHER INCOME</b>	<b>5,245.71</b>	<b>223,800.00</b>	<b>-218,554.29</b>	<b>537,115.00</b>
<b>TOTAL INCOME</b>	<b>25,778,714.95</b>	<b>25,327,855.00</b>	<b>450,859.95</b>	<b>60,786,848.00</b>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,475,817.53	1,932,075.00	456,257.47	4,636,959.00
TOTAL TENANT SERVICES EXPENSES	5,539.81	1,040.00	-4,499.81	2,500.00
TOTAL UTILITY EXPENSES	14,113.43	17,440.00	3,326.57	41,856.00
Total Materials	1,576.79	1,125.00	-451.79	2,700.00
Total Contract Costs	19,816.99	25,145.00	5,328.01	60,342.00
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>21,393.78</b>	<b>26,270.00</b>	<b>4,876.22</b>	<b>63,042.00</b>
TOTAL PROTECTIVE SERVICES	11,443.38	16,100.00	4,656.62	38,640.00
TOTAL INSURANCE PREMIUMS	73,328.24	97,000.00	23,671.76	232,821.00
TOTAL GENERAL EXPENSES	1,309.25	18,125.00	16,815.75	43,500.00
<b>TOTAL OPERATING EXPENSES</b>	<b>1,602,945.42</b>	<b>2,108,057.26</b>	<b>505,111.84</b>	<b>5,059,318.00</b>
TOTAL HOUSING ASSISTANCE PAYMENTS	24,916,523.64	23,219,805.00	-1,696,718.64	55,727,530.00
<b>TOTAL EXPENSES</b>	<b>26,519,469.06</b>	<b>25,327,855.00</b>	<b>-1,191,614.06</b>	<b>60,786,848.00</b>
<b>NET INCOME</b>	<b>-740,754.11</b>	<b>0.00</b>	<b>-740,754.11</b>	<b>0.00</b>



## MEMORANDUM

To: Latasha Barnes, Executive Director

From: Carla Matthews, Director of Operations for HCV

Date: April 8, 2026

Subject: Housing Choice Voucher Board Report

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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 5,646 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 274 families are currently searching for housing. Our current success rate is 69%.

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.

January 2026	February 2026	March 2026
100%	100%	100%

HCV works closely with program participants to extend the voucher terms as needed, per 24 CFR 982.303(b)(1). HCV has also 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 March 3, 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 205 active participants. No referrals were received during the month of March.

## **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. Eleven (11) families are currently searching for a unit. Due to recent federal policy shifts, this program will be merged with the general HCV or TPV program data.

## **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, one referral was received and 14 additional families 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 17 active participants. As part of the programmatic expansion, we are hosting our first Homeownership Accelerator on April 20, 2026 to support aspiring homebuying with their journey.

## **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 69 active families under lease and three families are searching for housing. To promote maximum program utilization, HCV partnered with the Department of Human Services (DHS) to utilize available vouchers via the Emergency Winter Housing Pilot Program. Due to recent federal policy shifts, this program will be merged with the general HCV program data.

## **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 178 active participants in the TPV program. Three families are 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**

Five hundred (500) 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, 282 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 530 inspections: 219 biennial inspections, 188 reinspections, 85 initial inspections, 10 quality control, no 24-hour emergency and 28 special inspections. This represents a constant tread in the number of inspections over the past three months.

	<b>January 2026</b>	<b>February 2026</b>	<b>March 2026</b>
Biennial Inspections	162	187	219
Reinspection	161	174	188
Initial Inspections	122	103	85
Quality Control	16	19	10
Special Inspections	25	12	28
24-hour emergency	7	0	0
<b>Total</b>	<b>493</b>	<b>495</b>	<b>530</b>

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>January 2026</b>	<b>February 2026</b>	<b>March 2026</b>
HCV Participants	4863	4871	4919
Landlords	1990	1994	2001
Total	6853	6865	6920

### 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, 71 participants are enrolled and approximately 30 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  
March 1 - March 31, 2026

<b>HCV Programs</b>	<b>Disabled</b>	<b>Non-Disabled</b>	<b>Total</b>
Number of Families	2339	3250	<b>5589</b>
Average Length of Occupancy (Years)	6	4	5
Average Age of Head of Household	58	44	51
Average Household Income	\$15,083.30	\$15,630.17	\$15,402.02
Average Family Size	2	3	2
Average Age of Head of Household	58	44	51
Average Monthly Rent	\$232.72	\$279.83	\$256.27
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**  
**March 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>
Biennials	219	219	0	108	0	63	43	0	0	5	100%
Initials	85	85	0	48	0	13	19	0	0	5	100%
Reinspections	189	188	0	108	0	36	34	0	0	10	99%
Quality Controls	10	10	0	8	0	1	0	0	0	1	100%
Specials	28	28	0	6	0	20	0	0	0	2	100%
<b>Total</b>	<b>531</b>	<b>530</b>	<b>0</b>	<b>278</b>	<b>0</b>	<b>133</b>	<b>96</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>100%</b>

Inspection Deficiency Statistical Report

Property: HCV

Inspected Date: 03/01/2026 - 03/31/2026

Primary Status: Fail

	<b>Total Observations</b>
Accessible windows cannot be locked	<b>1</b>
All burners not working (all burners have to be operable)	<b>10</b>
All operating knobs must be present	<b>1</b>
Badly cracked outlet	<b>1</b>
Badly cracked outlets	<b>1</b>
Broken or frayed wire	<b>8</b>
Broken/missing steps or boards	<b>12</b>
Cannot open	<b>5</b>
Ceiling material is bulging and/or buckling and must be repaired	<b>3</b>
Ceiling surface is wet and has mold-like substances	<b>28</b>
Clogged	<b>13</b>
Cracked pane	<b>4</b>
Damaged floor boards	<b>9</b>
Dangerously loose, cracked panes	<b>1</b>
Does not shut	<b>4</b>
Door lock(s) are not operable	<b>10</b>
Entry of significant ground water into unit (flooding of basement)	<b>5</b>
Evidence of severe leakage of water or the presence of sewer gas	<b>3</b>
Evidence of sewer back-up	<b>6</b>
Exhaust fan does not work	<b>1</b>
Falling material	<b>17</b>
Falling surface materials (other than wall paper or paint)	<b>1</b>
Flooding danger	<b>1</b>
Frayed wiring	<b>1</b>
Gutter in poor condition	<b>7</b>
Gutters not securely attached	<b>4</b>
Gutters, downspouts and soffits have serious decay allowing significant water and air infiltration	<b>6</b>
Handrail missing (4 or more steps)	<b>1</b>
Heating equipment not capable of providing adequate heat	<b>15</b>
Heavy accumulation of large piles of trash and garbage in or around unit	<b>3</b>
Holes or cracks	<b>46</b>
Holes or cracks - air penetration	<b>8</b>
Improper types of wiring, connections or insulation	<b>3</b>
Internal water damage	<b>2</b>
Large cracks or holes	<b>3</b>
Large piles of garbage	<b>1</b>
Large sections of crumbling brick, stone or concrete	<b>2</b>
Large sections of damaged or missing parts (floor boards)	<b>1</b>
Leaking	<b>23</b>
Leaks	<b>8</b>
Light fixture hanging from electrical wires without other firm support of fixture	<b>8</b>
Lock(s) not fasten securely to door	<b>4</b>

Lock(s) striker plate not operable or fasten securely to frame (jamb)	26
Locks exterior door	21
Locks exterior window	2
Locks public hallway	1
Loose or damaged structural members	8
Major leak at main water drain and feed pipes	3
Many missing parts such as ceiling tile	2
Mechanism within toilet does not work	6
Microwave does not work & No Oven/Stove	1
Missing cover plate	12
Missing cover plate on switch or outlets	1
Missing fixture	2
Missing handrail	2
Missing pane	1
No cold water	1
No discharge feed line	2
No fixture or outlet	4
No flush toilet	3
No hot water	2
No hot water (24hr)	4
No natural light	1
No outside/public entrance	6
No permanent fixture	2
No preparation space	3
No pressure relief valve	1
No railing	3
No Refrigerator	3
No serving space	2
No smoke detector	12
No storage space	9
No Stove	1
No tub or shower	2
No window	3
Non-insulted wiring	1
Not connected to a system that delivers hot and cold running water	6
Not connected to an acceptable drainage system	10
Not enough equipment	8
Not served by approvable system	2
Not weatherized	14
Not working	1
One outlet	2
Oven does not work	4
Overloaded circuits evidenced by frequently "blown/tripped" fuses	8
Permanent floor covering or floor boards which present serious tripping hazards	1
Refrigerator does not have capacity to store frozen food	1
Refrigerator not maintaining a low enough temperature to keep food from spoiling	4
Repair/replace leaking water heater	5

Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	1
Roof has serious defects, buckling or sagging, large holes indicating potential of structure collapse	2
Roof in poor condition	7
Roof leaks	11
Severe buckling or movement under walking stress	3
Severe bulging	7
Severe leakage of water	1
Severe structural defects indicating the potential for collapse	1
Signs of rats, mice or vermin	5
Sink is not connected to a properly operating drain system	5
Sink is not connected to water system to provide hot or cold water	6
Smoke detector not working	10
Stove and oven (or range) with top burners not present	1
Stove does not work	2
Toilet does not work	3
Tripping hazard	15
Unit has evidence of roach infestation	3
Unit has mice or rats as evidenced by mice and rat holes and or droppings	5
Unsecured handrail	5
Unsecured height protection	5
Unsupported fixture	12
Un-vented space or room heater	1
Wall holes allowing significant drafts to enter the unit	2
Water damage to interior ceiling (indicating leaks)	13
Window does not have a tight seal, allowing serious drafts to enter unit	1
Window must be openable to provide adequate ventilation (other rooms)	1
<b>Total</b>	<b>638</b>

**FINANCE**

# St. Louis Housing Authority

## Balance Sheet

Period = Feb 2026

Book = Accrual

	<b>Current Balance</b>
<b>ASSETS</b>	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	5,801,438.26
Cash Non-Fed Gala Fundraiser	517.64
Cash SLHA Property Management	2,401,882.37
Petty Cash	500.00
Cash General Disbursing	13,900,374.49
Cash Non-Fed Rent	371,367.25
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	27,244.04
Cash Euclid TAB	43,072.21
Cash West Pine TAB	393.49
Cash Parkview TAB	53,257.94
Cash Lafayette Sr TAB	7,151.30
Cash California Gard TAB	3,503.55
Cash Badenhaus TAB	4,370.69
Cash LaSalle Youth Festival	-2,562.33
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	3,216.92
Cash -Kingsbury	5,013.54
Cash Cambridge Sr TAB	613.92
Cash Payroll	113,925.71
Total Unrestricted Cash	22,783,364.62
Restricted Cash	
Cash Restricted-Security Deposits	560.00
Cash Restricted-FSS Escrow	402,524.67
Cash Restricted-HAP	-529,891.16
Cash Restricted-Trust/Escrow Reserves	3,528,894.51
Cash Restricted-SLHA Mgt Security Deposits	314,233.38
Cash Restricted-Endowment/Homeownership	1,224,416.56
Cash Restricted-Cochran Program Income	728,538.16
Cash Restricted-Rev Bonds Debt Service	37,801.16
Total Restricted Cash	5,707,077.28
TOTAL CASH	28,490,441.90
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	950,149.75
Allowance for Doubtful Accounts-Tenants	-81,749.45

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

Period = Feb 2026

Book = Accrual

	<b>Current Balance</b>
A/R Repayment Agreement	18,301.81
A/R-Other	217,345.00
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	47,865.68
Accrued Interest Receivable	3,431.80
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<b>2,720,609.85</b>
<b>OTHER CURRENT ASSETS</b>	
Investments-Unrestricted	4,202,292.25
Investments-Restricted	537,244.58
Investments Restricted -WC Self Insurance	379,477.01
Prepaid Insurance Auto	41,775.38
Prepaid Insurance Property	508,424.32
Prepaid Insurance Liability	136,904.90
Prepaid Insurance Fidelity Bond	2,279.55
Prepaid Insurance Workers Comp	61,811.26
Insurance Surplus Deposits	1,409,454.77
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>7,279,664.02</b>
<b>TOTAL CURRENT ASSETS</b>	<b>38,490,715.77</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	16,061,719.01
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
Accum Depreciation-Site Improvements	-4,900,212.96
Operations	14,139,749.15
Capital Funds Operations	2,055,857.00

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

Period = Feb 2026

Book = Accrual

	<b>Current Balance</b>
Capital Funds 568 Police/Security	463,553.10
Administration & Other Costs	6,040,084.77
Project Coordinator	795,013.14
Computer/Related Equip	79,072.51
Travel Costs	49,216.79
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	5,785,083.17
Soft Cost Contra	-32,370,196.55
CFG-Hard Cost Contra	-17,022,949.30
CFG-Site Improvement	1,601,759.73
CFG-Site Improvement-Soft	102,524.51
CFG-Dwelling Structure	14,579,887.63
CFG-Dwelling Structure-Soft	132,380.89
CFG-Dwelling Equipment	298,542.33
CFG-Non-Dwelling Structure	63,540.00
CFG-Non-Dwelling Equipment	542,278.40
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>76,618,108.77</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>	
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

## St. Louis Housing Authority Balance Sheet

Period = Feb 2026

Book = Accrual

	Current Balance
Right of Use -Accum/Amort-Leases	-74,645.18
TOTAL OTHER ASSETS	6,536.78
TOTAL NONCURRENT ASSETS	148,481,188.74
TOTAL ASSETS	186,971,904.51

### LIABILITIES & EQUITY

#### LIABILITIES:

##### CURRENT LIABILITIES:

A/P Vendors and Contractors	-1,471,999.57
A/P Vendors -Non Control	1,549,796.88
A/P Vendors and Contractors	53,461.55
Tenant Security Deposits	177,225.26
Security Deposit Interest	320.97
Security Deposit Clearing Account	3,323.50
Security Deposit-Pet	372.00
Garnishment Clearing Account	-2,025.13
United Way	2,316.27
Dental Deduction	-9,406.09
Union Dues	-494.64
United Negro College Fund	26.00
Arts & Education	77.40
Garnishments	153.24
Deferred Comp PEBSCO	-680.00
Retirement Pension	1,438.14
Deferred Comp SBG	0.03
Roth 457 Deduction SBG	1,485.52
Retirement Insurance	15,943.44
Section 125 Childcare Deduction	8,197.51
Section 125 Medical Deduction	1,159.85
Medical Insurance	-43,619.51
Long Term Disability	-8,714.80
Vision Insurance	58.26
Voluntary/Term Life Ins Deduction	-360.90
Colonial Life Ins Deduction	7,628.70
Landlord Back-up Withholdings	3,918.70
A/P -Other	1,880.00
Current Portion of LT Debt - Bonds	950,000.00
Accrued Interest Payable-Bonds	0.75
Accrued Compensated Absences-Current	145,715.39
Lease Liability-Short Term	4,542.48
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	37,641.71

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

Period = Feb 2026

Book = Accrual

	<b>Current Balance</b>
Unearned Revenue -EHV	227,217.00
<b>TOTAL CURRENT LIABILITIES</b>	<b>1,659,533.24</b>
 <b>NONCURRENT LIABILITIES:</b>	
Accrued Compensated Absences-LT	381,398.03
FSS Escrow	211,869.36
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>1,590,261.69</b>
<b>TOTAL LIABILITIES</b>	<b>3,249,794.93</b>
 <b>EQUITY</b>	
<b>RESERVED FUND BALANCE:</b>	
Restricted Net Position	81,989,464.28
Restricted Net Position	57,113.72
<b>TOTAL RESERVED FUND BALANCE</b>	<b>82,046,578.00</b>
 <b>RETAINED EARNINGS:</b>	
Invested in Capital Assets-Net of Debt	69,063,135.19
Unrestricted Net Assets-Retained Earnings	29,734,248.74
Unrestricted Net Assets -Retained Earnings	2,878,147.65
<b>TOTAL RETAINED EARNINGS:</b>	<b>101,675,531.58</b>
<b>TOTAL EQUITY</b>	<b>183,722,109.58</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>186,971,904.51</b>

## St. Louis Housing Authority Income Statement

Period = Feb 2026

Book = Accrual

	Period to Date	Year to Date
<b>REVENUE &amp; EXPENSES</b>		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	214,408.50	1,014,086.50
Utility Reimb.-LIPH	-31,777.00	-164,509.00
Utility Reimbursement Refund	-140.00	-140.00
Total Rental Income	182,491.50	849,437.50
Other Tenant Income		
Cleaning Fee	75.00	100.00
Damages/Maintenance	0.00	435.00
Late Charges	10,985.50	45,868.00
Legal Fees - Tenant	350.00	1,331.00
NSF Charges	0.00	35.00
Tenant Owed Utilities	0.00	63.00
Misc.Tenant Income	1,285.00	2,979.00
Vacate Charges	-179.00	12,954.00
Total Other Tenant Income	12,516.50	63,765.00
NET TENANT INCOME	195,008.00	913,202.50
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	791,229.53	4,424,336.68
HUD PHA Operating Grants/Subsidy	166,346.00	1,194,211.00
Capital Fund Revenue	0.00	-34,737.66
Section 8 HAP Earned	4,970,501.00	23,563,006.00
Section 8 Admin. Fee Income	406,405.00	2,092,574.00
Port-In Admin Fees Earned	1,252.18	5,236.00
Port In HAP Earned	30,284.24	112,653.24
Other Government Grants	101,325.51	101,325.51
Capital Fund Grants	356,949.32	2,113,469.38
Capital Fund Grants-Soft Costs	592,663.56	1,189,370.75
TOTAL GRANT INCOME	7,416,956.34	34,761,444.90
OTHER INCOME		
Interest Income	0.00	12,740.10
Investment Income - Unrestricted	37,166.37	111,556.10
Investment Inc -Restricted Non-Allocated	8,297.15	43,733.60
Investment Income - WC Self Insurance	0.00	5,693.77
Fraud Recovery PH	-7,040.50	-22,508.00
Non-Dwelling Rent	1,177.00	5,885.00
Vending Income-James House TAB	380.70	3,193.03
Vending Income-Parkview	0.00	8,084.62
Vending Income-Badenhaus TAB	162.39	499.77
Vending Income -Kingsbury	507.04	1,196.72
Contributions- Clinton Peabody	0.00	2,635.00
Contributions -LaSalle Youth Festival	0.00	2,500.00
Other Miscellaneous Income	70,095.76	238,450.43
Other Income-Bank Rent	0.00	12,866.68
Pension Forfeitures	0.00	11,785.45

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

Period = Feb 2026

Book = Accrual

	Period to Date	Year to Date
Insurance Proceeds	0.00	67,393.36
Insurance Proceeds	0.00	6,243.39
PH & HAP FSS Forfeitures	0.00	2,999.61
<b>TOTAL OTHER INCOME</b>	<b>110,745.91</b>	<b>514,948.63</b>
<b>TOTAL INCOME</b>	<b>7,722,710.25</b>	<b>36,189,596.03</b>

**EXPENSES**

OPERATING EXPENSES

ADMINISTRATIVE

Administrative Salaries	296,061.83	1,447,418.84
Administrative Salaries	79,857.83	404,925.75
Administrative Salaries-PT	5,949.25	32,728.24
Manager/Superintendent Salaries	0.00	1,031.24
Admin Salaries-Overtime	8.00	4,844.51
FICA	20,922.72	103,468.06
Health Benefits	41,784.39	209,857.65
Retirement Benefits	33,190.01	176,329.98
Unemployment Insurance	1,249.19	5,248.78
Long Term Disability	279.52	1,798.17
Dental	1,428.46	7,405.26
Cell Phones	958.93	5,192.13
Beneflex HSA	0.00	9,817.41
WC MO 2nd Injury Fund	484.69	498.32
WC Self-Insurers Qtrly Taxes	0.00	529.65
FICA	5,781.47	30,183.72
Health Benefits	13,093.67	67,293.37
Retirement Benefits	8,527.33	44,419.61
Unemployment Insurance	652.02	2,466.62
Long Term Disability	85.72	403.23
Dental	617.44	3,013.79
Cell Phones	92.42	475.98
<b>Total Administrative Salaries</b>	<b>511,024.89</b>	<b>2,559,350.31</b>
Legal Expense		
Legal Services	1,762.75	69,750.26
Legal Services	0.00	-33.50
<b>Total Legal Expense</b>	<b>1,762.75</b>	<b>69,716.76</b>
Other Admin Expenses		
Staff Training	14,957.46	14,204.56
Travel/Mileage	81.69	5,899.81
Auditing Fees	37,550.00	37,550.00
Port Out Admin Fee Paid	4,286.70	21,662.39
<b>Total Other Admin Expenses</b>	<b>56,875.85</b>	<b>79,316.76</b>
Miscellaneous Admin Expenses		
Office Supplies	0.00	6,160.33
Office Supplies	0.00	929.64
Postage	10,735.30	21,642.40
Postage	0.00	380.73
Advertising	3,030.46	14,059.13
Fiscal Agent Fees	1,700.00	2,500.00

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

Period = Feb 2026

Book = Accrual

	Period to Date	Year to Date
Printing & Publications	0.00	2,140.81
Printing & Publications	0.00	293.78
Membership Fees	6,772.50	23,421.84
Telephone	2,496.63	5,292.63
Telephone	7,059.02	37,897.25
Maint Agreement-Office Equipment	0.00	2,159.36
Maint Agreement-Office Equipment	1,250.00	4,500.00
Maint Agreement-Computer Equipment	960.83	960.83
Maint Agreement-Computer Equipment	245.24	245.24
Professional/Technical Services	107,852.41	389,452.73
Consultants-LaSalle Youth Festival	98.10	4,926.69
Software License Fees	0.00	1,102.04
Internet / Cable	7,501.63	13,073.64
Computer Supplies	1,835.91	22,206.35
Computer Supplies	0.00	-619.90
Other Admin Expense	3,766.82	31,078.79
Other Admin Expense	293.78	12,511.62
Bank Fees	1,042.76	6,262.39
Bank Fees -FSS	65.36	302.86
Office Equipment Repairs	0.00	297.50
Subscription-News/Magazines	0.00	71.84
D/A Testings/Results	0.00	354.25
Copying Expense	7,632.28	15,014.72
Allocated OH-Administrative Expense	13,600.96	22,408.79
Allocated OH-Legal Expense	0.00	8.21
Allocated OH-Tenant Services Expense	267.51	296.43
Allocated OH-Utilities Expense	929.29	3,528.35
Allocated OH-Materials Expense	628.06	964.49
Allocated OH-Maintenance Expense	651.18	4,154.41
Allocated OH-Protective Services Expense	0.00	1,279.22
Allocated OH-Insurance Expense	466.36	21,877.58
Allocated OH-General Expense	10.95	18.33
Total Miscellaneous Admin Expenses	180,893.34	673,155.30
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>750,556.83</b>	<b>3,381,539.13</b>
<b>TENANT SERVICES</b>		
Tenant Services Salaries	5,401.26	28,428.56
FICA	411.28	2,180.06
Health Benefits	737.48	3,429.28
Retirement Benefits	718.62	4,055.69
Unemployment Insurance	13.38	118.78
Dental	33.22	137.86
Cell Phones	58.14	270.35
Relocation Costs	930.00	22,917.31
Tenant Srv Rec/Pub/Other	400.00	1,218.32
Tenant Srv Rec/Pub/Other-Clinton TAB	0.00	163.83
Tenant Srv Rec/Pub/Other-James House TAB	0.00	3,292.56
Tenant Srv Rec/Pub/Other-Euclid TAB	0.00	1,866.90
Tenant Srv Rec/Pub/Other-Parkview	1,338.85	3,551.86

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

Period = Feb 2026

Book = Accrual

	Period to Date	Year to Date
Tenant Srv Rec/Pub/Other-Lafayette TAB	39.88	61.13
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grand	0.00	3,160.97
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	399.09	1,629.67
Tenant Participation Funds	289.44	2,696.48
Tenant Participation Fund-James House TAB	0.00	64.14
Tenant Srv Lobby Monitors	8,625.75	36,625.75
Tenant Services Other-Circle of Friends (SLU)	1,000.00	6,327.40
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>20,396.39</b>	<b>127,471.59</b>
 <b>UTILITIES</b>		
Mixed Finance Utilities	150,200.10	777,615.92
Water	36,362.91	118,124.76
Electricity	106,545.42	324,959.99
Gas	59,443.14	86,169.22
Sewer	200,048.24	461,737.87
<b>TOTAL UTILITY EXPENSES</b>	<b>552,599.81</b>	<b>1,768,607.76</b>
 <b>MAINTENANCE AND OPERATIONS</b>		
General Maint Expense		
Maintenance -Salaries & Grounds	68,905.29	382,962.65
Maint Labor -Janitorial Cleaning	20,818.65	98,075.34
Maintenance Labor-Overtime	12,022.76	45,312.57
FICA	8,317.65	39,928.77
Health Benefits	13,375.84	69,686.97
Retirement Benefits	11,600.08	58,448.87
Unemployment Insurance	821.31	2,912.68
Long Term Disability	134.50	655.07
Dental	792.37	4,149.99
Cell Phones	84.16	433.41
<b>Total General Maint Expense</b>	<b>136,872.61</b>	<b>702,566.32</b>
Materials		
Materials Generic	0.00	107.18
Materials-Custodial	0.00	2,126.54
Materials-Custodial	7,399.96	21,798.18
Materials-Electrical	285.75	4,092.41
Materials-Plumbing	284.27	8,328.72
Materials-Lawn/Grounds/Snow Removal	88.54	5,167.08
Materials-Tools/Equipment	373.89	1,279.84
Materials-Boiler	0.00	419.80
Materials-Other	0.00	29.98
Materials-Other	2,575.07	14,826.80
Materials-HVAC	6,551.98	15,962.36
Materials-Gas/Oil Vehicles	0.00	73.30
Materials-Appliances	5,436.56	25,795.16
Materials-Hardware	0.00	275.49
Materials-Paint	1,389.88	2,781.46
Materials-Flooring	0.00	2,197.90

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

Period = Feb 2026

Book = Accrual

	Period to Date	Year to Date
Materials-Cabinets/Countertops Doors/Windows	1,872.32	8,338.52
Total Materials	26,258.22	113,600.72
Contract Costs		
Contract-Elevators	1,319.37	48,973.87
Contract-Trash Removal	5,124.26	14,663.85
Contract-Trash Removal	18,172.74	96,604.28
Contract-Custodian	0.00	11,390.00
Contract-Custodian	0.00	3,538.20
Contract-Plumbing	0.00	3,470.00
Contract-Plumbing	11,094.43	31,752.87
Contract-Uniform Cleaning	0.00	1,649.52
Contract-Snow Removal	3,230.00	7,246.25
Contract-Snow Removal	23,617.30	28,208.96
Contract-Grounds/Lawn	0.00	888.25
Contract-Grounds/Lawn	20,406.25	57,873.25
Contract-Auto Gas	0.00	1,830.62
Contract-Auto Gas	0.00	2,917.67
Contract-HVAC	0.00	4,886.46
Contract-HVAC	15,844.11	59,026.86
Contract-Fire Protection	283.75	567.50
Contract-Fire Protection	2,728.50	14,934.53
Contract-Vehicle Repairs	0.00	3,123.54
Contract-Vehicle Repairs	476.95	1,422.59
Contract-Other	0.00	5,638.72
Contract-Exterior Building Repairs	0.00	500.00
Contract-Parking Lot Repairs	0.00	641.79
Contract-Electrical	1,025.29	1,025.29
Contract-Electrical	0.00	7,025.02
Contract-Pest Control/Extermination	165.75	1,494.30
Contract-Pest Control/Extermination	93.67	15,075.79
Contract-Flooring Installation	-582.20	5,528.33
Contract-Painting/Wall Repairs	2,400.70	69,143.57
Contr-Cabinet/Counters/Door/Windows	38,400.57	62,308.10
Contract-Lease Automobiles	0.00	11,241.24
Contract-Bed Bug Eradication	0.00	2,675.00
Contracts -Disaster Relief Expenses	49,084.56	481,955.29
Total Contract Costs	192,886.00	1,059,221.51
TOTAL MAINTENACE EXPENSES	356,016.83	1,875,388.55
PROTECTIVE SERVICES		
Security Alarm Service	496.85	6,143.85
Security/Law Enforcement	9,256.87	151,885.33
Security Enforcement-Police	0.00	142,213.25
Security Enforcement/Sec Guards	3,558.98	18,258.96
TOTAL PROTECTIVE SERVICES	13,312.70	318,501.39
INSURANCE PREMIUMS		
Workers Comp Claims	5,366.17	110,416.54
Auto Insurance	5,967.90	32,700.34

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

Period = Feb 2026

Book = Accrual

	Period to Date	Year to Date
Property Insurance	72,632.04	363,160.23
Cyber Security Insurance	0.00	12,095.16
Fidelity Bond Insurance	325.65	1,628.25
Liability Insurance	19,557.86	98,040.30
Excess Workers Comp Insurance	6,181.12	33,659.22
<b>TOTAL INSURANCE PREMIUMS</b>	<b>110,030.74</b>	<b>651,700.04</b>
<b>GENERAL EXPENSES</b>		
Other General Expense	205,781.56	1,210,218.98
Other General Exp-Gala	0.00	0.10
Other General Expense	1.27	1.27
Other General Exp-Disaster Relief	100.00	5,386.95
PH FSS Escrow Expense	3,995.99	27,551.57
<b>TOTAL GENERAL EXPENSES</b>	<b>209,878.82</b>	<b>1,243,158.87</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>2,012,792.12</b>	<b>9,366,367.33</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>		
Housing Assistance Payments	4,550,058.00	23,205,147.00
Tenant Utility Payments-Voucher	193,634.00	1,014,583.00
Portable Out HAP Payments	130,045.00	668,971.59
FSS Escrow Payments	892.00	27,822.05
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>4,874,629.00</b>	<b>24,916,523.64</b>
<b>OTHER FINANCING SOURCES</b>		
Equity Transfer Capital Assets IN	356,949.32	2,113,469.38
Equity Transfer Capital Assets OUT	356,949.32	2,113,469.38
Operating Transfers IN	0.00	142,213.25
Operating Transfers OUT	0.00	142,213.25
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>0.00</b>	<b>0.00</b>
<b>UTILITY CONSUMPTION</b>		
Water Consumption	12,359.57	44,585.99
Water Consumption Contra	12,359.57	44,585.99
Electric Consumption	978,567.00	2,942,613.00
Electric Consumption Contra	977,645.00	2,941,691.00
Gas Consumption	49,804.00	69,475.00
Gas Consumption Contra	49,804.00	69,475.00
Sewer Consumption	27,899.00	63,495.00
Sewer Consumption Contra	27,899.00	63,495.00
<b>TOTAL UTILITY CONSUMPTION</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>6,887,421.12</b>	<b>34,282,890.97</b>
<b>NET INCOME</b>	<b>835,289.13</b>	<b>1,906,705.06</b>

# DEVELOPMENT



## MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: April 8, 2026

Subject: Development and Modernization Department Board Report

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

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

RD 22-03 – Clinton-Peabody Apartments Redevelopment – The Clinton-Peabody resident engagement meeting was cancelled to provide residents the opportunity to attend SLHA's 3<sup>rd</sup> Annual Jamboree held on the Harris-Stowe campus.

SLHA and POAH continued to work toward the financial closing for Phase I, which is scheduled to occur on May 14, 2026.

The next resident engagement meeting will be held on April 16, 2026.

Parkview RAD/Section 18 Blend Conversion – SLHA staff has been working toward a firm submission with the Missouri Housing Development Commission (MHDC). This process will continue into the summer months.

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. The developer has successfully received a commitment letter from the City of St. Louis Community Development Administration (CDA), which will allow them to move forward with the closing.

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 – SLHA staff and McCormack Baron are working toward a RAD/Section 18 Blend Conversion for Murphy Park II and III. They have been meeting weekly to work through the process and to ensure that the process is moving forward.

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.

## Projects

Lookaway Unit Repairs (5 Units) CDA Grant Make-Ready (heavy) – SLHA was awarded \$2 million from the City of St. Louis Community Development Administration (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 90% of the work was completed by the end of March. The units are anticipated to be delivered in April.

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 is continuing to work on units at Samuel Shepard (8) and is still on schedule to deliver those units in April. Work had been moved to Samuel Shepard due to vandalism at Page Manor. The contractor has been completing electrification work on the Towne XV units. This work was approximately 50% complete in March and will continue into April. Those units were secured in February and work will begin there in March.

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 eight (8) 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 final piece of the project, the installation of the lightning protection system, was completed in March. The project will be closing out in April.

RD 25-01 – California Gardens Security Cameras (ESSG) 2024 – The remainder of the cameras and access controls were installed in March. The contractor anticipates painting the conduit and programming the system in April.

RD 25-06 – Parkview Apartments First Floor Furniture –The east wing will receive its furniture in April.

RD 25-02 – West Pine Elevator Replacement – The first elevator passed inspection on March 26, 2026 and is now being used by residents. The second elevator has been taken out of service for replacement. Work will continue onsite through June.

RD 24-07 – Parkview Apartments First Floor Renovation – The contractor is working on the east wing to complete the work, which is expected to be completed in April.

RD 24-08 – Cochran Plaza Security Upgrades – The contractor is finalizing work identified on the punch list and completing configuration of the camera system.

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 been providing additional information as requested. 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 closed out in March.

RD 22-10 – The California Garden Fence Replacement and Security Upgrades – This project closed out in March.

RD 23-03A – Parkview Apartments Access Control System – Due to the inability of the contractor to complete performance of the work, the project has been closed out and the work has been reassigned to the electrical subcontractor for the First Floor Renovation project (RD 24-07).

## **Grant Applications**

None.

## **Solicitations**

RD 26-13 – California Gardens (South Building) – This solicitation went out to bid on February 19, 2026, with the pre-bid walkthrough occurring the same day. 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 damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, door and door hardware and replacement PTACs. Two bids were received on March 24, 2026. The successful completion of the project will return nine (9) units back to service.

RD 26-14 – Kingsbury Terrace Roof Replacement – This 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, the 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, repair of the damaged lightening protection system and repair/replacement of the missing and damaged HVAC ductwork insulation as noted in the plans and specifications. The pre-bid walk-thru was held on February 10, 2026. Five bids were received on March 24, 2026. The project will be awarded and contracted in April.

RD 25-11 – Invitation for Bids for Unit Repairs at McMillan Manor I – This solicitation went 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 was held on February 19, 2026. Two bids were received on March 12, 2026. The project will be awarded and contracted in April.

RD 25-12 – Invitation for Bids for Unit Repairs at McMillan Manor II – This solicitation went 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 was held on February 19, 2026. Due to additional work identified, a major addendum is planned for early April. The bid due date has been rescheduled for April 14, 2026.

RD 25-24A – Al Chappelle Roof Replacement Solicitation – Since more than six months have passed since bids were received, the project is being resolicited. The A/E team is revising documents to be reissued mid-April, with bids due in May. SLHA is still working with CDA to finalize a contract. That work is ongoing and is hoped to be wrapped up in April.

## **Re-Solicitations**

None.

## **Pre-Solicitation**

N/A

## **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 the City of St. Louis Community Development Administration (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) have 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 MARCH 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	% Uploaded Quest CDN	Section 106 Review Submitted to SHPO		Part 50 or Part 58	Environmental Review Record Submitted to HUD	HUD Approval of Environmental Review	
																	SHPO Approval Date	SHPO Approval Date				
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	0	N/A	N/A	N/A	Sherman Carter 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	
MO00100041	Hodiamont 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	45841	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 Carter 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 Carter Barnhart	2/17/2024	100%	100%	100%	100%	100%	9/8/2023	9/26/2023	Part 50	9/26/2023	1/26/2024	
MO001000028 MO001000041	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	Part 50 / Part 58 (CDA)	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 Manor I	N/A	Unit Repairs	2	6	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 Manor II	N/A	Unit Repairs	5	7	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
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 MARCH 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	TBD	TBD	TBD	TBD	TBD	TBD
MO00100041	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	Uhlitra	\$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	Uhlitra, 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 MO001000041	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	Raineri 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	3/30/1900	\$ 650,000	3/5/2026	3/9/2026	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	12/18/2025	LPI Construction Management	\$ 320,000.00	0%
MO001000041	McMillan Manor I	N/A	Unit Repairs	2	6	90	\$ 300,000	2/11/2026	2/19/2026	TBD	TBD	TBD	TBD
MO001000041	McMillan Manor II	N/A	Unit Repairs	5	7	90	\$ 350,000	2/11/2026	2/19/2026	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	Raineri Construction	\$ 652,360.00	0%

**DEVELOPMENT AND MODERNIZATION MARCH 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%	100%	3/20/2026
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	Hodiamont 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	3/26/2026	N/A	N/A	100%	95%	-
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	1/7/2025	5/7/2025	8/8/2025	11/14/2026	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%	95%	-
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	9/12/2025	3/12/2027	TBD	TBD	N/A	N/A	38%	65%	-
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%	100%	3/20/2026
MO001000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	9/19/2025	3/25/2026	4/20/2026	TBD	N/A	N/A	95%	41%	-
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	100%	88%	-
MO001000041	McMillan Manor I	N/A	Unit Repairs	2	6	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	-
MO001000041	McMillan Manor II	N/A	Unit Repairs	5	7	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	2/17/2026	6/17/2026	N/A	TBD	N/A	N/A	25%	25%	-

**DEVELOPMENT AND MODERNIZATION MARCH MONTHLY ACTIVITY REPORT**

Project Information						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 was completed on March 20, 2026.
N/A	Homeownership, La Salsou	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. Due to the excessive time since bids were received, the project will be rebid in April/May. Coordination with CDA continues into April.
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	Closeout activities completed in March 20, 2026.
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 was completed in March. Closeout activities will begin in April.
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	Installation and configuration of the camera system was completed in November. Utilitra and SLHA IT continue to work on connection issues. Training and closeout activities are anticipated in April.
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	Construction was completed in March. Training and closeout activities are anticipated in April.
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	Mobilization occurred on September 12, 2025. The west elevator (#2) was turned over to SLHA on March 13, 2026. Work continues on the east elevator (#1).
MO001000028 MO001000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	0	The contractor mobilized in October; construction was completed in January. Closeout activities were completed March 20, 2026.
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 March; mobilization at Towne occurred 2/23/26; work at Page Manor will continue in April.
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 was issued February 19, 2026. Two bids were received on March 24, 2026; review continues into April.
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 was issued February 6, 2026. Two bids were received on March 12, 2026. Award and Contract are anticipated in April
MO001000041	McMillan Manor II	N/A	Unit Repairs	5	7	Solicitation was issued February 6, 2026. Bid date was extended to April 14, 2026 to account for additional technical information to be issued.
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	Design Work is ongoing.

# DEVELOPMENT AND MODERNIZATION MARCH MONTHLY ACTIVITY REPORT



**West Pine Elevator Replacement**



**Lookaway Unit Repairs**



**NSSS Electrification & Unit Repairs  
(Towne XV)**



**Parkview Unit Repairs**

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

AT 3/31/2026

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	9,020,933.00	0.00	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	9,629,627.10	1,150.90	9,083,348.94	547,429.06	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	8,966,676.15	38,902.85	6,913,904.44	2,091,674.56	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	197,418.39	322,881.61	7-Sep-2025	7-Sep-2027
MO36P00150124	571	9,250,628.00	5,277,700.55	3,972,927.45	4,304,208.68	4,946,419.32	5-May-2026	5-May-2028
MO36E00150124	572	206,295.00	196,718.08	9,576.92	148,990.47	57,304.53	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	\$55,120,713.88	\$11,377,767.12	\$49,252,150.92	\$17,246,330.08		
			<b>82.9%</b>			<b>74.1%</b>		

# RESIDENT INITIATIVES

## MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: April 8, 2026

Subject: Resident Initiatives Board Report

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In March 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
2	194	98%

### Resident Engagement

The ROSS Coordinators continue to conduct outreach to enroll new residents and reactivate the previous caseload. In March, in addition to distributing 323 bus cards, the Coordinators made the following referrals:

- Financial Education (107)
- Employment (107)
- Transportation (107)
- Utility Assistance (107)
- Violence Prevention (107)
- Rental Assistance (107)
- Education (107)
- Food Assistance (107)
- Health and Wellness (107)

### Community Outreach

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

#### 3/2/2026 - SLHA and New Avenue/Gamers Island Food Programming

Facilitated by the ROSS Coordinators, the Resident Initiatives team met with Gamers Island to discuss partnering for SLHA's jamboree event, summer food programming at SLHA sites and a potential summer camp opportunity.

### 3/2/2026 - SLHA and Harris Stowe State University (HSSU) Jamboree Meeting @ HSSU

The Resident Initiatives team toured the HSSU campus to finalize details for SLHA's upcoming jamboree event.

### 3/3/2026 - Clinton-Peabody Resident Initiatives Coordination

The Resident Initiatives team met with Preservation of Affordable Housing (POAH) to continue resource coordination for Clinton-Peabody families.

### 3/6/2026 - ROSS LIVE!!!! @ PARKVIEW

The ROSS and FSS teams visited Parkview Elderly to promote registration for SLHA's jamboree event and to share programmatic and transportation resources.

### 3/10/2026 - Circle of Friends Computer Class Graduation

The Resident Initiatives team attended the Circle of Friends Urban League Computer Class Graduation.

### 3/11/2026 - Keeping Current Monthly Agency Meeting

The ROSS team attended Ameren's monthly Keeping Current agency meeting where they received updates on Ameren utility assistance programs.

### 3/16/2026 - SLHA/Ready Readers Check-In

The ROSS team and the Director of Resident and Community Engagement met with Ready Readers staff to receive Neighborhood Reading Captain program updates.

### 3/31/2026 - SLHA and Gamers Island: Summer Food Service Program and Camp Meeting

The ROSS team and the Director of Resident and Community Engagement met with New Avenue Inc. to discuss summer food service programming at Clinton-Peabody and LaSalle Park.

### 3/31/2026 - POAH/SLHA Coordinating Meeting

The ROSS team met with POAH's Community Impact Manager to discuss future programming for Clinton-Peabody families.

### **Seniors/Disabled**

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

In March, Circle of Friends groups held their regularly scheduled meetings. The Coordinator is also continuing to enroll SLHA residents in the upcoming Senior Olympics, with 22 residents currently registered. Additionally, SLHA seniors continue to participate in recreational activities at Tandy Recreation Center, and a second cohort of seniors graduated from a computer class at the Urban League of Metropolitan St. Louis. The Coordinator is also working to build partnerships with organizations, such as the St. Louis Art Museum to expand programming opportunities for residents.



Pictured left: CoF participants and SLHA staff at the St. Louis Art Museum and CoF participants and SLHA staff on an outing at the St. Louis History Museum



Pictured Above: CoF facilitators meeting with local community leader Pam Talley and CoF participants and SLHA staff attended Better Family Life’s Unity Ball.

**Family Self Sufficiency**

As of March 2026, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had seventy-two (72) participants, twenty-nine (29) with established escrow accounts and eleven (11) actively receiving a monthly escrow credit. In addition, there were sixty-eight (68) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which fifteen (15) have established escrow accounts and twelve (12) receiving a monthly escrow credit. Six (6) participants were discharged from the PH-FSS program.

FSS Staff	Participants				
	Total	Escrow	New	Established Escrow (#/ %)	Receiving Monthly Credit (#/%)
HCV	72	29	0	29/40%	11/38%
PH	68	15	0	15/22%	12/80%

Additionally, the FSS team coordinated the following meetings:

3/4/2026 - Meeting with Employee Alliance

The Resident Initiatives team met with Employee Alliance to discuss partnership opportunities that would assist SLHA families with finding gainful employment.

3/11/2026 - Meeting with Contemporary Arts Museum, St. Louis

The Resident Initiatives team met with CAM STL to talk about discuss protentional programming youth engagement events to share with SLHA residents.

## **TABs**

In March, the St. Louis Tenant Affairs Board held its monthly meeting on Wednesday, March 18th, at the Renaissance at Grand Community Building. During this meeting, TAB presidents received an update from the Director of Real Estate Development and asked questions of the Director of Resident and Community Engagement. Additionally, the City-Wide TAB President announced her resignation from both her City-Wide TAB and Site TAB positions. The Director of Resident and Community Engagement will assist the City-Wide TAB Vice-President with the transition.

## **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 March, the Director attended the following meetings/events:

### 3/2/2026 - Meeting with New Avenue Inc.

The Director attended this meeting, along with the ROSS team, to further discuss the Summer Food Service Program and summer opportunities for SLHA sites.

### 3/2/2026 - Meeting with Harris Stowe State University (HSSU)

The Director and Resident Initiatives team met with HSSU staff to finalize details regarding SLHA's annual jamboree.

### 3/4/2026 - Meeting with Employee Alliance

Facilitated by the FSS Coordinator, the Director and Resident Initiatives team met with Employee Alliance to discuss a job fair opportunity for SLHA residents.

### 3/10/2026 - Circle of Friends Computer Class Graduation

The Resident Initiatives team attended the second cohort graduation to support SLHA seniors and the partnership with the Urban League.

### 3/13/2026 - Money Talks TAB Workshop

The Director planned and facilitated a workshop of the TAB members that provided a refresher on Tenant Participation Funding and budgeting.



Pictured left: SLHA TAB members engaging in the Money Talks Workshop

### 3/16/2026 - Meeting with CSC Laundry

The Director met with CSC and Parkview TAB members to discuss contract questions, as the TAB is considering renewing their laundry contract.

### 3/26/2026 - Meeting with Power 4 STL Outreach Team

The RI Team met with Power 4 STL to discuss opportunities for programming at Clinton Peabody and James House.

### 3<sup>rd</sup> Annual Resident Initiatives Jamboree – 3/19/2026

Under the leadership of the ROSS team, the 3rd Annual Jamboree was held on the campus of Harris-Stowe State University, with 107 attendees. This year's theme focused on encouraging residents to connect to resources despite challenging times.

The guest speaker was Ascend STL Chairman, Sam Coleman. Three classroom sessions were hosted by Affinia Healthcare, the City of St. Louis Office of Financial Empowerment and the City of St. Louis Department of Parks and Recreation. These partners provided residents with health screenings, as well as information on budgeting and employment opportunities. Siteman Cancer Center provided free mammograms.

In addition, 25 vendors shared information about their programs and upcoming events. In light of it being Spring Break, youth attendees also participated in a basketball three-point and free throw competition.



Pictured left: SLHA residents gathering in the auditorium at HSSU to receive a welcome to the Jamboree and SLHA Executive Director, Latasha Barnes, and guest speaker, Sam Coleman, sharing a laugh.

Pictured right: SLHA Beautification Intern working with residents as they pot plants and learn more about the CDA funded activities at their sites and Circle Friends Intern telling SLHA seniors about the program and how to join.



of



Pictured left: Community Partners, Father and Family Support Center and Lincoln University, engaging residents at the Jamboree.

Pictured right: FSS Coordinator, Sredrick Robinson, speaking with a resident about the FSS Program and members of the Resident Initiatives team – Vontrice McDowell, Camille Shoals, Sredrick Robinson, Justin Mosley and Vera Wren – on stage welcoming residents to SLHA’s 3<sup>rd</sup> Annual Jamboree!



**Upcoming Events:**

The FSS and ROSS Coordinators are continuing with their monthly Roadshows, with the next one occurring at Kingsbury Terrace. Additionally, the Resident Initiatives Department is working closely with the Housing Choice Voucher Department to plan the upcoming Bridge to Homeownership Accelerator, which will take place on April 20, 2026.



**LEGAL**

## MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Paul Werner, Director of Policy and Procurement

Date: April 8, 2026

Subject: Procurement Board Report

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### Capital Fund

A. Contracts Awarded

None.

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. The project is being prepared for rebid due to the time elapsed since bidding.

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 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 was held on February 10, 2026. Five bids were received on March 25, 2026 and are currently being reviewed.

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 was issued on February 6, 2026 and the pre-bid walk-through was held on February 19, 2026. Two bids were received on March 12, 2026. Award and contract are anticipated to be completed in April.

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 was issued on February 6, 2026 and the pre-bid walkthrough was held on February 19, 2026. Due to the condition of one building, additional technical information was required; therefore, another walk-through will be held on April 9, 2026. Bids are anticipated to be due on April 14, 2026.

RD26-13 Invitation for Bids for Unit Repairs and PTAC Replacements at California Gardens, South Building. 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 damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, door and door hardware, attachment components and replacement of PTAC units as noted in the plans and specifications. The solicitation was issued on February 19, 2026 and the pre-bid walk-through was held on February 19, 2026. Two bids were received on March 24, 2026 and are currently being reviewed.

## **Property Management**

### A. Contracts Awarded

None.

### B. Solicitations Pending

PM 26-23 Invitation for Bids for Security Door Installation and Rentals. The scope of work for this project includes security door installation, removal and monthly rentals. A solicitation was issued on March 9, 2026. One bid was received.

PM 26-25 Invitation for Bids for HVAC Replacement at Lafayette Townhomes. The scope of work for this project includes the replacement of eight HVAC systems. A solicitation is anticipated to be issued in April 2026

# 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: April 8, 2026

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
<a href="#">News and Announcements</a>	2	<a href="#">SLHA Strategic Plan</a> <a href="#">SLHA Goes Digital with RentCafé</a>
Outreach	1	<a href="#">Jamboree</a>
News coverage		
New Social Media Campaign(s)		RentCafé Digital Campaign
Facebook Posts	18	Highest Performing <ul style="list-style-type: none"> <li>• <a href="#">RentCafé Digital Campaign Rollout</a> 2,757 Impressions; 52 Engagements; 4 new follows</li> <li>• <a href="#">Retirement: Demetrius Hicks</a> 1,089 Impressions; 63 Engagements; 0 new follows</li> </ul>
Twitter Posts	16	Highest Performing <ul style="list-style-type: none"> <li>• <a href="#">RentCafe Digital Campaign Rollout</a> 51 Impressions ; 1 Engagement</li> <li>• <a href="#">Retirement: Demetrius Hicks</a> 34 Impressions; 2 Engagements</li> </ul>
LinkedIn Posts	9	Highest Performing <ul style="list-style-type: none"> <li>• <a href="#">Jamboree</a> 174 Impressions; 52 Engagements</li> <li>• <a href="#">St. Patrick's Day Hiring Post</a> 133 Impressions; 7 Engagements</li> </ul>

Social media analytics:

<b>Facebook</b> <b>Total Followers: 3,965</b>	<b>MARCH 2026</b>	<b>FEB 2026</b>	<b>JAN 2026</b>
Reach	16,868 (-58%)	30,696 (+10%)	27,678 (+29%)
Post Engagement	227 (-102%)	696 (+51%)	413 (+59%)
Visits	1,608 (+20%)	1,311 (+16%)	1,112 (3%)
New Followers	11 (-177%)	177 (+87%)	70 (-35%)

<b>LinkedIn</b> <b>Total Followers: 567</b>	<b>MARCH 2026</b>	<b>FEB 2026</b>	<b>JAN 2026</b>
Impressions	1,613 (+32%)	1,169 (+22%)	938 (-7%)
Page Views	176 (+75%)	80 (+5%)	76 (-19%)
Unique Visitors	62 (+53%)	36 (+18%)	30 (-2319%)
Post Reactions	38 (+11%)	34 (+27%)	23 (0%)

Monthly Highlights:



1. [Above and Beyond: Regine Tyler](#)
2. [Circle of Friends at Unity Ball](#)
3. [Office of Ombudsman](#)

# **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: Kena K. Johnson, Acting Director of Human Resources

Date: April 8, 2026

Subject: Human Resources Board Report

### EMPLOYEE CENSUS AS OF MARCH 31, 2026

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
101	0	5	106

### STAFFING CHANGES

#### New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Janell Cross	Housing Specialist

#### New Employees Temporary Full-Time:

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

#### 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>
Val Joyner	Director of Communications	Chief of Staff

#### Status Change Acting Positions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
Kena Johnson	HR Specialist	Acting Director of HR
Corlissa Ellis	Assistant Property Manager	Acting Property Manger

**Title Change:**

<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 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: 2**

**number of position vacancies carried over from previous month: 5**

**Applications**

**Received This Month**

**Position Vacancies Published this Month:**

Courier/Custodian	14
Front Desk and Lobby Attendant	110

**Additional Applications Received this Month:**

Chief of Staff	19
Contract and Compliance Specialist (Programmatic)	8
Housing Specialist	3
HQS Inspector	7
IT Helpdesk Support and Field Technician	58

**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>
Janell Cross	Cyber Awareness Challenge 2025	1.20
Carla Matthews	Housing Choice Voucher (HCV) Financials for Non-Financial Managers: 2026 Updated	2.00
Tawanna Lindsey	HCV Essentials, Webinar Training	3.00
Anjail Salik	HCV Essentials, Webinar Training	3.00
Tamara Mason	HCV Essentials, Webinar Training	3.00
TaRonda Emrick	Online Recert/Rent Café Training	1.50
Devin Harris	Online Recert/Rent Café Training	1.50
Paula Canada	Online Recert/Rent Café Training	1.50
Natasha Jackson	Online Recert/Rent Café Training	1.50
Shelley Swapshire	Online Recert/Rent Café Training	1.50
Roxanne Whiting	Online Recert/Rent Café Training	1.50
John Young	NSPIRE Inspection Certification and Exam	8.00
Darlisha Cooper	Quarterly Update: SF-425 Reporting, Order of Operating Expense & Returning Interest Income	2.00
Lucius Bennett	Public Housing Management (PHM) and Exam Webcast	35.50
Jason Bogan	Public Housing Management (PHM) Webcast and Exam Webcast	35.50
Kim Hughes	Public Housing Management (PHM) Webcast and Exam Webcast	35.50
LaKayla Johnson	Public Housing Management (PHM) Webcast and Exam Webcast	35.50

**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.					