



ST. LOUIS
HOUSING
AUTHORITY

MONTHLY ACTIVITY REPORTS



MAY 28

2026

Circle of Friends participants attend a Mother's Day celebration honoring and uplifting mothers in the community.

MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: May 22, 2026

Subject: Monthly Activities Report

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

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 March 2026
- Public Housing AMP Budgets as of March 2026
- Financial Condition Indicators as of March 2026
- Management Operations Indicators as of March 2026

II. Housing Choice Voucher (Section 8) Program Activities

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

III. Finance

- Income Statement as of March 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: May 13, 2026

SUBJECT: Asset Management Board Report

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 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%.

NSPIRE: In April, SLHA issued Notices of Default to several mixed-finance properties for failure to comply with public housing requirements pertaining to HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE). The developments include North Sarah Phase I and II (AMPs 64 and 65), Murphy Park Phase I and III (AMPs 44 and 46), Renaissance Phase I, II and III (AMPs 50, 57 and 59), and Gardens at Renaissance (AMP 55). HUD also issued Notices for Corrective Action in April for Murphy Park Phase I (AMP 44) and North Sarah Phase I (AMP 64).

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-two (42) 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.

Number of HUD Approved Units (Start of the month)	427
New Requests Submitted to HUD (# of units)	9
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:

April	86.48%
HUD GOAL	95%

Prior Months:

March	February	January
84.95%	84.76%	83.67%

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%
TOTAL		2,732	487	2,104	93.7%	485	2,091	93.1%	487	2,086	92.9%	476	2,090	92.6%	424	2,073	89.8%	427	2,065	89.6%

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

Public Housing Occupancy

AMP #	4/1/2026		
	Offline	Occupied	Occ. %
MO001000002	186	88	92.6%
MO001000010	2	119	96.0%
MO001000013		104	96.3%
MO001000017		92	92.9%
MO001000019	97	186	93.9%
MO001000028		115	95.0%
MO001000034		144	97.3%
MO001000037	10	55	80.9%
MO001000038	19	108	87.1%
MO001000041	64	58	90.6%
MO001000044	24	55	79.7%
MO001000045	11	49	92.5%
MO001000046	2	53	84.1%
MO001000047		33	91.7%
MO001000048		38	95.0%
MO001000049		43	97.7%
MO001000050		51	82.3%
MO001000052	2	22	100.0%
MO001000054		69	92.0%
MO001000055		21	95.5%
MO001000056		76	95.0%
MO001000057	1	33	94.3%
MO001000058		14	30.4%
MO001000059	2	46	95.8%
MO001000060		20	45.5%
MO001000061		112	93.3%
MO001000062		65	86.7%
MO001000063		65	92.9%
MO001000064	3	50	89.3%
MO001000065	3	36	83.7%
MO001000066	1	30	88.2%
MO001000067		16	84.2%
TOTAL	427	2,066	89.6%

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
April 1 - April 30, 2026

	April 2026		October 2025 - April 2026	
Abandonment of Unit	-	-	11	6.4%
Deceased	3	16.7%	23	13.3%
Did Not Like Unit	-	-	1	0.6%
Evicted-Legal Action	2	11.1%	36	20.8%
Incarcerated	-	-	-	-
Moved-In Legal	-	-	3	1.7%
Moved to HCV Prog S8	1	5.6%	1	0.6%
Moved with Notice	8	44.4%	74	42.8%
Moved without Notice	2	11.1%	9	5.2%
One Strike	1	5.6%	2	1.2%
Nursing Home Placement	-	-	3	1.7%
Purchased Home	-	-	-	-
Relocation Transfer	-	-	2	1.2%
Transfer to Diff PH Unit	1	5.6%	8	4.6%
Total	18	100%	173	100%

Demographic Report

April 1 -April 30, 2026

	Disabled	Non-Disabled	Total
Number of Families	638	1,494	2,132
Average Family Size	1.4	2.3	2.0
Average Age of Head of Household	58.7	46.4	50.1
Number of Youth Family Members (<18)	-	-	1,775
Average Age of Youth Family Members	-	-	10.7
Number of Senior (62+) Head of Household	313	346	659
Average Household Income	\$13,144	\$12,343	\$12,583
Number of Head of Households Employed	585	969	1,554
Average Monthly Rent	\$268.37	\$221.37	\$235.44
Average Cost of Utilities Paid by SLHA	\$5.79	\$32.41	\$25.45
Average Length of Occupancy (Years)	9.8	6.3	7.4

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	-	4	4
Any Other Combination	2	17	19
Asian Only	-	2	2
Black/African American Only	14	2,036	2,050
Native Hawaiian/Other Pacific Islander Only	-	-	-
White Only	2	39	41
White, American Indian/Alaskan Native	-	1	1
White, Black/African American	1	14	15
Total	19	2,113	2,132

NIBRS Crime Comparison by Neighborhood

APRIL MONTHLY

2026 vs 2025

Neighborhood **Columbus Square**

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	1	0	1	∞	3
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	1	6	-5	-83%	13
Aggravated Assault with Firearm	13A	1	2	-1	-50%	8
Simple Assault	13B	1	0	1	∞	11
Intimidation	13C	1	0	1	∞	3
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		4	6	-2	-33.3%	33

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	0	0	0		0
Carjacking	120	0	0	0		0
Arson	200	1	0	1	∞	3
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	0	3	-3	-100%	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	0	2	-2	-100%	2
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	0	1	-1	-100%	2
Theft From Motor Vehicle Parts/Accessories	23G	0	0	0		2
All Other Larceny	23H	1	0	1	∞	10
Motor Vehicle Theft	240	1	0	1	∞	6
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

APRIL MONTHLY

2026 vs 2025

Neighborhood **Columbus Square**

Property	NIBRS	2026	2025	Diff	Change	YTD
Hacking/Computer Invasion	26G	0	0	0		0
Embezzlement	270	0	0	0		0
Stolen Property Offenses	280	1	0	1	∞	3
Destruction/Damage/Vandalism of Property	290	0	9	-9	-100%	11
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		4	15	-11	-73.3%	44

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	0	1	-1	-100%	6
Drug Equipment Violations	35B	0	0	0		3
Pornography/Obscene Material	370	0	0	0		1
Betting/Wagering	39A	0	0	0		0
Operating/Promoting/Assisting Gambling	39B	0	0	0		0
Gambling Equipment Violations	39C	0	0	0		0
Sports Tampering	39D	0	0	0		0
Prostitution	40A	0	0	0		0
Assisting or Promoting Prostitution	40B	0	0	0		0
Purchasing Prostitution	40C	0	0	0		0
Weapons Law Violations	520	7	6	1	17%	18
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	1	0	1	∞	2
Driving Under the Influence	90D	0	0	0		0
Drunkenness	90E	0	0	0		0
Family Offenses, Nonviolent	90F	0	0	0		0
Liquor Law Violations	90G	1	0	1	∞	1
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	1	0	1	∞	4
Total Society Crime		10	7	3	42.9%	35

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	7	3	4	133%	23
Total Unspecified Crime		7	3	4	133.3%	23

NIBRS Crime Comparison by Neighborhood

APRIL 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	1	-1	-100%	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	9	-8	-89%	12
Aggravated Assault with Firearm	13A	0	5	-5	-100%	5
Simple Assault	13B	7	7	0	0%	27
Intimidation	13C	0	1	-1	-100%	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	8	18	-10	-55.6%	41

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	2	1	1	100%	4
Carjacking	120	0	1	-1	-100%	0
Arson	200	0	0	0		0
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	4	2	2	100%	11
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	3	0	3	∞	3
Theft From Building	23D	6	1	5	500%	14
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	2	0	2	∞	9
Theft From Motor Vehicle Parts/Accessories	23G	1	1	0	0%	5
All Other Larceny	23H	0	1	-1	-100%	5
Motor Vehicle Theft	240	6	2	4	200%	9
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

APRIL MONTHLY

2026 vs 2025

Neighborhood **Covenant Blu Grand Center**

Property	NIBRS	2026	2025	Diff	Change	YTD
Hacking/Computer Invasion	26G	0	0	0		0
Embezzlement	270	0	0	0		0
Stolen Property Offenses	280	1	1	0	0%	5
Destruction/Damage/Vandalism of Property	290	7	5	2	40%	29
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		32	14	18	128.6%	95

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	0	0	0		6
Drug Equipment Violations	35B	0	0	0		2
Pornography/Obscene Material	370	0	0	0		0
Betting/Wagering	39A	0	0	0		0
Operating/Promoting/Assisting Gambling	39B	0	0	0		0
Gambling Equipment Violations	39C	0	0	0		0
Sports Tampering	39D	0	0	0		0
Prostitution	40A	0	0	0		0
Assisting or Promoting Prostitution	40B	0	0	0		0
Purchasing Prostitution	40C	0	0	0		0
Weapons Law Violations	520	0	3	-3	-100%	9
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	0	1	-1	-100%	0
Driving Under the Influence	90D	0	0	0		0
Drunkenness	90E	0	0	0		0
Family Offenses, Nonviolent	90F	0	0	0		0
Liquor Law Violations	90G	0	0	0		0
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	2	0	2	∞	8
Total Society Crime		2	4	-2	-50.0%	25

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	4	6	-2	-33%	29
Total Unspecified Crime		4	6	-2	-33.3%	29

NIBRS Crime Comparison by Neighborhood

APRIL 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	0	0		0
Aggravated Assault	13A	1	1	0	0%	2
Aggravated Assault with Firearm	13A	1	0	1	∞	2
Simple Assault	13B	2	1	1	100%	5
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		3	2	1	50.0%	8

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	0	2	-2	-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	0	0		1
Pocket-picking	23A	0	1	-1	-100%	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%	20
Theft From Motor Vehicle Parts/Accessories	23G	0	1	-1	-100%	0
All Other Larceny	23H	1	1	0	0%	2
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	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

APRIL MONTHLY

2026 vs 2025

Neighborhood **Lasalle Park**

Property	NIBRS	2026	2025	Diff	Change	YTD
Hacking/Computer Invasion	26G	0	0	0		0
Embezzlement	270	0	0	0		0
Stolen Property Offenses	280	0	1	-1	-100%	0
Destruction/Damage/Vandalism of Property	290	5	8	-3	-38%	20
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		11	20	-9	-45.0%	49

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	2	0	2	∞	3
Drug Equipment Violations	35B	1	0	1	∞	1
Pornography/Obscene Material	370	0	0	0		0
Betting/Wagering	39A	0	0	0		0
Operating/Promoting/Assisting Gambling	39B	0	0	0		0
Gambling Equipment Violations	39C	0	0	0		0
Sports Tampering	39D	0	0	0		0
Prostitution	40A	0	0	0		0
Assisting or Promoting Prostitution	40B	0	0	0		0
Purchasing Prostitution	40C	0	0	0		0
Weapons Law Violations	520	2	3	-1	-33%	5
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	2	0	2	∞	3
Driving Under the Influence	90D	0	0	0		0
Drunkenness	90E	0	0	0		0
Family Offenses, Nonviolent	90F	0	1	-1	-100%	1
Liquor Law Violations	90G	0	0	0		0
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	1	0	1	∞	3
Total Society Crime		8	4	4	100.0%	16

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	5	5	0	0%	17
Total Unspecified Crime		5	5	0	0.0%	17

NIBRS Crime Comparison by Neighborhood

APRIL 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	0	4	-4	-100%	5
Aggravated Assault with Firearm	13A	0	2	-2	-100%	3
Simple Assault	13B	0	2	-2	-100%	2
Intimidation	13C	1	1	0	0%	5
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		1	7	-6	-85.7%	13

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	0	0	0		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	0	0		4
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	0	0	0		7
Theft From Building	23D	0	0	0		2
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	1	1	0	0%	2
Theft From Motor Vehicle Parts/Accessories	23G	0	0	0		1
All Other Larceny	23H	1	3	-2	-67%	3
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		2
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

APRIL MONTHLY

2026 vs 2025

Neighborhood Peabody Darst Webbe

Property	NIBRS	2026	2025	Diff	Change	YTD
Hacking/Computer Invasion	26G	0	0	0		0
Embezzlement	270	0	0	0		0
Stolen Property Offenses	280	0	0	0		0
Destruction/Damage/Vandalism of Property	290	0	2	-2	-100%	17
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		2	7	-5	-71.4%	39

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	0	0	0		2
Drug Equipment Violations	35B	0	0	0		1
Pornography/Obscene Material	370	0	0	0		0
Betting/Wagering	39A	0	0	0		0
Operating/Promoting/Assisting Gambling	39B	0	0	0		0
Gambling Equipment Violations	39C	0	0	0		0
Sports Tampering	39D	0	0	0		0
Prostitution	40A	0	0	0		0
Assisting or Promoting Prostitution	40B	0	0	0		0
Purchasing Prostitution	40C	0	0	0		0
Weapons Law Violations	520	1	0	1	∞	6
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	1	0	1	∞	5
Driving Under the Influence	90D	0	0	0		0
Drunkenness	90E	0	0	0		0
Family Offenses, Nonviolent	90F	0	0	0		0
Liquor Law Violations	90G	0	0	0		0
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	0	0	0		5
Total Society Crime		2	0	2	∞	19

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	2	1	1	100%	13
Total Unspecified Crime		2	1	1	100.0%	13



Property Management Department

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MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: May 13, 2026

SUBJECT: Property Management Board Report

Property Management Department:

Summary

During April, the Property Management Department continued its focus on stabilizing operations, strengthening compliance, improving occupancy performance and increasing accountability across the public housing portfolio. Key efforts centered on occupancy improvement, rent collection monitoring, unit readiness, work order oversight and recertification compliance, while continuing to operate within staffing and budget constraints.

Occupancy & Leasing

Occupancy improved from 94.07% in March to 94.86% in April, an increase of 0.79 percentage points. While the portfolio remains below SLHA's internal 96% benchmark, it continues to meet HUD's minimum occupancy standard.

Unit Turns & Maintenance

Unit readiness remained a priority during April. Property Management continued working with Facilities and site staff to identify vacant units ready for leasing, address maintenance barriers and move units through the turn process. Continued focus will be placed on reducing delays between vacancy, make-ready completion and lease-up.

Occupancy and HUD Compliance

- Property Management completed 26 move-ins for April 2026. Of April's move-outs, 18.18% were evictions, 18.18% were deceased and 45.45% were move-outs with notice. There were no resident transfers in April.
- Trend Consistency: The occupancy rate at the end of April 2026 was 94.86%, a 0.79% increase from March's occupancy percentage.

February 2026	March 2026	April 2026
95.21%	94.07%	94.86%

Rent Collection Summary

In April 2026, the portfolio generated \$219,326.82 in rent charges, with \$160,205.40 collected, resulting in a 76.43 % collection rate. Collection performance is stable at many developments, with Baden and West Pine exceeding the agency's benchmark, and Parkview, Southside Scattered Sites and Kingsbury 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: April work order activity remained consistent with normal property operations. The portfolio recorded 227 new work orders and 349 completed work orders during the month, reflecting progress in reducing open maintenance items. Clinton-Peabody closed 118 open work orders associated with inspections. Property Management will continue monitoring site-level work order activity and prioritizing completion of outstanding items.

Recertifications: Property Management closed out April with 48 late recertifications, resulting in a 97.12% recertification rate. Staff will continue monitoring overdue recertifications weekly, with additional follow-up required at sites that have not reduced late files.

February 2026	March 2026	April 2026
16	48	48

Work Order Period Activity

Period Date From: 04/01/2026 - Period Date To: 04/30/2026

Property	Opening Balance	Created	Closed	Closing Balance
Armand & Ohio	1	0	0	1
Badenfest Elderly	7	7	10	4
Badenhaus Elderly	1	26	24	3
Clinton-Peabody	104	21	118	7
Cochran Plaza	6	12	13	5
Euclid Plaza Elderly	1	2	0	3
Folsom	1	0	0	1
James House	44	10	18	36
King Louis III	48	4	49	3
Kingsbury Terrace	3	0	0	3
Lafayette Apartments	4	1	0	5
Lafayette Townhomes	44	5	0	49
LaSalle Park	51	40	58	33
Lookaway	2	6	2	6
Marie Fanger	9	2	0	11
McMillian Manor II	3	2	1	4
McMillian Manor	1	4	1	4
Parkview Elderly	45	74	38	81
South Broadway	8	6	0	14
Tiffany Turnkey	12	0	0	12
Towne XV	1	1	0	2
Walnut Park	1	2	1	2
West Pine	10	0	0	10
Total	422	227	349	300

PUBLIC HOUSING CASH ACTIVITY AS OF 03/01

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	3/1/26 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	3/1/26 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$17,510,200.29	FED AGRICULTURAL	6/8/2026	\$246,521.70
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$42,881.95	ALLY BANK	4/21/2026	\$242,529.25
		FEDERAL HOME LOAN	various	\$297,120.49
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$537,758.20	FIRST STATE COMMUNITY	5/18/2026	\$244,880.69
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$698,570.39	SALLIE MAE BANK	6/30/2026	\$230,665.96
		BAR HARBOR BANK & TRUST	7/27/2026	\$244,880.24
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$318,130.86	OPEN BANK	5/19/2026	\$244,880.41
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$111,023.70	OAKSTAR BANK	8/4/2026	\$249,878.50
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,958.62	BANK OF HOPE	5/28/2026	\$245,000.00
		CFG BANK	10/30/2026	\$244,906.80
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,877.61	FANNIE MAE	11/23/2026	\$242,965.56
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$237,340.67	STATE BANK OF INDIA	5/19/2026	\$247,287.10
		CORP AMERICA FAMILY	8/28/2026	\$245,000.00
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$2,991.86	GOLDMAN SACHS	8/4/2026	\$235,378.91
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$8,941.30	FIRST FED BANK	4/29/2026	\$250,000.00
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$218,633.61	FIRST BANK OF THE LAKE	10/26/2026	\$249,906.39
		DELTA NATL BANK	6/26/2026	\$240,490.25
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$725,587.69	MERRICK BANK	11/19/2026	\$103,203.23
		BANK OF AMERICA	12/18/2026	\$250,000.00
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$863,860.50	SONATA BANK	3/25/2027	\$245,000.00
		WELLS FARGO	3/25/2027	\$250,000.00
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$147,675.94	ALMA BANK	6/30/2026	\$250,000.00
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$21,437,433.19	TOTAL INVESTMENTS		\$5,300,495.48

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

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	62,122.00	66,372.00	-4,250.00	132,744.00
Utility Reimb.-LIPH	-38,701.00	-36,114.00	-2,587.00	-72,228.00
Total Rental Income	23,421.00	30,258.00	-6,837.00	60,516.00
Other Tenant Income				
Laundry and Vending	0.00	498.00	-498.00	1,000.00
Damages/Maintenance	0.00	750.00	-750.00	1,500.00
Late Charges	3,680.00	2,352.00	1,328.00	
Legal Fees - Tenant	135.00	0.00	135.00	4,700.00
Vacate Charges	285.00	0.00	285.00	0.00
Total Other Tenant Income	4,100.00	3,600.00	500.00	7,200.00
NET TENANT INCOME	27,521.00	33,858.00	-6,337.00	67,716.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	587,753.68	1,367,346.00	-779,592.32	2,734,700.00
Allocated Interest Income	0.00	72.00	-72.00	140.00
Fraud Recovery PH	-1,323.00	0.00	-1,323.00	0.00
Other Miscellaneous Income	64,052.00	0.00	64,052.00	0.00
Allocated Other Income	47,972.13	11,736.00	36,236.13	23,477.00
TOTAL GRANT AND OTHER INCOME	698,454.81	1,379,154.00	-680,699.19	2,758,317.00
TOTAL INCOME	725,975.81	1,413,012.00	-687,036.19	2,826,033.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	120,325.13	258,492.00	138,166.87	516,972.00
TOTAL TENANT SERVICES EXPENSES	36,006.84	19,752.00	-16,254.84	39,499.00
TOTAL UTILITY EXPENSES	177,491.35	258,636.00	81,144.65	517,265.00
Total Maint Salaries				
	140,680.27	102,078.00	-38,602.27	204,148.00
Total Materials				
	8,031.23	18,762.00	10,730.77	37,500.00
Total Contract Costs				
	115,522.79	167,400.00	51,877.21	334,800.00
TOTAL MAINTENACE EXPENSES	264,234.29	288,240.00	24,005.71	576,448.00
TOTAL PROTECTIVE SERVICES	45,418.71	175,056.00	129,637.29	350,117.00
TOTAL INSURANCE PREMIUMS	97,507.73	125,592.00	28,084.27	251,176.00
TOTAL GENERAL EXPENSES	6,675.18	287,280.00	280,604.82	574,556.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	747,659.23	1,413,012.00	665,352.77	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	23,061.29	0.00	23,061.29	0.00

James House
Income Statement
Period = Oct 2025-Mar 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	117,370.00	128,616.00	-11,246.00	257,232.00
Total Rental Income	117,370.00	128,616.00	-11,246.00	257,232.00
Other Tenant Income				
Damages/Maintenance	100.00	102.00	-2.00	200.00
Late Charges	6,090.00	7,500.00	-1,410.00	15,000.00
Legal Fees - Tenant	350.00	498.00	-148.00	1,000.00
Misc. Tenant Income	-105.00	0.00	-105.00	0.00
Total Other Tenant Income	6,435.00	8,100.00	-1,665.00	16,200.00
NET TENANT INCOME	123,805.00	136,716.00	-12,911.00	273,432.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	336,784.82	346,920.00	-10,135.18	693,843.00
Allocated Interest Income	0.00	6.00	-6.00	21.00
Fraud Recovery PH	-5,267.00	0.00	-5,267.00	0.00
Insurance Proceeds	67,393.36	0.00	67,393.36	0.00
Allocated Other Income	7,187.27	1,758.00	5,429.27	3,517.00
TOTAL GRANT AND OTHER INCOME	406,098.45	348,684.00	57,414.45	697,381.00
TOTAL INCOME	529,903.45	485,400.00	44,503.45	970,813.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	73,032.30	99,558.00	26,525.70	199,115.00
TOTAL TENANT SERVICES EXPENSES	6,050.14	6,564.00	513.86	13,124.00
TOTAL UTILITY EXPENSES	123,965.16	126,504.00	2,538.84	253,000.00
Total Maint Salaries				
Total Maint Salaries	67,218.02	58,440.00	-8,778.02	116,878.00
Total Materials				
Total Materials	7,905.52	12,756.00	4,850.48	25,500.00
Total Contract Costs				
Total Contract Costs	185,890.83	75,672.00	-110,218.83	151,360.00
TOTAL MAINTENANCE EXPENSES	261,014.37	146,868.00	-114,146.37	293,738.00
TOTAL PROTECTIVE SERVICES	36,895.02	40,314.00	3,418.98	80,626.00
TOTAL INSURANCE PREMIUMS	43,122.86	63,102.00	19,979.14	126,210.00
TOTAL GENERAL EXPENSES	26,698.61	2,502.00	-24,196.61	5,000.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	570,778.46	485,400.00	-85,378.46	970,813.00
Operating Transfers IN	34,000.09	0.00	34,000.09	0.00
	34,000.09	0.00	34,000.09	0.00
NET INCOME	-6,874.92	0.00	-6,874.92	0.00

Euclid Plaza Elderly
Income Statement
Period = Oct 2025-Mar 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	115,277.00	116,532.00	-1,255.00	233,064.00
Total Rental Income	115,277.00	116,532.00	-1,255.00	233,064.00
Other Tenant Income				
Laundry and Vending	0.00	1,002.00	-1,002.00	2,000.00
Late Charges	10,075.50	7,500.00	2,575.50	15,000.00
Legal Fees - Tenant	0.00	5,748.00	-5,748.00	11,500.00
Misc. Tenant Income	-75.00	0.00	-75.00	0.00
Total Other Tenant Income	10,000.50	14,250.00	-4,249.50	28,500.00
NET TENANT INCOME	125,277.50	130,782.00	-5,504.50	261,564.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	236,531.79	292,584.00	-56,052.21	585,166.00
Allocated Interest Income	0.00	6.00	-6.00	18.00
Fraud Recovery PH	-8,899.50	0.00	-8,899.50	0.00
Allocated Other Income	6,388.68	1,560.00	4,828.68	3,126.00
TOTAL GRANT AND OTHER INCOME	234,020.97	294,150.00	-60,129.03	588,310.00
TOTAL INCOME	359,298.47	424,932.00	-65,633.53	849,874.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	60,539.00	97,266.00	36,727.00	194,548.00
TOTAL TENANT SERVICES EXPENSES	4,874.71	6,204.00	1,329.29	12,407.00
TOTAL UTILITY EXPENSES	103,804.48	123,912.00	20,107.52	247,831.00
Total Maint Salaries				
Total Materials	75,083.96	60,564.00	-14,519.96	121,129.00
Total Contract Costs	12,627.33	9,870.00	-2,757.33	19,750.00
TOTAL MAINTENACE EXPENSES	89,059.21	45,570.00	-43,489.21	91,100.00
TOTAL PROTECTIVE SERVICES	176,770.50	116,004.00	-60,766.50	231,979.00
TOTAL INSURANCE PREMIUMS	41,469.25	40,014.00	-1,455.25	80,026.00
TOTAL GENERAL EXPENSE	35,544.84	39,042.00	3,497.16	78,083.00
TOTAL OPERATING EXPENSES	935.58	2,502.00	1,566.42	5,000.00
Operating Transfers IN	423,938.36	424,932.00	993.64	849,874.00
NET INCOME	22,197.84	0.00	22,197.84	0.00
NET INCOME	-42,442.05	0.00	-42,442.05	0.00

West Pine
Income Statement
Period = Oct 2025-Mar 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Rental Income				
Tenant Rent	121,920.00	123,468.00	-1,548.00	246,936.00
Total Rental Income	121,920.00	123,468.00	-1,548.00	246,936.00
Other Tenant Income				
Laundry and Vending	0.00	750.00	-750.00	1,500.00
Damages/Maintenance	0.00	102.00	-102.00	200.00
Late Charges	3,930.00	4,500.00	-570.00	9,000.00
Legal Fees - Tenant	490.50	252.00	238.50	500.00
Misc. Tenant Income	-4,022.00	0.00	-4,022.00	0.00
Vacate Charges	193.00	0.00	193.00	0.00
Total Other Tenant Income	591.50	5,604.00	-5,012.50	11,200.00
NET TENANT INCOME	122,511.50	129,072.00	-6,560.50	258,136.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	192,753.65	339,984.00	-147,230.35	679,955.00
Allocated Interest Income	0.00	6.00	-6.00	17.00
Fraud Recovery PH	-2,587.00	0.00	-2,587.00	0.00
Allocated Other Income	5,932.35	1,452.00	4,480.35	2,903.00
TOTAL GRANT AND OTHER INCOME	196,099.00	341,442.00	-145,343.00	682,875.00
TOTAL INCOME	318,610.50	470,514.00	-151,903.50	941,011.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	87,664.46	83,430.00	-4,234.46	166,877.00
TOTAL TENANT SERVICES EXPENSES	3,581.70	6,012.00	2,430.30	12,015.00
TOTAL UTILITY EXPENSES	107,477.46	116,964.00	9,486.54	233,935.00
Total Maint Salaries	58,410.06	60,006.00	1,595.94	119,998.00
Total Materials	11,721.19	11,250.00	-471.19	22,500.00
Total Contract Costs	51,856.79	71,880.00	20,023.21	143,742.00
TOTAL MAINTENANCE EXPENSES	121,988.04	143,136.00	21,147.96	286,240.00
TOTAL PROTECTIVE SERVICES	56,580.06	40,014.00	-16,566.06	80,026.00
TOTAL INSURANCE PREMIUMS	55,553.57	77,460.00	21,906.43	154,918.00
TOTAL GENERAL EXPENSES	2,227.23	3,498.00	1,270.77	7,000.00
TOTAL OPERATING EXPENSES	435,072.52	470,514.00	35,441.48	941,011.00
Operating Transfers IN	30,379.93	0.00	30,379.93	0.00
NET INCOME	-86,082.09	0.00	-86,082.09	0.00

Parkview Elderly
Income Statement

Period = Oct 2025-Mar 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	296,024.00	325,410.00	-29,386.00	650,820.00
Total Rental Income	296,024.00	325,410.00	-29,386.00	650,820.00
Other Tenant Income				
Laundry and Vending	0.00	498.00	-498.00	1,000.00
Late Charges	7,303.00	10,002.00	-2,699.00	20,000.00
Legal Fees - Tenant	981.00	498.00	483.00	1,000.00
NSF Charges	35.00	0.00	35.00	0.00
Misc. Tenant Income	1,597.00	0.00	1,597.00	0.00
Vacate Charges	13,822.00	0.00	13,822.00	0.00
Total Other Tenant Income	23,738.00	10,998.00	12,740.00	22,000.00
NET TENANT INCOME	319,762.00	336,408.00	-16,646.00	672,820.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	468,644.36	540,570.00	-71,925.64	1,081,136.00
Allocated Interest Income	0.00	24.00	-24.00	48.00
Non-Dwelling Rent	7,062.00	7,062.00	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	16,827.31	4,116.00	12,711.31	8,235.00
TOTAL GRANT AND OTHER INCOME	500,903.92	551,772.00	-50,868.08	1,103,543.00
TOTAL INCOME	820,665.92	888,180.00	-67,514.08	1,776,363.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	172,873.51	226,068.00	53,194.49	452,138.00
TOTAL TENANT SERVICES EXPENSES	8,912.01	10,536.00	1,623.99	21,072.00
TOTAL UTILITY EXPENSES	325,517.33	203,688.00	-121,829.33	407,371.00
Total Maint Salaries	137,812.99	123,192.00	-14,620.99	246,384.00
Total Materials	8,382.74	24,750.00	16,367.26	49,500.00
Total Contract Costs	51,557.92	114,498.00	62,940.08	229,000.00
TOTAL MAINTENANCE EXPENSES	197,753.65	262,440.00	64,686.35	524,884.00
TOTAL PROTECTIVE SERVICES	76,682.33	80,910.00	4,227.67	161,816.00
TOTAL INSURANCE PREMIUMS	82,740.57	90,792.00	8,051.43	181,582.00
TOTAL GENERAL EXPENSES	23,209.91	13,746.00	-9,463.91	27,500.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	887,689.31	888,180.00	490.69	1,776,363.00
Operating Transfers IN	35,967.92	0.00	35,967.92	0.00
NET INCOME	-31,055.47	0.00	-31,055.47	0.00

Baden House Elderly/Badenfest

Income Statement

Period = Oct 2025-Mar 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	132,282.00	118,428.00	13,854.00	236,856.00
Utility Reimb.-LIPH	-1,385.00	-1,332.00	-53.00	-2,664.00
Total Rental Income	130,897.00	117,096.00	13,801.00	234,192.00
Other Tenant Income				
Laundry and Vending	0.00	252.00	-252.00	500.00
Damages/Maintenance	400.00	498.00	-98.00	1,000.00
Late Charges	5,835.00	7,002.00	-1,167.00	14,000.00
Misc.Tenant Income	27.00	0.00	27.00	0.00
Total Other Tenant Income	6,262.00	7,752.00	-1,490.00	15,500.00
NET TENANT INCOME	137,159.00	124,848.00	12,311.00	249,692.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	240,800.24	307,452.00	-66,651.76	614,901.00
Allocated Interest Income	0.00	6.00	-6.00	20.00
Fraud Recovery PH	-410.00	0.00	-410.00	0.00
Allocated Other Income	7,073.17	1,728.00	5,345.17	3,461.00
TOTAL GRANT AND OTHER INCOME	247,463.41	309,186.00	-61,722.59	618,382.00
TOTAL INCOME	384,622.41	434,034.00	-49,411.59	868,074.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	75,822.68	122,538.00	46,715.32	245,097.00
TOTAL TENANT SERVICES EXPENSES	1,872.44	6,492.00	4,619.56	12,985.00
TOTAL UTILITY EXPENSES	94,859.67	109,002.00	14,142.33	218,000.00
Total Maint Salaries				
Total Maint Salaries	68,854.83	63,996.00	-4,858.83	127,995.00
Total Materials				
Total Materials	20,841.26	11,214.00	-9,627.26	22,426.00
Total Contract Costs				
Total Contract Costs	36,999.31	52,110.00	15,110.69	104,228.00
TOTAL MAINTENANCE EXPENSES	126,695.40	127,320.00	624.60	254,649.00
TOTAL PROTECTIVE SERVICES	42,577.36	40,314.00	-2,263.36	80,626.00
TOTAL INSURANCE PREMIUMS	25,010.52	26,862.00	1,851.48	53,717.00
TOTAL GENERAL EXPENSES	16,571.73	1,500.00	-15,071.73	3,000.00
TOTAL OPERATING EXPENSES	383,409.80	434,034.00	50,624.20	868,074.00
Operating Transfers IN				
Operating Transfers IN	19,501.96	0.00	19,501.96	0.00
NET INCOME	20,714.57	0.00	20,714.57	0.00

LaSalle Park
Income Statement

Period = Oct 2025-Mar 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	156,832.00	170,826.00	-13,994.00	341,652.00
Utility Reimb.-LIPH	-59,056.00	-56,724.00	-2,332.00	-113,448.00
Total Rental Income	97,776.00	114,102.00	-16,326.00	228,204.00
Other Tenant Income				
Laundry and Vending	0.00	1,902.00	-1,902.00	3,800.00
Damages/Maintenance	10.00	198.00	-188.00	400.00
Late Charges	5,319.00	3,750.00	1,569.00	7,500.00
Legal Fees - Tenant	0.00	750.00	-750.00	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	5,930.00	6,600.00	-670.00	13,200.00
NET TENANT INCOME	103,706.00	120,702.00	-16,996.00	241,404.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	511,524.28	606,858.00	-95,333.72	1,213,713.00
Allocated Interest Income	0.00	36.00	-36.00	74.00
Fraud Recovery PH	-1,309.00	0.00	-1,309.00	0.00
Allocated Other Income	25,839.91	6,324.00	19,515.91	12,645.00
TOTAL GRANT AND OTHER INCOME	536,055.19	613,218.00	-77,162.81	1,226,432.00
TOTAL INCOME	639,761.19	733,920.00	-94,158.81	1,467,836.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	145,577.47	179,676.00	34,098.53	359,356.00
TOTAL TENANT SERVICES EXPENSES	6,941.28	11,964.00	5,022.72	23,925.00
TOTAL UTILITY EXPENSES	93,197.81	150,492.00	57,294.19	301,000.00
Total Maint Salaries				
Total Materials	86,846.34	100,176.00	13,329.66	200,353.00
Total Contract Costs	12,018.89	25,350.00	13,331.11	50,702.00
TOTAL MAINTENANCE EXPENSES	61,517.11	122,754.00	61,236.89	245,500.00
TOTAL MAINTENANCE EXPENSES	160,382.34	248,280.00	87,897.66	496,555.00
TOTAL PROTECTIVE SERVICES	18,659.75	71,856.00	53,196.25	143,706.00
TOTAL INSURANCE PREMIUMS	59,711.95	48,942.00	-10,769.95	97,882.00
TOTAL GENERAL EXPENSES	21,788.92	22,704.00	915.08	45,412.00
TOTAL OPERATING EXPENSES	506,259.52	733,914.00	227,654.48	1,467,836.00
OTHER FINANCING SOURCES				
Operating Transfers IN	18,503.75	71,856.00	-53,352.25	143,706.00
TOTAL OTHER FINANCING SOURCES	18,503.75	71,856.00	-53,352.25	143,706.00
NET INCOME	152,005.42	71,862.00	80,143.42	143,706.00

Northside Scattered Sites

Income Statement

Period = Oct 2025-Mar 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	29,395.00	47,082.00	-17,687.00	94,164.00
Utility Reimb.-LIPH	-35,829.00	-31,968.00	-3,861.00	-63,936.00
Utility Reimbursement Refund	-140.00	0.00	-140.00	0.00
Total Rental Income	-6,574.00	15,114.00	-21,688.00	30,228.00
Other Tenant Income				
Laundry and Vending	0.00	252.00	-252.00	500.00
Late Charges	3,780.00	3,000.00	780.00	6,000.00
Legal Fees - Tenant	0.00	1,002.00	-1,002.00	2,000.00
Misc.Tenant Income	814.23	0.00	814.23	0.00
Vacate Charges	-1,203.00	0.00	-1,203.00	0.00
Total Other Tenant Income	3,391.23	4,254.00	-862.77	8,500.00
NET TENANT INCOME	-3,182.77	19,368.00	-22,550.77	38,728.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	514,548.98	467,520.00	47,028.98	935,045.00
Allocated Interest Income	0.00	36.00	-36.00	73.00
Fraud Recovery PH	2,457.00	0.00	2,457.00	0.00
Insurance Proceeds	5,000.00	0.00	5,000.00	0.00
Allocated Other Income	25,326.54	6,198.00	19,128.54	12,394.00
TOTAL GRANT AND OTHER INCOME	547,332.52	473,754.00	73,578.52	947,512.00
TOTAL INCOME	544,149.75	493,122.00	51,027.75	986,240.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	111,643.85	124,038.00	12,394.15	248,056.00
TOTAL TENANT SERVICES EXPENSES	14,552.56	11,670.00	-2,882.56	23,337.00
TOTAL UTILITY EXPENSES	90,461.88	106,194.00	15,732.12	212,383.00
Total Maint Salaries	66,868.40	60,864.00	-6,004.40	121,725.00
Total Materials	16,602.71	26,622.00	10,019.29	53,250.00
Total Contract Costs	415,653.97	106,704.00	-308,949.97	213,434.00
TOTAL MAINTENANCE EXPENSES	499,125.08	194,190.00	-304,935.08	388,409.00
TOTAL PROTECTIVE SERVICES	593.70	402.00	-191.70	800.00
TOTAL INSURANCE PREMIUMS	55,252.63	54,126.00	-1,126.63	108,255.00
TOTAL GENERAL EXPENSES	5,493.58	2,502.00	-2,991.58	5,000.00
TOTAL OPERATING EXPENSES	777,123.28	493,122.00	-284,001.28	986,240.00
NET INCOME	-232,973.53	0.00	-232,973.53	0.00

Southside Scattered Sites

Income Statement

Period = Oct 2025-Mar 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	95,957.00	106,662.00	-10,705.00	213,324.00
Utility Reimb.-LIPH	-19,672.00	-19,548.00	-124.00	-39,096.00
Total Rental Income	76,285.00	87,114.00	-10,829.00	174,228.00
Other Tenant Income				
Laundry and Vending	0.00	4,002.00	-4,002.00	8,000.00
Cleaning Fee	100.00	0.00	100.00	0.00
Late Charges	3,390.50	2,502.00	888.50	5,000.00
Legal Fees - Tenant	490.00	1,248.00	-758.00	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	5,692.50	7,752.00	-2,059.50	15,500.00
NET TENANT INCOME	81,977.50	94,866.00	-12,888.50	189,728.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	335,708.09	444,342.00	-108,633.91	888,687.00
Allocated Interest Income	0.00	18.00	-18.00	37.00
Fraud Recovery PH	-4,564.00	0.00	-4,564.00	0.00
Allocated Other Income	12,948.48	3,168.00	9,780.48	6,337.00
TOTAL GRANT AND OTHER INCOME	344,092.57	447,528.00	-103,435.43	895,061.00
TOTAL INCOME	426,070.07	542,394.00	-116,323.93	1,084,789.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	136,839.22	152,094.00	15,254.78	304,193.00
TOTAL TENANT SERVICES EXPENSES	4,032.45	8,310.00	4,277.55	16,613.00
TOTAL UTILITY EXPENSES	94,309.23	109,476.00	15,166.77	218,959.00
Total Maint Salaries				
Total Maint Salaries	65,609.58	115,884.00	50,274.42	231,774.00
Total Materials				
Total Materials	31,251.13	22,086.00	-9,165.13	44,180.00
Total Contract Costs				
Total Contract Costs	71,916.17	75,108.00	3,191.83	150,220.00
TOTAL MAINTENANCE EXPENSES	168,776.88	213,078.00	44,301.12	426,174.00
TOTAL PROTECTIVE SERVICES	156.00	600.00	444.00	1,200.00
TOTAL INSURANCE PREMIUMS	121,681.86	56,076.00	-65,605.86	112,150.00
TOTAL GENERAL EXPENSES	995.05	2,748.00	1,752.95	5,500.00
TOTAL OPERATING EXPENSES	526,790.69	542,394.00	15,601.31	1,084,789.00
NET INCOME	-100,720.62	0.00	-100,720.62	0.00

Cochran Plaza
Income Statement
Period = Oct 2025-Mar 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	52,951.00	46,830.00	6,121.00	93,660.00
Utility Reimb.-LIPH	-31,465.00	-26,286.00	-5,179.00	-52,572.00
Total Rental Income	21,486.00	20,544.00	942.00	41,088.00
Other Tenant Income				
Damages/Maintenance	0.00	300.00	-300.00	600.00
Late Charges	4,470.00	2,502.00	1,968.00	5,000.00
Legal Fees - Tenant	0.00	1,248.00	-1,248.00	2,500.00
Vacate Charges	-398.00	0.00	-398.00	0.00
Total Other Tenant Income	4,072.00	4,050.00	22.00	8,100.00
NET TENANT INCOME	25,558.00	24,594.00	964.00	49,188.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	299,223.95	388,536.00	-89,312.05	777,057.00
Allocated Interest Income	0.00	18.00	-18.00	43.00
Fraud Recovery PH	-1,601.00	0.00	-1,601.00	0.00
Other Miscellaneous Income	405.19	0.00	405.19	0.00
Allocated Other Income	15,001.99	3,672.00	11,329.99	7,342.00
TOTAL GRANT AND OTHER INCOME	313,030.13	392,226.00	-79,195.87	784,442.00
TOTAL INCOME	338,588.13	416,820.00	-78,231.87	833,630.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	86,756.13	97,048.02	10,291.89	194,099.00
TOTAL TENANT SERVICES EXPENSES	4,327.10	8,394.00	4,066.90	16,792.00
TOTAL UTILITY EXPENSES	67,056.29	89,430.00	22,373.71	178,860.00
Total Maint Salaries	61,390.02	84,042.00	22,651.98	168,096.00
Total Materials	2,471.03	10,314.00	7,842.97	20,650.00
Total Contract Costs	46,095.90	59,070.00	12,974.10	118,124.00
TOTAL MAINTENANCE EXPENSES	109,956.95	153,426.00	43,469.05	306,870.00
TOTAL PROTECTIVE SERVICES	9,742.54	38,172.00	28,429.46	76,339.00
TOTAL INSURANCE PREMIUMS	28,523.46	28,584.00	60.54	57,170.00
TOTAL GENERAL EXPENSES	-18,725.17	1,752.00	20,477.17	3,500.00
TOTAL OPERATING EXPENSES	287,637.30	416,820.00	129,182.70	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	60,693.37	0.00	60,693.37	0.00

King Louis Square III

Income Statement

Period = Oct 2025-Mar 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	28,691.00	28,950.00	-259.00	57,900.00
Utility Reimb.-LIPH	-5,892.00	-5,796.00	-96.00	-11,592.00
Total Rental Income	22,799.00	23,154.00	-355.00	46,308.00
Other Tenant Income				
Late Charges	870.00	498.00	372.00	1,000.00
Total Other Tenant Income	870.00	498.00	372.00	1,000.00
NET TENANT INCOME	23,669.00	23,652.00	17.00	47,308.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	68,141.42	78,096.00	-9,954.58	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	3,194.33	780.00	2,414.33	1,563.00
TOTAL GRANT AND OTHER INCOME	71,236.75	78,876.00	-7,639.25	157,755.00
TOTAL INCOME	94,905.75	102,528.00	-7,622.25	205,063.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	10,392.96	19,068.00	8,675.04	38,149.00
TOTAL TENANT SERVICES EXPENSES	845.61	4,680.00	3,834.39	9,353.00
TOTAL UTILITY EXPENSES	14,291.06	18,000.00	3,708.94	36,000.00
Total General Maint Expense	6,890.53	6,516.00	-374.53	13,031.00
Total Materials	1,354.22	6,672.00	5,317.78	13,364.00
Total Contract Costs	12,547.03	23,742.00	11,194.97	47,480.00
TOTAL MAINTENACE EXPENSES	20,791.78	36,930.00	16,138.22	73,875.00
TOTAL PROTECTIVE SERVICES	3,000.94	11,652.00	8,651.06	23,304.00
TOTAL INSURANCE PREMIUMS	8,298.00	10,692.00	2,394.00	21,382.00
TOTAL GENERAL EXPENSES	1,097.61	1,500.00	402.39	3,000.00
TOTAL OPERATING EXPENSES	58,717.96	102,528.00	43,810.04	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	39,188.73	0.00	39,188.73	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Mar 2026

Book = Accrual

Murphy Park I (44)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	279,366.86	38,916.00	240,450.86	77,837.20
Investment Inc -Restricted Non-Allocated	138.36	0.00	138.36	0.00
TOTAL GRANT AND OTHER INCOME	279,505.22	38,916.00	240,589.22	77,837.20
TOTAL INCOME	279,505.22	38,916.00	240,589.22	77,837.20
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	24,253.79	31,074.00	6,820.21	62,148.20
TOTAL UTILITY EXPENSES	87,927.99	0.00	-87,927.99	0.00
TOTAL INSURANCE PREMIUMS	3,361.98	3,954.00	592.02	7,913.00
TOTAL GENERAL EXPENSES	172,619.13	3,888.00	-168,731.13	7,776.00
TOTAL OPERATING EXPENSES	288,162.89	38,916.00	-249,246.89	77,837.20
NET INCOME	-8,657.67	0.00	-8,657.67	0.00

Murphy Park II (45)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	187,518.00	23,508.00	164,010.00	47,013.68
Investment Inc -Restricted Non-Allocated	3,976.61	0.00	3,976.61	0.00
TOTAL GRANT AND OTHER INCOME	191,494.61	23,508.00	167,986.61	47,013.68
TOTAL INCOME	191,494.61	23,508.00	167,986.61	47,013.68
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	15,297.31	20,796.00	5,498.69	41,591.68
TOTAL UTILITY EXPENSES	58,338.51	0.00	-58,338.51	0.00
TOTAL INSURANCE PREMIUMS	3,131.23	2,712.00	-419.23	5,422.00
TOTAL GENERAL EXPENSES	96,596.01	0.00	-96,596.01	0.00
TOTAL OPERATING EXPENSES	173,363.06	23,508.00	-149,855.06	47,013.68
NET INCOME	18,131.55	0.00	18,131.55	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Mar 2026

Book = Accrual

Murphy Park III (46)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	157,137.48	25,218.00	131,919.48	50,431.88
Investment Inc -Restricted Non-Allocated	0.00	0.00	0.00	0.00
TOTAL GRANT AND OTHER INCOME	157,137.48	25,218.00	131,919.48	50,431.88
TOTAL INCOME	157,137.48	25,218.00	131,919.48	50,431.88
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	16,450.28	22,488.00	6,037.72	44,972.88
TOTAL UTILITY EXPENSES	45,792.75	0.00	-45,792.75	0.00
TOTAL INSURANCE PREMIUMS	2,601.00	2,730.00	129.00	5,459.00
TOTAL GENERAL EXPENSES	98,104.47	0.00	-98,104.47	0.00
TOTAL OPERATING EXPENSES	162,948.50	25,218.00	-137,730.50	50,431.88
NET INCOME	-5,811.02	0.00	-5,811.02	0.00

King Louis Square (47)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	57,295.05	27,942.00	29,353.05	55,883.00
Investment Inc -Restricted Non-Allocated	15.60	0.00	15.60	0.00
TOTAL GRANT AND OTHER INCOME	57,310.65	27,942.00	29,368.65	55,883.00
TOTAL INCOME	57,310.65	27,942.00	29,368.65	55,883.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	7,542.73	8,874.00	1,331.27	17,742.68
TOTAL UTILITY EXPENSES	7,500.00	0.00	-7,500.00	0.00
TOTAL PROTECTIVE SERVICES	4,494.33	17,478.00	12,983.67	34,956.00
TOTAL INSURANCE PREMIUMS	1,942.98	1,590.00	-352.98	3,184.00
TOTAL GENERAL EXPENSES	36,172.29	0.00	-36,172.29	0.00
TOTAL OPERATING EXPENSES	57,652.33	27,942.00	-29,710.33	55,883.00
OTHER FINANCING SOURCES				
Operating Transfers IN	4,494.33	0.00	4,494.33	0.00
TOTAL OTHER FINANCING SOURCES	4,494.33	0.00	4,494.33	0.00
NET INCOME	4,152.65	0.00	4,152.65	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Mar 2026

Book = Accrual

Les Chateaux (48)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	61,590.87	8,658.00	52,932.87	17,316.85
Capital Fund Rev-Trf In Police	0.00	19,422.00	-19,422.00	38,840.00
TOTAL GRANT AND OTHER INCOME	61,590.87	28,080.00	33,510.87	56,156.85
TOTAL INCOME	61,590.87	28,080.00	33,510.87	56,156.85
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	5,443.29	6,942.00	1,498.71	13,883.85
TOTAL TENANT SERVICES EXPENSES	-960.00	300.00	1,260.00	600.00
TOTAL UTILITY EXPENSES	26,026.50	0.00	-26,026.50	0.00
TOTAL PROTECTIVE SERVICES	4,992.13	19,422.00	14,429.87	38,840.00
TOTAL INSURANCE PREMIUMS	1,122.48	1,416.00	293.52	2,833.00
TOTAL GENERAL EXPENSES	29,594.79	0.00	-29,594.79	0.00
TOTAL OPERATING EXPENSES	66,219.19	28,080.00	-38,139.19	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	363.81	0.00	363.81	0.00

King Louis Square II (49)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	86,284.23	34,476.00	51,808.23	68,954.08
Investment Inc -Restricted Non-Allocated	9.67	0.00	9.67	0.00
TOTAL GRANT AND OTHER INCOME	86,293.90	34,476.00	51,817.90	68,954.08
TOTAL INCOME	86,293.90	34,476.00	51,817.90	68,954.08
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	8,716.43	11,214.00	2,497.57	22,429.08
TOTAL UTILITY EXPENSES	13,749.99	0.00	-13,749.99	0.00
TOTAL PROTECTIVE SERVICES	5,504.16	21,360.00	15,855.84	42,724.00
TOTAL INSURANCE PREMIUMS	1,724.52	1,902.00	177.48	3,801.00
TOTAL GENERAL EXPENSES	44,786.25	0.00	-44,786.25	0.00
TOTAL OPERATING EXPENSES	74,481.35	34,476.00	-40,005.35	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	17,316.71	0.00	17,316.71	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Mar 2026

Book = Accrual

Renaissance PI @ Grand (50)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	132,426.19	52,926.00	79,500.19	105,853.08
TOTAL GRANT AND OTHER INCOME	132,426.19	52,926.00	79,500.19	105,853.08
TOTAL INCOME	132,426.19	52,926.00	79,500.19	105,853.08
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	14,549.82	19,710.00	5,160.18	39,418.08
TOTAL TENANT SERVICES EXPENSES	2,424.99	468.00	-1,956.99	930.00
TOTAL UTILITY EXPENSES	35,470.23	0.00	-35,470.23	0.00
TOTAL PROTECTIVE SERVICES	7,751.33	30,102.00	22,350.67	60,203.00
TOTAL INSURANCE PREMIUMS	2,158.98	2,652.00	493.02	5,302.00
TOTAL GENERAL EXPENSES	62,123.76	0.00	-62,123.76	0.00
TOTAL OPERATING EXPENSES	124,479.11	52,926.00	-71,553.11	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	15,698.41	0.00	15,698.41	0.00

Senior Living @ Renaissance Place (54)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	159,472.06	50,046.00	109,426.06	100,090.00
Investment Inc -Restricted Non-Allocated	7,877.42	0.00	7,877.42	0.00
TOTAL GRANT AND OTHER INCOME	167,349.48	50,046.00	117,303.48	100,090.00
TOTAL INCOME	167,349.48	50,046.00	117,303.48	100,090.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	7,706.62	10,404.00	2,697.38	20,806.64
TOTAL TENANT SERVICES EXPENSES	0.00	564.00	564.00	1,125.00
TOTAL UTILITY EXPENSES	66,409.74	0.00	-66,409.74	0.00
TOTAL PROTECTIVE SERVICES	9,372.75	36,414.00	27,041.25	72,825.00
TOTAL INSURANCE PREMIUMS	2,452.98	2,664.00	211.02	5,334.00
TOTAL GENERAL EXPENSES	68,321.76	0.00	-68,321.76	0.00
TOTAL OPERATING EXPENSES	154,263.85	74,322.00	-79,941.85	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	22,458.38	0.00	22,458.38	0.00

**Mixed Finance Properties
Income Statement**

Period = Oct 2025-Mar 2026

Book = Accrual

Gardens @ Reaissance Place (55)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	60,024.29	15,036.00	44,988.29	30,080.00
Investment Inc -Restricted Non-Allocated	816.69	0.00	816.69	0.00
TOTAL GRANT AND OTHER INCOME	60,840.98	15,036.00	45,804.98	30,080.00
TOTAL INCOME	60,840.98	15,036.00	45,804.98	30,080.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,458.55	3,102.00	643.45	6,205.40
TOTAL TENANT SERVICES EXPENSES	0.00	168.00	168.00	330.00
TOTAL UTILITY EXPENSES	21,038.52	0.00	-21,038.52	0.00
TOTAL PROTECTIVE SERVICES	2,744.94	10,680.00	7,935.06	21,363.00
TOTAL INSURANCE PREMIUMS	832.02	1,092.00	259.98	2,181.00
TOTAL GENERAL EXPENSES	26,714.16	0.00	-26,714.16	0.00
TOTAL OPERATING EXPENSES	53,788.19	15,036.00	-38,752.19	30,080.00
OTHER FINANCING SOURCES				
Operating Transfers IN	2,744.94	0.00	2,744.94	0.00
TOTAL OTHER FINANCING SOURCES	2,744.94	0.00	2,744.94	0.00
NET INCOME	9,797.73	0.00	9,797.73	0.00

Vaughn Elderly -Cahill House (56)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	154,782.94	15,024.00	139,758.94	30,043.00
Investment Inc -Restricted Non-Allocated	11,293.98	0.00	11,293.98	0.00
TOTAL GRANT AND OTHER INCOME	166,076.92	15,024.00	151,052.92	30,043.00
TOTAL INCOME	166,076.92	15,024.00	151,052.92	30,043.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	7,337.48	10,710.00	3,372.52	21,419.76
TOTAL TENANT SERVICES EXPENSES	565.18	600.00	34.82	1,200.00
TOTAL UTILITY EXPENSES	71,789.25	0.00	-71,789.25	0.00
TOTAL INSURANCE PREMIUMS	2,806.98	3,714.00	907.02	7,423.00
TOTAL GENERAL EXPENSES	55,355.28	0.00	-55,355.28	0.00
TOTAL OPERATING EXPENSES	137,854.17	15,024.00	-122,830.17	30,043.00
NET INCOME	28,222.75	0.00	28,222.75	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Mar 2026

Book = Accrual

Reaissance Place @ Grand II (57)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	106,983.10	29,388.00	77,595.10	58,776.00
Investment Inc -Restricted Non-Allocated	1,840.62	0.00	1,840.62	0.00
TOTAL GRANT AND OTHER INCOME	108,823.72	29,388.00	79,435.72	58,776.00
TOTAL INCOME	108,823.72	29,388.00	79,435.72	58,776.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	7,472.63	10,092.00	2,619.37	20,187.60
TOTAL TENANT SERVICES EXPENSES	0.00	270.00	270.00	540.00
TOTAL UTILITY EXPENSES	32,477.25	0.00	-32,477.25	0.00
TOTAL PROTECTIVE SERVICES	4,494.33	17,478.00	12,983.67	34,956.00
TOTAL INSURANCE PREMIUMS	1,573.50	1,548.00	-25.50	3,092.00
TOTAL GENERAL EXPENSES	63,231.33	0.00	-63,231.33	0.00
TOTAL OPERATING EXPENSES	109,249.04	29,388.00	-79,861.04	58,775.60
OTHER FINANCING SOURCES				
Operating Transfers IN	4,494.33	0.00	4,494.33	0.00
TOTAL OTHER FINANCING SOURCES	4,494.33	0.00	4,494.33	0.00
NET INCOME	4,069.01	0.00	4,069.01	0.00

Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	87,326.63	37,944.00	49,382.63	75,885.48
Investment Inc -Restricted Non-Allocated	5,143.09	0.00	5,143.09	0.00
TOTAL GRANT AND OTHER INCOME	92,469.72	37,944.00	54,525.72	75,885.48
TOTAL INCOME	92,469.72	37,944.00	54,525.72	75,885.48
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	9,857.96	13,284.00	3,426.04	26,559.48
TOTAL TENANT SERVICES EXPENSES	74.69	348.00	273.31	690.00
TOTAL UTILITY EXPENSES	30,196.66	0.00	-30,196.66	0.00
TOTAL MAINTENANCE EXPENSES	3,857.45	0.00	-3,857.45	0.00
TOTAL PROTECTIVE SERVICES	5,745.93	22,332.00	16,586.07	44,667.00
TOTAL INSURANCE PREMIUMS	1,667.52	1,986.00	318.48	3,969.00
TOTAL GENERAL EXPENSES	46,560.80	0.00	-46,560.80	0.00
TOTAL OPERATING EXPENSES	97,961.01	37,944.00	-60,017.01	75,886.48
OTHER FINANCING SOURCES				
Operating Transfers IN	5,745.93	0.00	5,745.93	0.00
TOTAL OTHER FINANCING SOURCES	5,745.93	0.00	5,745.93	0.00
NET INCOME	254.64	0.00	254.64	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Mar 2026

Book = Accrual

Reaissance Place @ Grand III (59)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	159,937.10	43,914.00	116,023.10	87,825.00
Investment Inc -Restricted Non-Allocated	1,996.45	0.00	1,996.45	0.00
TOTAL GRANT AND OTHER INCOME	161,933.55	43,914.00	118,019.55	87,825.00
TOTAL INCOME	161,933.55	43,914.00	118,019.55	87,825.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	12,645.15	17,160.00	4,514.85	34,315.00
TOTAL TENANT SERVICES EXPENSES	0.00	372.00	372.00	750.00
TOTAL UTILITY EXPENSES	40,471.74	0.00	-40,471.74	0.00
TOTAL PROTECTIVE SERVICES	6,243.75	24,276.00	18,032.25	48,551.00
TOTAL INSURANCE PREMIUMS	1,934.52	2,106.00	171.48	4,209.00
TOTAL GENERAL EXPENSES	94,820.04	0.00	-94,820.04	0.00
TOTAL OPERATING EXPENSES	156,115.20	43,914.00	-112,201.20	87,825.00
OTHER FINANCING SOURCES				
Operating Transfers IN	6,243.75	0.00	6,243.75	0.00
TOTAL OTHER FINANCING SOURCES	6,243.75	0.00	6,243.75	0.00
NET INCOME	12,062.10	0.00	12,062.10	0.00

Cambridge Heights II (60)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	111,771.28	38,976.00	72,795.28	77,956.00
Investment Inc -Restricted Non-Allocated	1,795.03	0.00	1,795.03	0.00
TOTAL GRANT AND OTHER INCOME	113,566.31	38,976.00	74,590.31	77,956.00
TOTAL INCOME	113,566.31	38,976.00	74,590.31	77,956.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	11,662.82	15,738.00	4,075.18	31,478.00
TOTAL UTILITY EXPENSES	64,688.01	0.00	-64,688.01	0.00
TOTAL PROTECTIVE SERVICES	5,504.91	21,360.00	15,855.09	42,724.00
TOTAL INSURANCE PREMIUMS	1,774.50	1,878.00	103.50	3,754.00
TOTAL GENERAL EXPENSES	32,739.96	0.00	-32,739.96	0.00
TOTAL OPERATING EXPENSES	116,370.20	38,976.00	-77,394.20	77,956.00
OTHER FINANCING SOURCES				
Operating Transfers IN	5,504.91	0.00	5,504.91	0.00
TOTAL OTHER FINANCING SOURCES	5,504.91	0.00	5,504.91	0.00
NET INCOME	2,701.02	0.00	2,701.02	0.00

**Mixed Finance Properties
Income Statement**

Period = Oct 2025-Mar 2026

Book = Accrual

Kingsbury Terrace (61)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	173,932.13	157,974.00	15,958.13	315,943.00
Investment Inc -Restricted Non-Allocated	11,730.87	0.00	11,730.87	0.00
TOTAL GRANT AND OTHER INCOME	185,663.00	157,974.00	27,689.00	315,943.00
TOTAL INCOME	185,663.00	157,974.00	27,689.00	315,943.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	11,396.92	15,552.00	4,155.08	31,106.00
TOTAL TENANT SERVICES EXPENSES	0.00	4,500.00	4,500.00	9,000.00
TOTAL UTILITY EXPENSES	116,250.00	101,076.00	-15,174.00	202,157.00
TOTAL INSURANCE PREMIUMS	0.00	36,840.00	36,840.00	73,680.00
TOTAL GENERAL EXPENSES	111,762.74	0.00	-111,762.74	0.00
TOTAL OPERATING EXPENSES	239,409.66	157,974.00	-81,435.66	315,943.00
 Operating Transfers IN	 4,913.96	 0.00	 4,913.96	 0.00
 NET INCOME	 -48,832.70	 0.00	 -48,832.70	 0.00

Sr. Living @ Cambridge Heights (62)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	102,312.43	49,386.00	52,926.43	98,772.00
Investment Inc -Restricted Non-Allocated	112.39	0.00	112.39	0.00
TOTAL GRANT AND OTHER INCOME	102,424.82	49,386.00	53,038.82	98,772.00
TOTAL INCOME	102,424.82	49,386.00	53,038.82	98,772.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	7,978.07	10,308.00	2,329.93	20,623.00
TOTAL UTILITY EXPENSES	65,758.50	0.00	-65,758.50	0.00
TOTAL PROTECTIVE SERVICES	9,372.75	36,414.00	27,041.25	72,825.00
TOTAL INSURANCE PREMIUMS	2,264.52	2,610.00	345.48	5,224.00
TOTAL GENERAL EXPENSES	13,450.83	0.00	-13,450.83	0.00
TOTAL OPERATING EXPENSES	98,824.67	49,386.00	-49,438.67	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	 12,972.90	 0.00	 12,972.90	 0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Mar 2026

Book = Accrual

Arlington Grove (63)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	214,545.94	23,394.00	191,151.94	46,791.00
Investment Inc -Restricted Non-Allocated	111.25	0.00	111.25	0.00
TOTAL GRANT AND OTHER INCOME	214,657.19	23,394.00	191,263.19	46,791.00
TOTAL INCOME	214,657.19	23,394.00	191,263.19	46,791.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	15,079.94	20,478.00	5,398.06	40,962.00
TOTAL UTILITY EXPENSES	67,362.99	0.00	-67,362.99	0.00
TOTAL INSURANCE PREMIUMS	2,455.50	2,916.00	460.50	5,829.00
TOTAL GENERAL EXPENSES	115,391.94	0.00	-115,391.94	0.00
TOTAL OPERATING EXPENSES	200,290.37	23,394.00	-176,896.37	46,791.00
NET INCOME	14,366.82	0.00	14,366.82	0.00

North Sarah (64)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	155,025.94	20,610.00	134,415.94	41,216.00
Investment Inc -Restricted Non-Allocated	48.30	0.00	48.30	0.00
TOTAL GRANT AND OTHER INCOME	155,074.24	20,610.00	134,464.24	41,216.00
TOTAL INCOME	155,074.24	20,610.00	134,464.24	41,216.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	12,840.67	17,658.00	4,817.33	35,324.00
TOTAL TENANT SERVICES EXPENSES	0.00	444.00	444.00	885.00
TOTAL UTILITY EXPENSES	39,323.01	0.00	-39,323.01	0.00
TOTAL INSURANCE PREMIUMS	2,245.02	2,502.00	256.98	5,007.00
TOTAL GENERAL EXPENSES	92,928.54	0.00	-92,928.54	0.00
TOTAL OPERATING EXPENSES	147,337.24	20,610.00	-126,727.24	41,216.00
NET INCOME	7,737.00	0.00	7,737.00	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Mar 2026

Book = Accrual

North Sarah II (65)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	117,795.94	18,678.00	99,117.94	37,356.00
Investment Inc -Restricted Non-Allocated	144.51	0.00	144.51	0.00
TOTAL GRANT AND OTHER INCOME	117,940.45	18,678.00	99,262.45	37,356.00
TOTAL INCOME	117,940.45	18,678.00	99,262.45	37,356.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	9,050.92	11,922.00	2,871.08	23,845.00
TOTAL UTILITY EXPENSES	25,977.24	0.00	-25,977.24	0.00
TOTAL INSURANCE PREMIUMS	295.98	1,962.00	1,666.02	3,923.00
TOTAL GENERAL EXPENSES	65,410.69	4,794.00	-60,616.69	9,588.00
TOTAL OPERATING EXPENSES	100,734.83	18,678.00	-82,056.83	37,356.00
NET INCOME	17,205.62	0.00	17,205.62	0.00

North Sarah III (66)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	83,783.47	10,986.00	72,797.47	21,968.00
Investment Inc -Restricted Non-Allocated	3,534.75	0.00	3,534.75	0.00
TOTAL GRANT AND OTHER INCOME	87,318.22	10,986.00	76,332.22	21,968.00
TOTAL INCOME	87,318.22	10,986.00	76,332.22	21,968.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	7,250.88	9,474.00	2,223.12	18,961.00
TOTAL UTILITY EXPENSES	18,509.52	0.00	-18,509.52	0.00
TOTAL INSURANCE PREMIUMS	2,551.98	1,506.00	-1,045.98	3,007.00
TOTAL GENERAL EXPENSES	56,482.52	0.00	-56,482.52	0.00
TOTAL OPERATING EXPENSES	84,794.90	10,986.00	-73,808.90	21,968.00
NET INCOME	2,523.32	0.00	2,523.32	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Mar 2026

Book = Accrual

Preservation Square (67)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	44,092.20	7,452.00	36,640.20	14,903.00
Investment Inc -Restricted Non-Allocated	7.34	0.00	7.34	0.00
TOTAL GRANT AND OTHER INCOME	44,099.54	7,452.00	36,647.54	14,903.00
TOTAL INCOME	44,099.54	7,452.00	36,647.54	14,903.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,065.70	6,660.00	4,594.30	13,321.00
TOTAL UTILITY EXPENSES	6,735.54	0.00	-6,735.54	0.00
TOTAL INSURANCE PREMIUMS	1,585.50	792.00	-793.50	1,582.00
TOTAL GENERAL EXPENSES	33,868.59	0.00	-33,868.59	0.00
TOTAL OPERATING EXPENSES	44,255.33	7,452.00	-36,803.33	14,903.00
NET INCOME	-155.79	0.00	-155.79	0.00

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of March 31, 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
Indicator #1 - Quick Ratio (QR)								
FDS #								
111	Cash -unrestricted	\$ 2,417,492.29	\$ 627,924.03	\$ 164,724.41	\$ 202,492.12	\$ 701,679.29	\$ 307,519.49	
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	\$ 39,105.55	\$ 53,335.54	\$ 58,754.12	\$ 17,988.75	\$ 64,763.30	\$ (1,963.00)	
131	Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
135	Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142	Prepaid Expenses and Other Assets	\$ 470,760.20	\$ 120,109.43	\$ 93,941.22	\$ 87,149.84	\$ 235,964.06	\$ 91,119.30	
144	Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
QR Numerator Total:		\$ 2,948,505.47	\$ 825,526.85	\$ 355,444.02	\$ 338,172.80	\$ 1,053,097.98	\$ 420,954.49	
310	Total Current Liabilities	\$ 44,875.29	\$ 46,111.84	\$ 41,690.65	\$ 47,266.49	\$ 104,928.81	\$ 46,758.98	
343	CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
QR Denominator Total:		\$ 44,875.29	\$ 46,111.84	\$ 41,690.65	\$ 47,266.49	\$ 104,928.81	\$ 46,758.98	
Quick Ratio:		65.70	17.90	8.53	7.15	10.04	9.00	
Quick Ratio Score (max points 12):		12	12	12	12	12	12	
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)								
FDS #								
111	Cash -unrestricted	\$ 2,417,492.29	\$ 627,924.03	\$ 164,724.41	\$ 202,492.12	\$ 701,679.29	\$ 307,519.49	
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	\$ 39,105.55	\$ 53,335.54	\$ 58,754.12	\$ 17,988.75	\$ 64,763.30	\$ (1,963.00)	
131	Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142	Prepaid Expenses and Other Assets	\$ 470,760.20	\$ 120,109.43	\$ 93,941.22	\$ 87,149.84	\$ 235,964.06	\$ 91,119.30	
310 (-)	Total Current Liabilities	\$ 44,875.29	\$ 297,146.96	\$ 41,690.65	\$ 47,266.49	\$ 104,928.81	\$ 46,758.98	
MENAR Numerator Total:		\$ 2,903,630.18	\$ 528,379.89	\$ 313,753.37	\$ 290,906.31	\$ 948,169.17	\$ 374,195.51	
Average Monthly Operating Expenses:								
96900	Total Operating Expenses	\$ 747,659.23	\$ 570,778.46	\$ 423,938.36	\$ 435,072.52	\$ 887,689.31	\$ 383,409.80	
97100	Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
97200	Caualty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MENAR Denominator Total:		\$ 124,609.87	\$ 95,129.74	\$ 70,656.39	\$ 72,512.09	\$ 147,948.22	\$ 63,901.63	
MENAR:		23.30	5.55	4.44	4.01	6.41	5.86	
MENAR Score (max points 11):		11	11	11	11	11	11	

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of March 31, 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
Indicator #3 - Debt Service Coverage Ratio (DSCR)							
FDS # Adjusted Operating Income:							
97000 Excess Operating Revenue over Operating Expenses		\$ 23,061.29	\$ (6,874.92)	\$ (42,442.05)	\$ (86,082.09)	\$ (31,055.47)	\$ 20,714.57
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 23,061.29	\$ (6,874.92)	\$ (42,442.05)	\$ (86,082.09)	\$ (31,055.47)	\$ 20,714.57
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
Overall AMP Score							
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)	591	51	62	54	50	105	61
Weighted Value (Project FASS score times number of units)	14764	1285	1552	1350	1238	2619	1513
Total number of units in PHA's portfolio	590.50	51	62	54	50	105	61
Overall AMPs Financial Condition Indicator Score	25.00	25.00	25.00	25.00	25.00	25.00	25.01
<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 March 31, 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
Indicator #1 - Quick Ratio (QR)					
FDS #					
111 Cash -unrestricted	\$ 1,042,022.20	\$ 1,077,770.66	\$ 496,375.37	\$ 750,115.59	\$ 416,997.54
114 Cash - tenant security deposits	\$ 40,994.00	\$ 17,327.00	\$ 32,403.51	\$ 30,166.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 11,395.84	\$ 52,580.75	\$ 46,667.88	\$ 16,373.71	\$ 4,249.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 221,112.81	\$ 142,819.73	\$ 162,513.48	\$ 274,656.14	\$ 27,236.53
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,315,524.85	\$ 1,290,498.14	\$ 737,960.24	\$ 1,071,311.65	\$ 453,789.38
310 Total Current Liabilities	\$ 56,553.39	\$ 1,225,915.37	\$ 33,050.49	\$ 50,873.94	\$ 6,071.67
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 580,000.00	\$ -	\$ -	\$ -
QR Denominator Total:	\$ 56,553.39	\$ 645,915.37	\$ 33,050.49	\$ 50,873.94	\$ 6,071.67
Quick Ratio:	23.26	2.00	22.33	21.06	74.74
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 1,042,022.20	\$ 1,077,770.66	\$ 496,375.37	\$ 750,115.59	\$ 416,997.54
114 Cash - tenant security deposits	\$ 40,994.00	\$ 17,327.00	\$ 32,403.51	\$ 30,166.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 11,395.84	\$ 52,580.75	\$ 46,667.88	\$ 16,373.71	\$ 4,249.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 221,112.81	\$ 142,819.73	\$ 162,513.48	\$ 274,656.14	\$ 27,236.53
310 (-) Total Current Liabilities	\$ 56,553.39	\$ 645,915.37	\$ 33,050.49	\$ 50,873.94	\$ 6,071.67
MENAR Numerator Total:	\$ 1,258,971.46	\$ 644,582.77	\$ 704,909.75	\$ 1,020,437.71	\$ 447,717.71
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 506,259.52	\$ 287,637.30	\$ 526,790.69	\$ 777,123.28	\$ 58,717.96
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Casualty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 84,376.59	\$ 47,939.55	\$ 87,798.45	\$ 129,520.55	\$ 9,786.33
MENAR:	14.92	13.45	8.03	7.88	45.75
MENAR Score (max points 11):	11	11	11	11	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of March 31, 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
Indicator #3 - Debt Service Coverage Ratio (DSCR)					
FDS # Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ 152,005.42	\$ 60,693.37	\$ (100,720.62)	\$ (232,973.53)	\$ 39,188.73
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 152,005.42	\$ 60,693.37	\$ (100,720.62)	\$ (232,973.53)	\$ 39,188.73
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
Overall AMP Score					
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)	74	32	60	32	11
Weighted Value (Project FASS score times number of units)	1850	788	1494	800	275
Total number of units in PHA's portfolio	74	32	60	32	11
Overall AMPs Financial Condition Indicator Score	25.00	25.02	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 March 31, 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
Indicator #1 - Occupancy Rate (OR)							
FDS #							
11210 Unit Months Leased		570	682	622	571	1,172	676
OR Numerator Total:		570	682	622	571	1,172	676
11190 Unit Months Available		617	745	648	594	1,257	726
OR Denominator Total:		617	745	648	594	1,257	726
Occupancy Rate:		0.92382	0.91544	0.95988	0.96128	0.93238	0.93113
Occupancy Rate Score (max points 16):		4	1	8	12	4	4
Indicator #2 - Tenant Accounts Receivable (TAR)							
FDS #	(Maximum points 5)						
126 Accounts Receivable - Tenants		\$ 16,144.41	\$ 20,423.50	\$ 17,680.71	\$ 67,053.92	\$ 47,147.82	\$ 67,819.64
TAR Numerator Total:		\$ 16,144.41	\$ 20,423.50	\$ 17,680.71	\$ 67,053.92	\$ 47,147.82	\$ 67,819.64
70500 Total Tenant Revenue		\$ 55,042.00	\$ 247,610.00	\$ 250,555.00	\$ 245,023.00	\$ 639,524.00	\$ 274,318.00
TAR Denominator Total:		\$ 55,042.00	\$ 247,610.00	\$ 250,555.00	\$ 245,023.00	\$ 639,524.00	\$ 274,318.00
TAR:		29.0%	8.0%	7.0%	27.0%	7.0%	25.0%
TAR Score (max points 5):		2	5	5	2	5	2
Indicator #3 - Accounts Payable (AP)							
FDS #	(Maximum points 4)						
312 Accounts Payable - Current		\$ 11,724.84	\$ 13,471.31	\$ 17,381.41	\$ 23,956.88	\$ 54,925.24	\$ 18,366.77
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 11,724.84	\$ 13,471.31	\$ 17,381.41	\$ 23,956.88	\$ 54,925.24	\$ 18,366.77
96900 Total Operating Expenses /12		\$ 124,609.87	\$ 95,129.74	\$ 70,656.39	\$ 72,512.09	\$ 147,948.22	\$ 63,901.63
AP Denominator Total:		\$ 124,609.87	\$ 95,129.74	\$ 70,656.39	\$ 72,512.09	\$ 147,948.22	\$ 63,901.63
AP:		0.09	0.14	0.25	0.33	0.37	0.29
AP Score (max points 4):		4	4	4	4	4	4
Overall AMP Score							
Indicator #1 - Occupancy Rate (OR)		4	1	8	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	19	19	14	11
Number of units in Project	1340	196	126	108	99	266	117
Weighted Value (Project MASS score times number of units)	18211	2352	1386	2052	1881	3724	1287
Total number of units in PHA's portfolio	1340	196	126	108	99	266	117
Overall AMPs Management Operations Indicator Score:		13.59	12.00	11.00	19.00	14.00	11.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of March 31, 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
Indicator #1 - Occupancy Rate (OR)						
FDS #						
11210	Unit Months Leased	853	336	613	355	132
	OR Numerator Total:	853	336	613	355	132
11190	Unit Months Available	888	378	717	384	132
	OR Denominator Total:	888	378	717	384	132
	Occupancy Rate:	0.96059	0.88889	0.85495	0.92448	1.00000
	Occupancy Rate Score (max points 16):	12	0	0	4	16
Indicator #2 - Tenant Accounts Receivable (TAR)						
FDS #	(Maximum points 5)					
126	Accounts Receivable - Tenants	\$ 47,192.94	\$ 55,538.00	\$ (373.00)	\$ 80,742.95	\$ 4,591.00
	TAR Numerator Total:	\$ 47,192.94	\$ 55,538.00	\$ (373.00)	\$ 80,742.95	\$ 4,591.00
70500	Total Tenant Revenue	\$ 207,412.00	\$ 51,116.00	\$ 138,593.00	\$ 18,996.46	\$ 47,338.00
	TAR Denominator Total:	\$ 207,412.00	\$ 51,116.00	\$ 138,593.00	\$ 18,996.46	\$ 47,338.00
	TAR:	23.0%	109.0%	0.0%	425.0%	10.0%
	TAR Score (max points 5):	2	0	5	0	5
Indicator #3 - Accounts Payable (AP)						
FDS #	(Maximum points 4)					
312	Accounts Payable - Current	\$ 8,918.28	\$ 21,206.98	\$ 4,222.95	\$ 22,255.42	\$ 100.00
313	Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
	AP Numerator Total:	\$ 8,918.28	\$ 21,206.98	\$ 4,222.95	\$ 22,255.42	\$ 100.00
96900	Total Operating Expenses /12	\$ 84,376.59	\$ 47,939.55	\$ 87,798.45	\$ 129,520.55	\$ 9,786.33
	AP Denominator Total:	\$ 84,376.59	\$ 47,939.55	\$ 87,798.45	\$ 129,520.55	\$ 9,786.33
	AP:	0.11	0.44	0.05	0.17	0.01
	AP Score (max points 4):	4	4	4	4	4
Overall AMP Score						
Indicator #1 - Occupancy Rate (OR)		12	0	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
Project MASS score (Maximum points 25)		20	6	10	10	25
Number of units in Project		148	69	116	92	3
Weighted Value (Project MASS score times number of units)		2960	414	1160	920	75
Total number of units in PHA's portfolio		148	69	116	92	3
Overall AMPs Management Operations Indicator Score:		20.00	6.00	10.00	10.00	25.00

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 03/31/2026

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 4,529,926.39

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 175,150.85
	TOTAL INVESTED		\$ 175,150.85

SLHA - Housing Choice Voucher Income Statement

Period = Oct 2025-Mar 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
REVENUE				
GRANT INCOME				
Section 8 HAP Earned	28,528,070.00	27,863,766.00	664,304.00	55,727,530.00
Section 8 Admin. Fee Income	2,497,928.00	2,261,100.00	236,828.00	4,522,203.00
Port-In Admin Fees Earned	6,436.30	0.00	6,436.30	0.00
Port In HAP Earned	138,356.24	0.00	138,356.24	0.00
TOTAL GRANT INCOME	31,170,790.54	30,124,866.00	1,045,924.54	60,249,733.00
OTHER INCOME				
Operating Shortfall Revenue	0.00	268,560.00	-268,560.00	537,115.00
Other Miscellaneous Income	5,245.71	0.00	5,245.71	0.00
TOTAL OTHER INCOME	5,245.71	268,560.00	-263,314.29	537,115.00
TOTAL INCOME	31,176,036.25	30,393,426.00	782,610.25	60,786,848.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,806,954.73	2,318,490.00	511,535.27	4,636,959.00
TOTAL TENANT SERVICES EXPENSES	5,807.32	1,248.00	-4,559.32	2,500.00
TOTAL UTILITY EXPENSES	18,766.07	20,928.00	2,161.93	41,856.00
Total Materials	2,030.64	1,350.00	-680.64	2,700.00
Total Contract Costs	20,164.97	30,174.00	10,009.03	60,342.00
TOTAL MAINTENANCE EXPENSES	22,195.61	31,524.00	9,328.39	63,042.00
TOTAL PROTECTIVE SERVICES	14,583.66	19,320.00	4,736.34	38,640.00
TOTAL INSURANCE PREMIUMS	84,160.29	116,400.00	32,239.71	232,821.00
TOTAL GENERAL EXPENSES	1,521.60	21,750.00	20,228.40	43,500.00
TOTAL OPERATING EXPENSES	1,953,989.28	2,529,667.26	575,677.98	5,059,318.00
TOTAL HOUSING ASSISTANCE PAYMENTS	29,967,726.90	27,863,766.00	-2,103,960.90	55,727,530.00
TOTAL EXPENSES	31,921,716.18	30,393,426.00	-1,528,290.18	60,786,848.00
NET INCOME	-745,679.93	0.00	-745,679.93	0.00



MEMORANDUM

To: Latasha Barnes, Executive Director

From: Carla Matthews, Director of Operations for HCV

Date: May 13, 2026

Subject: Housing Choice Voucher Board Report

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

HCV Programs

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

1) Housing Choice Voucher (Section 8)

The general Section 8 program assists very low-income, elderly and disabled families in affording decent and safe housing in the private market. There are approximately 5,646 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 410 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.

February 2026	March 2026	April 2026
100%	100%	100%

Recent trends indicate that some of our more vulnerable families experience greater difficulties locating suitable housing. To prevent households from being penalized during the process, HCV works closely with program participants to connect them with housing navigation support and extend the voucher terms 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 April 7, 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 will 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% of its authorized voucher units to dedicate affordable housing units within a residential development. There are 205 active participants. Four referrals were received during the month of April.

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.

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, three referrals were 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. With the recent relaunch of the program, the agency will be hosting its first HCV Homeownership briefing session in several years.

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 six (6) families are searching for housing. To promote maximum program utilization, HCV has taken the following steps: partnered with the Department of Human Services (DHS) to utilize available vouchers via the Emergency Winter Housing Pilot Program.

7) Tenant Protection Vouchers

Tenant Protection Vouchers (TPV) 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 (3) 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

Six hundred thirty-three (633) annual recertifications were completed during this reporting period. The recertification process is now available to our participants online. SLHA will offer a paper form recertification at a participant's request as a reasonable accommodation. Currently, 339 annual recertifications are over 14 months past due. Staff are 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 639 inspections: 296 biennial inspections, 215 reinspections, 95 initial inspections, 14 quality control, one (1) 24-hour emergency and 18 special inspections. This represents a constant tread in the number of inspections over the past three months.

	February 2026	March 2026	April 2026
Biennial Inspections	187	219	296
Reinspection	174	188	215
Initial Inspections	103	85	95
Quality Control	19	10	14
Special Inspections	12	28	18
24-hour emergency	0	0	1
Total	495	530	639

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's 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.

	February 2026	March 2026	April 2026
HCV Participants	4871	4919	4936
Landlords	1994	2001	2004
Total	6865	6920	6940

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 monthly in an effort to maintain the current High Performer Designation.

St. Louis Housing Authority

S8 Waitlist Breakdown Summary

By Bedroom Size

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
	65	3121	1328	472	151	31	8	3	5179

Demographic Report
Housing Choice Voucher Program
 April 1, 2026 - April 30, 2026

HCV Programs	Disabled	Non-Disabled	Total
Number of Families	2339	3250	5589
Average Length of Occupancy (Years)	6	4	5
Average Age of Head of Household	58	44	51
Average Monthly Household Income	\$1,535.72	\$ 1,451.63	\$1,493.67
Average Family Size	2	3	2
Average Age of Head of Household	58	44	51
Average Monthly Rent	\$243.72	\$259.83	\$251.77
Number of Head of Households Employed	2253	2279	2266
Number of Senior (62+) Head of Household	1096	326	1422
Average Age of Youth Family Members	10	10	10
Number of Youth Family Members (<18)	410	5159	5569

Head of Household - Race / Ethnicity	Non Hispanic	Hispanic	Total
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
Total	5589	6	5595

St. Louis Housing Authority
April 2026 Housing Choice Voucher Inspections Activity Report

	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	No Entry	Rescheduled	Vacant Unit	Number Canceled	Percent Complete
Biennials	296	296	0	147	3	99	40	0	0	7	100%
Initials	99	95	4	56	0	20	15	0	0	4	96%
Reinspections	215	215	0	106	0	52	46	1	0	10	100%
24 Hour	1	1	0	1	0	0	0	0	0	0	100%
Quality Controls	14	14	0	12	0	1	1	0	0	0	100%
Specials	18	18	0	1	0	12	1	0	0	0	100%
Total	643	639	4	323	3	184	103	1	0	21	99%

Inspection Deficiency Statistical Report

Property: HCV

Inspected Date: 04/01/2026 - 04/30/2026

Primary Status: Fail

	Total
Absent or insecure railings	1
Air Conditioner (owner supplied) does not work; outside is above 90 degrees Fahrenheit (24 hr)	1
All burners not working (all burners have to be operable)	13
Badly cracked outlet	4
Broken or frayed wire	4
Broken wiring	3
Broken/missing steps or boards	11
Cannot open	9
Ceiling material is bulging and/or buckling and must be repaired	9
Ceiling surface is wet and has mold-like substances	42
Clogged	13
Cracked pane	7
Damaged floor boards	11
Dangerously loose, cracked panes	1
Does not shut	2
Door lock(s) are not operable	27
Entry of significant ground water into unit (flooding of basement)	10
Evidence of sewer back-up	3
Excessive paint issues	1
Exhaust fan does not work	1
Exhaust fan is inoperable and must be repaired or replaced (Bathroom)	1
Exposed fuse/breaker box connections	1
Falling material	38
Gutter in poor condition	11
Gutters not securely attached	7
Gutters, downspouts and soffits have serious decay allowing significant water and air infiltration	6
Handrail missing (4 or more steps)	2
Heating equipment not capable of providing adequate heat	16
Heavy accumulation of large piles of trash and garbage in or around unit	4
Holes or cracks	94
Holes or cracks - air penetration	7
Improper types of wiring, connections or insulation	7
Inadequate lighting	1
Internal water damage	7
Keep area around the water heater clean	1
Large cracks or holes	2
Large holes (8 1/2 x 11")	1
Large piles of garbage	4
Large sections of crumbling brick, stone or concrete	1
Large sections of damaged or missing parts (floor boards)	2
Leaking	41
Leaks	5
Light fixture hanging from electrical wires without other firm support of fixture	6

Lock(s) not fasten securely to door	9
Lock(s) striker plate not operable or fasten securely to frame (jamb)	23
Locks exterior door	17
Locks porch	1
Loose or damaged structural members	18
Loose sections of plaster which are in danger of falling	2
Major leak at main water drain and feed pipes	1
Many missing parts such as ceiling tile	2
Mechanism within toilet does not work	6
Missing cover plate	10
Missing cover plate on switch or outlets	3
Missing fixture	1
Missing handrail	5
Missing height protection	2
Missing outlet	2
Missing pane	5
No adequate air circulation	5
No cold water	3
No discharge feed line	2
No fixture	5
No fixture or outlet	9
No flush toilet	10
No hot water	7
No hot water (24hr)	4
No outside/public entrance	7
No permanent fixture	9
No preparation space	1
No railing	3
No Refrigerator	9
No serving space	4
No sink	1
No smoke detector	37
No storage space	8
No trash storage space	1
No tub or shower	4
No water service (Annual only 24 hr)	2
No window	4
Not connected to a system that delivers hot and cold running water	8
Not connected to an acceptable drainage system	16
Not connected to approvable system	1
Not enough equipment	15
Not served by approvable system	1
Not weatherized	10
Obstacles prevent safe entrance or exit from unit (24 hr)	1
One outlet	3
Other buildings, on or near the property, pose serious health and safety hazards (dilapidated shed or garage)	1
Oven does not work	11
Overall Fair Condition	1
Overall Poor Condition	1

Overloaded circuits evidenced by frequently "blown/tripped" fuses	30
Permanent floor covering or floor boards which present serious tripping hazards	2
Poor condition	3
Presence of large holes	2
Refrigerator does not have capacity to store frozen food	2
Refrigerator not maintaining a low enough temperature to keep food from spoiling	5
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	3
Roof has serious defects, buckling or sagging, large holes indicting potential of structure collapse	2
Roof in poor condition	5
Roof leaks	18
Severe buckling or movement under walking stress	4
Severe buckling, bulging or leaning	4
Severe bulging	17
Severe floor damage caused by water from tub or shower	2
Severe leakage of water	2
Sewer gas	1
Signs of rats, mice or vermin	11
Sink is not connected to a properly operating drain system	3
Sink is not connected to water system to provide hot or cold water	6
Smoke detector not working	18
Stove and oven (or range) with top burners not present	2
Stove does not work	11
Stove is missing oven door handle	3
Temperature too high	2
Toilet does not flush	1
Toilet does not work	6
Toilet is clogged	1
Tripping hazard	13
Unit has evidence of roach infestation	3
Unit has mice or rats as evidenced by mice and rat holes and or droppings	4
Unit's exterior door(s) to do not provide access to or egress from unit	2
Unprotected cliffs/quarries	1
Unsafe hallway	6
Unsafe location	2
Unsafely installed	1
Unsecured handrail	11
Unsecured height protection	3
Unsupported fixture	16
Un-vented space or room heater	1
Wall holes allowing significant drafts to enter the unit	2
Water damage to interior ceiling (indicating leaks)	15
Window does not have a tight seal, allowing serious drafts to enter unit	1
Total	1001

FINANCE

St. Louis Housing Authority

Balance Sheet

Period = Mar 2026

Book = Accrual

	Current Balance
ASSETS	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	5,591,941.43
Cash Non-Fed Gala Fundraiser	17.64
Cash SLHA Property Management	2,583,207.80
Petty Cash	500.00
Cash General Disbursing	13,419,207.35
Cash Non-Fed Rent	377,800.59
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	104,561.47
Total Unrestricted Cash	22,270,595.18
Restricted Cash	
Cash Restricted-Security Deposits	560.00
Cash Restricted-FSS Escrow	411,851.14
Cash Restricted-HAP	-870,000.91
Cash Restricted-Kingsbury Replacement	-6.50
Cash Restricted-Trust/Escrow Reserves	3,535,656.15
Cash Restricted-SLHA Mgt Security Deposits	314,478.38
Cash Restricted-Endowment/Homeownership	863,860.50
Cash Restricted-Cochran Program Income	375,132.89
Cash Restricted-Rev Bonds Debt Service	1,039,423.80
Total Restricted Cash	5,670,955.45
TOTAL CASH	27,941,550.63
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	889,482.31

St. Louis Housing Authority
Balance Sheet

Period = Mar 2026

Book = Accrual

	Current Balance
Allowance for Doubtful Accounts-Tenants	-81,749.45
A/R Repayment Agreement	17,207.31
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	46,880.64
Accrued Interest Receivable	3,034.52
TOTAL ACCOUNTS AND NOTES RECEIVABLE	2,657,465.59
OTHER CURRENT ASSETS	
Investments-Unrestricted	4,947,292.25
Investments-Restricted	1,250,970.76
Investments Restricted -WC Self Insurance	379,477.01
Prepaid Insurance Auto	35,807.48
Prepaid Insurance Property	435,792.28
Prepaid Insurance Liability	117,347.04
Prepaid Insurance Fidelity Bond	1,953.90
Prepaid Insurance Workers Comp	55,630.14
Insurance Surplus Deposits	1,409,454.77
TOTAL OTHER CURRENT ASSETS	8,633,725.63
TOTAL CURRENT ASSETS	39,232,741.85
NONCURRENT ASSETS:	
FIXED ASSETS	
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	16,513,297.37
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

St. Louis Housing Authority Balance Sheet

Period = Mar 2026

Book = Accrual

	Current Balance
Capital Funds Operations	2,055,857.00
Capital Funds 568 Police/Security	463,553.10
Administration & Other Costs	6,095,754.53
Project Coordinator	819,216.97
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	5,833,031.07
Soft Cost Contra	-32,499,851.04
CFG-Hard Cost Contra	-17,495,154.42
CFG-Site Improvement	1,618,856.76
CFG-Site Improvement-Soft	102,524.51
CFG-Dwelling Structure	14,722,704.94
CFG-Dwelling Structure-Soft	132,380.89
CFG-Dwelling Equipment	298,542.33
CFG-Non-Dwelling Structure	63,540.00
CFG-Non-Dwelling Equipment	545,303.40
CFG_Non-Dwelling Equip-Soft	10,976.94
CFG - Demolition	960.00
CFG-Relocation	68,348.16
CFG-Bond Debt Obligation	6,291,893.00
CFG-Contra Bond Debt Obligation	-6,291,893.00
TOTAL FIXED ASSETS (NET)	76,760,421.35
NOTES, LOANS & MORTGAGES RECEIVABLE	
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
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLE	71,856,543.19
OTHER ASSETS	
Right of Use Asset -Leases	151,306.88
Right of Use Asset -Leases	74,645.18

St. Louis Housing Authority Balance Sheet

Period = Mar 2026

Book = Accrual

	Current Balance
Right of Use- Accum/Amort-Leases	-144,770.10
Right of Use -Accum/Amort-Leases	-74,645.18
TOTAL OTHER ASSETS	6,536.78
TOTAL NONCURRENT ASSETS	148,623,501.32
TOTAL ASSETS	187,856,243.17

LIABILITIES & EQUITY

LIABILITIES:

CURRENT LIABILITIES:

A/P Vendors and Contractors	-1,435,436.64
A/P Vendors -Non Control	1,549,796.88
A/P Vendors and Contractors	48,571.48
Tenant Security Deposits	177,444.26
Security Deposit Interest	320.97
Security Deposit Clearing Account	2,446.50
Security Deposit-Pet	372.00
Garnishment Clearing Account	-2,025.13
United Way	2,544.08
Dental Deduction	-4,835.68
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	18,701.48
Section 125 Childcare Deduction	8,391.81
Section 125 Medical Deduction	-3,384.61
Medical Insurance	-117,350.20
Long Term Disability	-5,332.24
Vision Insurance	-501.50
Voluntary/Term Life Ins Deduction	1,402.64
Colonial Life Ins Deduction	13,430.52
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	996,278.75
Accrued Compensated Absences-Current	145,715.39
Lease Liability-Short Term	4,542.48
Prepaid Bank Rent-PNC	2,933.33

St. Louis Housing Authority
Balance Sheet

Period = Mar 2026

Book = Accrual

	Current Balance
Tenant Prepaid Rents	34,277.13
TOTAL CURRENT LIABILITIES	2,396,108.09
 NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	381,398.03
FSS Escrow	218,032.79
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
TOTAL NONCURRENT LIABILITIES	1,596,425.12
TOTAL LIABILITIES	3,992,533.21
 EQUITY	
RESERVED FUND BALANCE:	
Restricted Net Position	81,989,464.28
Restricted Net Position	57,113.72
TOTAL RESERVED FUND BALANCE	82,046,578.00
 RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	69,063,135.19
Unrestricted Net Assets-Retained Earnings	29,875,849.12
Unrestricted Net Assets -Retained Earnings	2,878,147.65
TOTAL RETAINED EARNINGS:	101,817,131.96
TOTAL EQUITY	183,863,709.96
TOTAL LIABILITIES AND EQUITY	187,856,243.17

St. Louis Housing Authority Income Statement

Period = Mar 2026

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	194,734.50	1,208,821.00
Utility Reimb.-LIPH	-27,491.00	-192,000.00
Utility Reimbursement Refund	0.00	-140.00
Total Rental Income	167,243.50	1,016,681.00
Other Tenant Income		
Cleaning Fee	0.00	100.00
Damages/Maintenance	75.00	510.00
Late Charges	8,875.00	54,743.00
Legal Fees - Tenant	1,115.50	2,446.50
NSF Charges	0.00	35.00
Tenant Owed Utilities	0.00	63.00
Misc.Tenant Income	-3,457.77	-478.77
Vacate Charges	710.00	13,664.00
Total Other Tenant Income	7,317.73	71,082.73
NET TENANT INCOME	174,561.23	1,087,763.73
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	783,843.14	5,208,179.82
HUD PHA Operating Grants/Subsidy	166,346.00	1,360,557.00
Capital Fund Revenue	-6,668.83	-41,406.49
Section 8 HAP Earned	4,965,065.00	28,528,071.00
Section 8 Admin. Fee Income	405,354.00	2,497,928.00
Port-In Admin Fees Earned	177.12	5,413.12
Port In HAP Earned	4,454.00	117,107.24
Other Government Grants	0.00	101,325.51
Capital Fund Grants	1,427,455.12	3,540,924.50
Capital Fund Grants-Soft Costs	185,394.51	1,374,765.26
TOTAL GRANT INCOME	7,931,420.06	42,692,864.96
OTHER INCOME		
Interest Income	0.00	12,740.10
Investment Income - Unrestricted	3,889.75	115,445.85
Investment Inc -Restricted Non-Allocated	7,379.65	51,113.25
Investment Income - WC Self Insurance	0.00	5,693.77
Fraud Recovery PH	-1,094.50	-23,602.50
Non-Dwelling Rent	1,177.00	7,062.00
Vending Income-James House TAB	415.39	3,608.42
Vending Income-Parkview	0.00	8,084.62
Vending Income-Badenhaus TAB	264.67	764.44
Vending Income -Kingsbury	0.00	1,196.72
Contributions- Clinton Peabody	0.00	2,635.00
Contributions -LaSalle Youth Festival	0.00	2,500.00
Other Miscellaneous Income	157.88	238,713.13
Other Income-Bank Rent	3,216.67	19,300.02
Pension Forfeitures	0.00	11,785.45

St. Louis Housing Authority
Income Statement

Period = Mar 2026

Book = Accrual

	Period to Date	Year to Date
Insurance Proceeds	0.00	67,393.36
Insurance Proceeds	5,000.00	11,243.39
PH & HAP FSS Forfeitures	3,163.04	6,162.65
TOTAL OTHER INCOME	23,569.55	541,839.67
TOTAL INCOME	8,129,550.84	44,322,468.36

EXPENSES

OPERATING EXPENSES

ADMINISTRATIVE

Administrative Salaries	277,591.11	1,725,009.95
Administrative Salaries	80,240.90	485,166.65
Administrative Salaries-PT	5,802.15	38,530.39
Manager/Superintendent Salaries	0.00	1,031.24
Admin Salaries-Overtime	15.69	4,860.20
FICA	19,948.47	123,416.53
Health Benefits	39,861.48	249,719.13
Retirement Benefits	33,995.79	210,325.77
Unemployment Insurance	323.54	5,572.32
Long Term Disability	331.64	2,129.81
Dental	1,360.38	8,765.64
Cell Phones	958.92	6,151.05
Beneflex HSA	10,039.14	19,856.55
WC MO 2nd Injury Fund	0.00	498.32
WC Self-Insurers Qtrly Taxes	0.00	529.65
FICA	5,845.94	36,029.66
Health Benefits	12,725.58	80,018.95
Retirement Benefits	9,586.89	54,006.50
Unemployment Insurance	124.10	2,590.72
Long Term Disability	77.02	480.25
Dental	600.83	3,614.62
Cell Phones	95.73	571.71
Total Administrative Salaries	499,525.30	3,058,875.61
Legal Expense		
Legal Services	1,127.62	70,877.88
Legal Services	-558.50	-592.00
Total Legal Expense	569.12	70,285.88
Other Admin Expenses		
Staff Training	1,752.76	15,957.32
Travel/Mileage	896.56	10,057.47
Auditing Fees	28,237.25	65,787.25
Port Out Admin Fee Paid	5,188.59	26,850.98
Total Other Admin Expenses	36,075.16	118,653.02
Miscellaneous Admin Expenses		
Office Supplies	4,070.89	10,231.22
Office Supplies	2,039.66	2,969.30
Postage	0.00	21,642.40
Postage	0.00	380.73
Advertising	1,335.08	15,394.21
Fiscal Agent Fees	400.00	2,900.00

St. Louis Housing Authority
Income Statement

Period = Mar 2026

Book = Accrual

	Period to Date	Year to Date
Printing & Publications	0.00	2,140.81
Printing & Publications	0.00	293.78
Membership Fees	180.00	23,601.84
Telephone	1,998.58	7,921.27
Telephone	10,257.00	65,755.82
Maint Agreement-Office Equipment	0.00	2,159.36
Maint Agreement-Office Equipment	750.00	5,250.00
Maint Agreement-Computer Equipment	0.00	960.83
Maint Agreement-Computer Equipment	0.00	245.24
Professional/Technical Services	70,854.65	460,307.38
Consultants-LaSalle Youth Festival	0.00	4,926.69
Software License Fees	8,597.81	10,731.73
Internet / Cable	1,404.23	22,993.25
Computer Supplies	0.00	22,206.35
Computer Supplies	0.00	-619.90
Other Admin Expense	17,480.05	49,254.10
Other Admin Expense	0.00	12,511.62
Bank Fees	1,604.72	7,867.11
Bank Fees -FSS	67.24	370.10
Office Equipment Repairs	0.00	297.50
Subscription-News/Magazines	25.16	114.95
D/A Testings/Results	47.38	401.63
Copying Expense	2,320.49	17,335.21
Allocated OH-Administrative Expense	4,103.75	26,858.57
Allocated OH-Legal Expense	0.00	8.21
Allocated OH-Tenant Services Expense	180.75	477.18
Allocated OH-Utilities Expense	1,163.16	4,691.51
Allocated OH-Materials Expense	108.96	1,073.45
Allocated OH-Maintenance Expense	317.94	4,472.35
Allocated OH-Protective Services Expense	418.70	1,697.92
Allocated OH-Insurance Expense	0.00	21,877.58
Allocated OH-General Expense	17.14	35.47
Total Miscellaneous Admin Expenses	129,743.34	831,736.77
TOTAL ADMINISTRATIVE EXPENSES	665,912.92	4,079,551.28
TENANT SERVICES		
Tenant Services Salaries	5,401.26	33,829.82
FICA	411.28	2,591.34
Health Benefits	737.48	4,166.76
Retirement Benefits	718.62	4,774.31
Unemployment Insurance	0.00	118.78
Dental	33.22	171.08
Cell Phones	58.14	328.49
Relocation Costs	4,678.44	32,718.75
Relocation Costs	0.00	1,209.36
Tenant Srv Rec/Pub/Other	0.00	1,218.32
Tenant Services- Ameren	300.00	300.00
Tenant Srv Rec/Pub/Other-Clinton TAB	0.00	163.83
Tenant Srv Rec/Pub/Other-James House TAB	0.00	3,292.56

St. Louis Housing Authority
Income Statement

Period = Mar 2026

Book = Accrual

	Period to Date	Year to Date
Tenant Srv Rec/Pub/Other-Euclid TAB	-50.00	1,816.90
Tenant Srv Rec/Pub/Other-Parkview	777.04	4,328.90
Tenant Srv Rec/Pub/Other-Lafayette TAB	312.62	373.75
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	332.58	1,962.25
Tenant Participation Funds	237.08	2,933.56
Tenant Participation Fund-James House TAB	263.91	328.05
Tenant Srv Lobby Monitors	6,444.68	43,070.43
Tenant Services Other-Circle of Friends (SLU)	5,844.89	12,172.29
TOTAL TENANT SERVICES EXPENSES	26,501.24	160,305.19
 UTILITIES		
Mixed Finance Utilities	164,178.02	941,793.94
Water	64,012.02	182,136.78
Electricity	149,953.01	474,913.00
Gas	32,897.57	119,066.79
Sewer	81,162.60	542,900.47
TOTAL UTILITY EXPENSES	492,203.22	2,260,810.98
 MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance -Salaries & Grounds	56,242.40	439,205.05
Maint Labor -Janitorial Cleaning	21,058.47	119,133.81
Maintenance Labor-Overtime	21,785.09	67,097.66
FICA	7,282.25	47,211.02
Health Benefits	14,190.31	83,877.28
Retirement Benefits	11,283.49	69,732.36
Unemployment Insurance	248.04	3,160.72
Long Term Disability	104.26	759.33
Dental	823.52	4,973.51
Cell Phones	80.85	514.26
Total General Maint Expense	133,098.68	835,665.00
Materials		
Materials Generic	14.99	122.17
Materials-Custodial	634.59	2,761.13
Materials-Custodial	4,323.97	26,122.15
Materials-Electrical	1,163.94	5,256.35
Materials-Plumbing	2,234.06	10,562.78
Materials-Lawn/Grounds/Snow Removal	0.00	5,167.08
Materials-Tools/Equipment	547.99	1,827.83
Materials-Boiler	176.63	596.43
Materials-Other	0.00	29.98
Materials-Other	3,006.96	17,833.76
Materials-HVAC	2,316.87	18,279.23
Materials-Gas/Oil Vehicles	0.00	73.30
Materials-Appliances	4,387.10	30,182.26
Materials-Hardware	0.00	275.49

St. Louis Housing Authority
Income Statement

Period = Mar 2026

Book = Accrual

	Period to Date	Year to Date
Materials-Paint	26.58	2,808.04
Materials-Flooring	0.00	2,197.90
Materials-Cabinets/Countertops Doors/Windows	3,533.98	11,872.50
Total Materials	22,367.66	135,968.38
Contract Costs		
Contract-Elevators	39,265.08	88,238.95
Contract-Trash Removal	7,437.79	22,101.64
Contract-Trash Removal	38,252.83	134,857.11
Contract-Custodian	50.00	11,440.00
Contract-Custodian	-225.00	3,313.20
Contract-Plumbing	350.00	3,820.00
Contract-Plumbing	9,561.79	41,314.66
Contract-Uniform Cleaning	-1,516.47	133.05
Contract-Snow Removal	0.00	7,246.25
Contract-Snow Removal	0.00	28,208.96
Contract-Grounds/Lawn	0.00	888.25
Contract-Grounds/Lawn	0.00	57,873.25
Contract-Auto Gas	0.00	1,830.62
Contract-Auto Gas	0.00	2,917.67
Contract-HVAC	21,080.00	25,966.46
Contract-HVAC	475.00	59,501.86
Contract-Fire Protection	0.00	567.50
Contract-Fire Protection	5,411.39	20,345.92
Contract-Vehicle Repairs	0.00	3,123.54
Contract-Vehicle Repairs	0.00	1,422.59
Contract-Other	0.00	5,638.72
Contract-Exterior Building Repairs	3,857.45	4,357.45
Contract-Parking Lot Repairs	0.00	641.79
Contract-Electrical	0.00	1,025.29
Contract-Electrical	0.00	7,025.02
Contract-Pest Control/Extermination	175.50	1,669.80
Contract-Pest Control/Extermination	4,338.65	19,414.44
Contract-Flooring Installation	0.00	5,528.33
Contract-Painting/Wall Repairs	4,600.00	73,743.57
Contr-Cabinet/Counters/Door/Windows	803.00	803.00
Contr-Cabinet/Counters/Door/Windows	1,561.92	63,870.02
Contract-Lease Automobiles	6,212.00	17,453.24
Contract-Bed Bug Eradication	2,800.00	5,475.00
Contracts -Disaster Relief Expenses	0.00	481,955.29
Total Contract Costs	144,490.93	1,203,712.44
TOTAL MAINTENACE EXPENSES	299,957.27	2,175,345.82
PROTECTIVE SERVICES		
Security Alarm Service	0.00	6,143.85
Security/Law Enforcement	97,754.54	249,639.87
Security Enforcement-Police	0.00	142,213.25
Security Enforcement/Sec Guards	3,768.34	22,027.30
TOTAL PROTECTIVE SERVICES	101,522.88	420,024.27

St. Louis Housing Authority
Income Statement

Period = Mar 2026

Book = Accrual

	Period to Date	Year to Date
INSURANCE PREMIUMS		
Workers Comp Claims	6,474.35	116,890.89
Auto Insurance	5,967.90	38,668.24
Property Insurance	72,632.04	435,792.27
Cyber Security Insurance	0.00	12,095.16
Fidelity Bond Insurance	325.65	1,953.90
Liability Insurance	19,557.86	117,598.16
Excess Workers Comp Insurance	6,181.12	39,840.34
TOTAL INSURANCE PREMIUMS	111,138.92	762,838.96
GENERAL EXPENSES		
Bad Debt-Tenant Rents	50,831.08	50,831.08
Interest Exp-Mortg Rev Bonds-Kingsbury	18,429.50	18,429.50
Interest Exp-Mortg Rev Bonds-Cochran	27,847.50	27,847.50
Other General Expense	211,581.82	1,421,830.85
Other General Exp-Gala	0.00	0.10
Other General Expense	0.00	1.27
Other General Exp-Disaster Relief	0.00	5,386.95
PH FSS Escrow Expense	4,582.99	32,134.56
Expense Clearing	0.00	-55,529.29
TOTAL GENERAL EXPENSES	313,272.89	1,500,932.52
TOTAL OPERATING EXPENSES	2,010,509.34	11,359,809.02
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	4,673,887.00	27,879,034.00
Tenant Utility Payments-Voucher	205,963.00	1,220,546.00
Portable Out HAP Payments	163,239.26	832,210.85
FSS Escrow Payments	4,740.00	32,562.05
TOTAL HOUSING ASSISTANCE PAYMENTS	5,047,829.26	29,964,352.90
OTHER FINANCING SOURCES		
Equity Transfer Capital Assets IN	477,454.12	2,590,923.50
Equity Transfer Capital Assets OUT	1,427,455.12	3,540,924.50
Operating Transfers IN	126,334.94	268,548.19
Operating Transfers OUT	126,334.94	268,548.19
TOTAL OTHER FINANCING SOURCES	-950,001.00	-950,001.00
UTILITY CONSUMPTION		
Water Consumption	24,595.57	69,181.56
Water Consumption Contra	24,595.57	69,181.56
Electric Consumption	1,270,290.00	4,211,981.00
Electric Consumption Contra	1,270,290.00	4,211,981.00
Gas Consumption	28,909.00	98,384.00
Gas Consumption Contra	28,909.00	98,384.00
Sewer Consumption	13,666.00	77,161.00
Sewer Consumption Contra	13,666.00	77,161.00
TOTAL UTILITY CONSUMPTION	0.00	0.00
TOTAL EXPENSES	6,887,421.12	34,282,890.97
NET INCOME	835,289.13	1,906,705.06

DEVELOPMENT

MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: May 13, 2026

Subject: Development and Modernization Department Board Report

The Development and Modernization Department's highlights for the month of April 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 held on April 16, 2026.

Residents were provided an update on work being conducted on the Phase I site, which included continued site work, utility disconnects and reconfiguration, and the coordination of new easements necessary to provide power to the new site.

Resident Initiatives continued to speak to residents about the services the department can provide and provided a recap of the successful jamboree held in March. Alderwoman Jami Cox Antwi stopped by the meeting to greet residents and offer her continued support of the redevelopment. POAH provided an update on the financial closing, which has needed to be moved to May 28, 2026, given HUD's continued review. Residents were reminded that this is a tentative date.

The next resident engagement meeting will be May 21, 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. This work was still ongoing in April.

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. This work continued into April.

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 the process is moving forward.

HUD approval for the RAD/Section 18 Blend conversion was received in the form of a CHAP dated April 28, 2026. SLHA staff will be scheduling two additional meetings with residents before the financial closing.

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. Delays in receiving HVAC equipment and doors meant that the unit delivery needed to be moved to May.

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 work at the eight (8) units at Towne XV have been completed and the units were returned to residents in April. Work at Samuel Shepard is expected to be completed in May and then the contractor will begin work at Page Manor.

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.

SLHA staff have identified HVAC deficiencies and damage caused by the tornado and are in the process of getting the system replaced due to outdated coolant. The system has since failed and staff is working on a temporary system that will be installed in May.

RD 25-01 – California Gardens Security Cameras (ESSG) 2024 – The system has been installed and the contractor is working on technical items to get the system running.

RD 25-06 – Parkview Apartments First Floor Furniture – Furniture delivery on the east wing is expected in June.

RD 25-02 – West Pine Elevator Replacement – Work on the second elevator is continuing into the summer.

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 June.

RD 24-08 – Cochran Plaza Security Upgrades – The contractor has installed the physical system and is scheduling the technical aspect in May. This will include training for staff and integration into the STMPD RTCC.

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

LaSaison Phase II – The developer is working on all five (5) houses and has been moving forward with completion.

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. An appraiser for the property was engaged in April.

Projects Ready for Close-Out

None.

Grant Applications

Emergency Safety and Security Grant (ESSG) – Development and Modernization staff submitted an application to HUD requesting \$250,000.00 for a camera system and access improvements at Lafayette Apartments.

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. Bids were rescheduled for May due to additional bid requirements. 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, 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 walkthrough was held on February 10, 2026. Five bids were received on March 24, 2026. The contract was awarded in April and will be executed in May.

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-id walkthrough was held on February 19, 2026. Two bids were received on March 12, 2026. The project is awaiting CDA to approve the contract.

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 walkthrough was held on February 19, 2026. Bids were received in April and will be awarded in May.

Re-Solicitations

RD 25-24A – Al Chappelle Roof Replacement Resolicitation – 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 expecting the finalized contract from CDA in May.

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 rehabilitate 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) has been moved to Solicitation.

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

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

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

On Hold Solicitations

N/A

DEVELOPMENT AND MODERNIZATION APRIL 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	SHPO Approval Date	Part 50 or Part 58	Environmental Review Record Submitted to HUD	HUD Approval of Environmental Review	
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	
MO0010000038	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	
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	10	7/1/2024	6/30/2026	7/1/2024	St. Louis Design Alliance	11/7/2024	100%	100%	100%	100%	100%	N/A	N/A	(CDA)	Part 50 / Part 58	9/22/2020 / 9/26/25	9/23/2020 / 1/7/2025
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	N/A	N/A	N/A	N/A	St. Louis Design Alliance	5/12/2025	90%	0%	0%	0%	0%	TBD	TBD	TBD	TBD	TBD	
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	0	N/A	N/A	N/A	CDI Inc	4/22/2025	95%	0%	0%	0%	0%	TBD	TBD	TBD	TBD	TBD	
MO0010000038	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	
MO0010000038	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	
MO0010000041	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
MO0010000041	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
MO0010000041	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
MO001000061	Kingsbury Terrace Apartments	N/A	Roof Replacement	1	120	N/A	N/A	N/A	N/A	Hurst-Rosche, Inc.	11/3/2025	100%	100%	10%	0%	0%	TBD	TBD	TBD	TBD	TBD	
MO001000010	James House	N/A	HVAC Replacement	1	0	N/A	N/A	N/A	N/A	Hurst-Rosche, Inc.	45841	60%	0%	0%	0%	0%	N/A	N/A	N/A	N/A	N/A	

DEVELOPMENT AND MODERNIZATION APRIL 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
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
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	180	\$ 550,000	N/A	5/19/2025	6/6/2025	Roady Exteriors	\$ 601,000.00	0%
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	120	\$ 500,000	4/14/2024	4/30/2024	9/6/2024	Ufiltra	\$552,450.21	0%
MO0010000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	60	\$ 150,000	N/A	2/26/2025	4/29/2025	Ufiltra, 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%
MO0010000041	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
MO0010000038	California Gardens	N/A	South Building Renovation	1	10	3/30/1900	\$ 650,000	3/5/2026	3/9/2026	TBD	TBD	TBD	TBD
MO0010000038	California Gardens	N/A	North & East Buildings Renovation	2	18	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO0010000041	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%
MO0010000041	McMillan Manor I	N/A	Unit Repairs	2	6	90	\$ 300,000	2/11/2026	2/19/2026	TBD	TBD	TBD	TBD
MO0010000041	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%
MO001000061	Kingsbury Terrace Apartments	N/A	Roof Replacement	1	120	TBD	\$ 650,000	1/18/2026	1/27/2026	3/5/2026	TBD	TBD	TBD
MO001000010	James House	N/A	HVAC Replacement	1	0	TBD	\$ 550,000	TBD	TBD	TBD	TBD	TBD	TBD

DEVELOPMENT AND MODERNIZATION APRIL 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
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%	
MO0010000038	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	45%	65%	
MO0010000041	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	100%	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%	
MO0010000038	California Gardens	N/A	South Building Renovation	1	10	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO0010000038	California Gardens	N/A	North & East Buildings Renovation	2	18	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	1/8/2026	4/8/2026	TBD	TBD	N/A	N/A	100%	88%	
MO0010000041	McMillan Manor I	N/A	Unit Repairs	2	6	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO0010000041	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%	
MO001000061	Kingsbury Terrace Apartments	N/A	Roof Replacement	1	120	TBD	TBD	TBD	N/A	N/A	N/A	0%	0%	
MO001000010	James House	N/A	HVAC Replacement	1	0	TBD	TBD	N/A	TBD	N/A	N/A	0%	0%	

DEVELOPMENT AND MODERNIZATION APRIL MONTHLY ACTIVITY REPORT

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	
N/A	Homeownership, La Saison	II	New Home Construction	5	5	Construction on new houses began fall 2025.
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	SLHA was awarded a \$750,000.00 grant from the city of St. Louis for envelope & MEP repairs. Two bids were received on September 4. 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	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 continue in May.
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	Installation and configuration of the camera system was completed in November. Utiltra and SLHA IT continue to work on connection issues. Fence parts, long delayed, were installed in April. Training and closeout activities are anticipated in May.
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	Construction was completed in March. Training and closeout activities are anticipated in May.
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). Completion is projected for August 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. Coordination with Ameren resulted in a Post-Bid Addendum, issued to both bidders for updated pricing, which is due May 12, 2026.
MO001000038	California Gardens	N/A	North & East Buildings Rehabilitation	2	18	Elevator project being combined with this solicitation, which is scheduled for second quarter of 2026
MO001000041	Lookaway	N/A	Unit Repairs	17	5	LPI Construction Management mobilized in January 2026. Completion is anticipated in May.
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 was issued in April; Dev & Mod staff are working with CDA to issue contract in May
MO001000041	McMillan Manor II	N/A	Unit Repairs	5	7	Solicitation was issued February 6, 2026. Bid date was extended to April 28, 2026 to account for additional technical information which was issued on April 12, 2026. Two bids were received on April 28, 2026. Award & contract are anticipated in May.
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	Design Work is ongoing.
MO001000019	Parkview Apartments	N/A	CDA Unit Repairs	1	40	CDA has provided funding to complete unit repairs/make ready work on 40 units. Contract with Raineri Construction was executed on January 22, 2026; mobilization occurred in February. The first units are scheduled for turnover in early May.
MO001000061	Kingsbury Terrace Apartments	N/A	Roof Replacement	1	120	Roof was damaged by May 2025 tornado. Solicitation went out to bid January 16, 2026. Five bids were received on March 25, 2026. Award was issued in April. The project will be contracted in May.
MO001000010	James House	N/A	HVAC Replacement	1	0	HVAC equipment damaged in tornado must be replaced. Design is ongoing.

DEVELOPMENT AND MODERNIZATION APRIL MONTHLY ACTIVITY REPORT



Parkview First Floor Renovations



Lookaway Unit Repairs



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



Parkview Unit Repairs

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

AT 4/30/2026

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	9,129,681.90	501,096.10	9,091,503.70	539,274.30	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	8,146,205.65	859,373.35	7,064,811.79	1,940,767.21	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	7,647,700.55	1,602,927.45	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	37,768.09	9,242,852.91	13-May-2027	13-May-2029
Totals		\$66,498,481.00	\$56,170,298.18	\$10,328,182.82	\$49,448,981.12	\$17,049,499.88		
			84.5%			74.4%		

RESIDENT INITIATIVES

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: May 13, 2026

Subject: Resident Initiatives Board Report

In April 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
15	200	100%

Resident Engagement

The ROSS Coordinators continue to conduct outreach to enroll new residents and reactivate the previous caseload. In April, in addition to distributing 11 bus cards, the Coordinators made the following referrals:

- Transportation (11)
- Utility Assistance (1)
- Health and Wellness (1)

Community Outreach

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

4/2/2026 – Meeting with Power 4 STL

The ROSS team and the Director of Resident and Community Engagement met with Power 4 STL to discuss possible collaborations between the two organizations regarding programming at Clinton-Peabody.

4/15/26 – Summer Food Service Program (SFSP) Training

The ROSS team attended the required Summer Food Service Site training hosted by New Avenue, Inc., SLHA's SFSP vendor for 2026. Topics covered were meal service requirements, review of all required Missouri forms and documentation, food safety and meal handling procedures, civil rights compliance, daily operations and sponsor communication expectations.

4/16/2026 – Clinton-Peabody Resident Meeting

The Resident Initiatives team attended the monthly meeting to provide residents with resources and to introduce them to new PCC partner, MY 180 Youth Program, who came to share program information with residents interested in their parental training classes or youth development programming.

4/17/2026 – ROSS LIVE!!! @ KINGSBURY

The Resident Initiatives team went to Kingsbury on April 17, 2026 for a high-energy, full-service experience designed with residents in mind. The ROSS Coordinators were on-site, ready to connect residents to services, including: Financial Support – assistance with utilities and food resources; Career Growth – referrals for job support, employment connections and career resources; and Digital Access – SLHA’s Chief of Staff assisted residents with Rent Café registration.

4/22/2026 – Renaissance Place Community Tenant Association (RPCTA) Resident Meeting

The Community Beautification Intern, ROSS and FSS teams attended RPCTA’s resident meeting to provide CDA updates and Resident Initiative resources.

4/28/2026 – Parkview CDA Tabling

The CDA and ROSS teams tabled at Parkview to answer questions regarding the Residents-Led Beautification grant.

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 program.

In April, Circle of Friends groups held their regularly scheduled meetings. The Coordinator is also continuing to enroll SLHA residents in the upcoming Senior Olympics, with 35 residents currently registered. Additionally, SLHA seniors continue to participate in recreational activities at Tandy Recreation Center.

Family Self Sufficiency

As of April 2026, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had seventy-three (73) participants, thirty (30) with established escrow accounts and twelve (12) actively receiving a monthly escrow credit. In addition, there were seventy-seven (77) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which sixteen (16) have established escrow accounts and twelve (12) receiving monthly escrow credit. One participant was discharged from the PH-FSS program. There were four new families enrolled in the FSS-PH program and one new family enrolled in the FSS-HCV program.

FSS Staff	Participants				
	Total	Escrow	New	Established Escrow (#/ %)	Receiving Monthly Credit (#/%)
HCV	73	30	1	29/41%	12/40%
PH	77	16	4	16/21%	12/75%

Additionally, the FSS team coordinated the following meetings:

4/20/2026 – Bridge to Homeownership Accelerator

The FSS Coordinators supported SLHA Executive Leadership and the Housing Choice Voucher Department with planning and executing the Homeownership Accelerator for SLHA residents interested in purchasing their first home. The Coordinators assisted FSS participants with navigating the event and obtaining resources to prepare them for the homebuying process.

4/21/2026 – Quarterly FSS Participant Check-In

The FSS Coordinators hosted their third quarter check-in with program participants. Representatives from Father and Family Support Center and MY 180 Youth Program provided attendants with information on employment, counseling and family programming.



Pictured Left: Representatives from MY 180 Youth Program and Representatives from Father and Family Support Center presenting at the Quarterly FSS Check-In.

TABs

In April, the St. Louis Tenant Affairs Board held its monthly meeting on Wednesday, April 15, 2026 at the North Sarah complex. During this meeting, TAB presidents received an update from the Director of Real Estate Development. Additionally, TABs are planning activities for Mother's Day, Spring and scheduling their quarterly budget meetings with the Director of Resident and Community Engagement.

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 April, the Director attended the following meetings/events:

4/3/2026 – Meeting with Better Family Life (BFL)

The Director attended this meeting with the FSS Coordinators to learn more about BFL's First Time Homebuyers program and resources.

4/6/2026 – Meeting with St. Louis Community Credit Union (SLCCU)

The Director and Executive Leadership met with SLCCU to learn more about their financial education resources.

4/9/2026 – Meeting with Father and Family Support Center (FFSC)

The Director and FSS team met with FFSC to learn more about their employment readiness and counseling resources.

4/9/2026 – Meeting with Rung for Women

The Director and Executive Leadership met with Rung for Women to discuss opportunities for a partnership that would benefit SLHA families.

4/15/2026 – Meeting with Verizon Wireless

The Director and Executive Leadership met with Verizon Wireless to learn more about their community engagement programs and how SLHA families could connect to these programs.

4/28/2026 – Meeting with St. James AME Church

The Director and the Resident Initiatives team met with St. James AME Church to discuss food service programming that will benefit SLHA families living in the tornado impacted area.

Upcoming Events:

The FSS and ROSS Coordinators are continuing with their monthly Roadshows with the next event occurring at Euclid Plaza and Badenhaus. The Beautification Intern is gathering samples and bids to align with residents' ideas for improvements at participating sites. Additionally, the Resident Initiatives Department is working 2026 Summer programming at LaSalle Park, Al Chapelle Community Center and James House.

LEGAL

MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Paul Werner, Director of Policy and Procurement

Date: May 13, 2026

Subject: Procurement Board Report

Capital Fund

A. Contracts Awarded

RD 26-14 Kingsbury Terrace Roof Replacement. The general scope of work for this project will consist of, but not be limited to, removal and replacement of the existing roof system with new membrane roofing system, including all substrate insulation and related accessories, metal flashing and wood blocking. The 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. The project was awarded to Shay Roofing on April 14, 2026. Contracts are being prepared for execution in May.

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 revised bid package went out to bid on April 15, 2026. The pre-bid meeting was held onsite on April 23, 2026 and an additional site visit opportunity was held on April 20, 2026. Bids are due on May 21, 2026.

RD 25-11 Invitation for Bids for Unit Repairs at McMillan Manor. 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. SLHA staff coordinated with CDA in April and anticipate award and contract to be completed in May.

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 walk-through was held on February 19, 2026. Due to the condition of one building, additional technical information was required and an additional walk-through was held on April 9, 2026. The bid opening was rescheduled for April 28, 2026. Two bids were received. Award and contract are anticipated for completion in May.

RD 26-13 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. Coordination with Ameren required changes to the technical information, so a Post-Bid Addendum was issued to all bidders on April 24, 2026. Revised bids are due on May 12, 2026.

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 on April 1, 2026 and is currently being reviewed.

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 was issued on April 16, 2026 and the pre-bid walk-through was conducted on April 27, 2026. Bids are due on May 7, 2026.

PM 26-29 Invitation for Bid for Fire Sprinkler and Safety Equipment Services. The scope of work for this project will consist of routine and annual maintenance, testing, inspections, replacement and repair services for fire sprinkler systems and safety equipment at West Pine, Lafayette Apartments, Kingsbury and Euclid Plaza. The solicitation was issued on April 18, 2026. Bids are due on May 14, 2026.

PM 26-30 Invitation for Bids for Elevator Services. The scope of work for this project will consist of annual inspections, testing, repairs and maintenance of elevator equipment at West Pine, Lafayette Apartments, Kingsbury, James House, Euclid Plaza, Parkview, Badenhaus and Badenfest. The solicitation was issued on April 18, 2026. Bids are due on May 14, 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: May 13, 2026

Subject: Communications Board Report

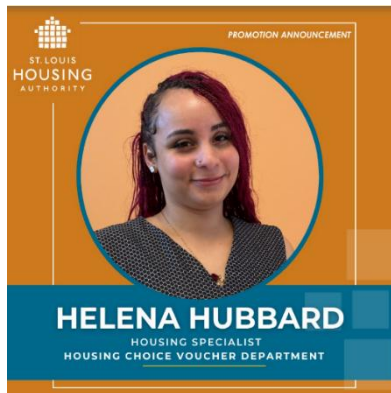
ACTIVITY	TOTAL	DETAILS
News and Announcements	1	Agency Plan Draft (2026)
Outreach	1	Bridge to Homeownership Accelerator
News coverage		
New Social Media Campaign(s)		
Facebook Posts	14	Highest Performing <ul style="list-style-type: none"> Promotion: Val Joyner 2,757 Impressions; 36 Engagements; 0 new follows ROSS Live Roadshow: Kingsbury 943 Impressions; 19 Engagements; 3 new follows
Twitter Posts	12	Highest Performing <ul style="list-style-type: none"> ROSS Live Roadshow: Kingsbury 108 Impressions; 0 Engagement Bridge to Homeownership Accelerator 24 Impressions; 0 Engagements
LinkedIn Posts	10	Highest Performing <ul style="list-style-type: none"> Promotion: Val Joyner 520 Impressions; 45 Engagements Promotion: Helena Hubbard 195 Impressions; 15 Engagements

Social media analytics:

Facebook Total Followers: 4,032	APRIL 2026	MARCH 2026	FEB 2026
Reach	15,298 (-10%)	16,868 (-58%)	30,696 (+10%)
Post Engagement	269 (+17%)	227 (-102%)	696 (+51%)
Visits	1,238 (-26%)	1,608 (+20%)	1,311 (+16%)
New Followers	67 (+143%)	11 (-177%)	177 (+87%)

LinkedIn Total Followers: 609	APRIL 2026	MARCH 2026	FEB 2026
Impressions	1,714 (+6%)	1,613 (+32%)	1,169 (+22%)
Page Views	114 (-43%)	176 (+75%)	80 (+5%)
Unique Visitors	57 (-8%)	62 (+53%)	36 (+18%)
Post Reactions	47 (+21%)	38 (+11%)	34 (+27%)

Monthly Highlights:



1. Promotion: Helena Hubbard
2. Parkview Renovations
3. Lookaway Renovations

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: May 13, 2026

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF APRIL 30, 2026

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
99	0	5	104

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Courtney Kerns	Courier/Custodian
Timiko Sheppard	Front Desk & Lobby Attendant

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>
Corlissa Ellis	Acting Property Manager	Property Manager

Status Change Acting Positions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
Paula Canada	Assistant Property Manager	Acting Property Manager

Title Change:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
Tyrone Jones	Housing Specialist (RAD) & Specialist Training	Project-Based RAD Specialist

Status Change (Temporary to Regular Full-Time):

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

Status Change (Temporary to Regular Part-Time):

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

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

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

Transfers

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

Recruitment

number of position vacancies published this month: 4

number of position vacancies carried over from previous month: 5

Applications

**Received This
Month**

Position Vacancies Published this Month:

Assistant Property Manager	11
Clerk Typist II	22
HQS Inspector Supervisor	9
Senior Maintenance Technician	1

Additional Applications Received this Month:

Contract and Compliance Specialist (Programmatic)	9
Courier/Custodian	11
Front Desk and Lobby Attendant	36
HQS Inspector	14
IT Helpdesk Support and Field Technician	31

Position Applied for by Residents:

None this reporting period.

EEO COMPLAINTS:

None this reporting period.

EMPLOYEE TRAINING – LOCAL:

<u>Name</u>	<u>Training</u>	<u>Hour</u>
Janell Cross	Cyber Awareness Challenge 2025	1.20
Courtney Kerns	Cyber Awareness Challenge 2025	1.20
Tawanna Lindsey	Ethics for Housers	1.00
	HCV Essentials	3.00
Tamarah Mason	Ethics for Housers	1.00
	HCV Essentials	3.00
Latasha Barnes	FY 2025 Capital Improvements for At-Risk/ Receivership/Substandard/Troubled PHAs Program (NOFO) and Webinar	1.00
Sarah Hugg-Turner	HDLI's Virtual Fair Housing Month Training	3.00

EMPLOYEE TRAINING OUT- OF- STATE:

<u>Name</u>	<u>Division</u>	<u>Destination</u>	<u>Date Lv</u>	<u>Date Ret</u>	<u>Purpose</u>
Justin Mosley	RI	Houston, TX	4/6/2026	4/9/2023	Self Sufficiency Service Coordination
Camille Shoals	RI	Houston, TX	4/6/2026	4/9/2026	Self Sufficiency Service Coordination