



ST. LOUIS
HOUSING
AUTHORITY

MONTHLY ACTIVITY REPORTS



JUNE 25

2026

MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: June 18, 2026

Subject: Monthly Activities Report

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

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

II. Housing Choice Voucher (Section 8) Program Activities

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

III. Finance

- Income Statement as of April 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: June 10, 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 May, 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). In May, MBM resolved all outstanding items for Murphy Park Phases I and III (AMPs 44 and 46) and Renaissance Phase II (AMP 57). MBM still has unresolved corrective actions for North Sarah Phases I and II (AMPs 64 and 65), Renaissance Phases I and III (AMPs 50 and 59) and the Gardens at Renaissance (AMP 55).

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, thirty-six (36) 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)	428
New Requests Submitted to HUD (# of units)	6
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 months’ Reporting Rate below.

Current HUD Reporting Rate:

May	*
HUD GOAL	95%

*Scores for May did not post correctly and will be reported next month.

Prior Months:

April	March	February
86.48%	84.95%	84.76%

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			5/1/2026		
	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %
MO001000002	186	88	92.6%	187	86	91.5%
MO001000010	2	119	96.0%	2	119	96.0%
MO001000013		104	96.3%		104	96.3%
MO001000017		92	92.9%		92	92.9%
MO001000019	97	186	93.9%	97	189	95.5%
MO001000028		115	95.0%		117	96.7%
MO001000034		144	97.3%		141	95.3%
MO001000037	10	55	80.9%	10	55	80.9%
MO001000038	19	108	87.1%	19	106	85.5%
MO001000041	64	58	90.6%	64	57	89.1%
MO001000044	24	55	79.7%	24	55	79.7%
MO001000045	11	49	92.5%	11	49	92.5%
MO001000046	2	53	84.1%	2	52	82.5%
MO001000047		33	91.7%		33	91.7%
MO001000048		38	95.0%		37	92.5%
MO001000049		43	97.7%		43	97.7%
MO001000050		51	82.3%		49	79.0%
MO001000052	2	22	100.0%	2	21	95.5%
MO001000054		69	92.0%		69	92.0%
MO001000055		21	95.5%		21	95.5%
MO001000056		76	95.0%		75	93.8%
MO001000057	1	33	94.3%	1	32	91.4%
MO001000058		14	30.4%		14	30.4%
MO001000059	2	46	95.8%	2	46	95.8%
MO001000060		20	45.5%		19	43.2%
MO001000061		112	93.3%		114	95.0%
MO001000062		65	86.7%		65	86.7%
MO001000063		65	92.9%		65	92.9%
MO001000064	3	50	89.3%	3	51	91.1%
MO001000065	3	36	83.7%	3	37	86.0%
MO001000066	1	30	88.2%	1	29	85.3%
MO001000067		16	84.2%		16	84.2%
TOTAL	427	2,066	89.6%	428	2,058	89.3%

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
May 1 - May 31, 2026

	May 2026		October 2025 - May 2026	
Abandonment of Unit	2	12.5%	13	6.7%
Deceased	-	-	24	12.3%
Did Not Like Unit	-	-	1	0.5%
Evicted-Legal Action	4	25.0%	41	21.0%
Incarcerated	-	-	-	-
Moved-In Legal	-	-	3	1.5%
Moved to HCV Prog S8	-	-	1	0.5%
Moved with Notice	7	43.8%	85	43.6%
Moved without Notice	-	-	9	4.6%
One Strike			2	1.0%
Nursing Home Placement	1	6.3%	4	2.1%
Purchased Home	-	-	-	-
Relocation Transfer	-	-	2	1.0%
Transfer to Diff PH Unit	2	12.5%	10	5.1%
Total	16	100%	195	100%

Demographic Report

May 1 - May 31, 2026

	Disabled	Non-Disabled	Total
Number of Families	641	1,500	2,141
Average Family Size	1.4	2.3	2.0
Average Age of Head of Household	58.6	46.2	49.9
Number of Youth Family Members (<18)	-	-	1,741
Average Age of Youth Family Members	-	-	10.6
Number of Senior (62+) Head of Household	313	342	655
Average Household Income	\$12,910	\$12,597	\$12,691
Number of Head of Households Employed	592	984	1,576
Average Monthly Rent	\$263.68	\$223.03	\$235.20
Average Cost of Utilities Paid by SLHA	\$5.78	\$31.74	\$23.96
Average Length of Occupancy (Years)	9.7	6.3	7.3

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	15	2,044	2,059
Native Hawaiian/Other Pacific Islander Only	-	-	-
White Only	2	40	42
White, American Indian/Alaskan Native	-	1	1
White, Black/African American	0	14	14
Total	19	2,122	2,141

NIBRS Crime Comparison by Neighborhood

MAY MONTHLY

2026 vs 2025

Neighborhood **Columbus Square**

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	1	0	1	∞	4
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	1	0	1	∞	4
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	4	15	-11	-73%	17
Aggravated Assault with Firearm	13A	1	10	-9	-90%	9
Simple Assault	13B	5	1	4	400%	16
Intimidation	13C	0	3	-3	-100%	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	11	19	-8	-42.1%	44

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	0	0	0		0
Carjacking	120	0	0	0		0
Arson	200	0	0	0		3
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	2	1	1	100%	6
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	3	-3	-100%	2
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	5	1	4	400%	7
Theft From Motor Vehicle Parts/Accessories	23G	0	1	-1	-100%	2
All Other Larceny	23H	1	1	0	0%	11
Motor Vehicle Theft	240	2	2	0	0%	8
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

MAY 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	0	0	0		3
Destruction/Damage/Vandalism of Property	290	8	4	4	100%	19
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		18	13	5	38.5%	62

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	0	0	0		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	4	9	-5	-56%	22
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	1	2	-1	-50%	3
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		1
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	0	0	0		4
Total Society Crime		5	11	-6	-54.5%	40

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	4	3	1	33%	28
Total Unspecified Crime		4	3	1	33.3%	28

NIBRS Crime Comparison by Neighborhood

MAY MONTHLY

2026 vs 2025

Neighborhood **Covenant Blu Grand Center**

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	1	0	1	∞	2
Negligent Manslaughter	09B	0	1	-1	-100%	0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	2	0	2	∞	2
Rape	11A	0	0	0		0
Sodomy	11B	1	0	1	∞	1
Sexual Assault with an Object	11C	0	0	0		0
Criminal Sexual Contact	11D	0	0	0		0
Aggravated Assault	13A	5	2	3	150%	17
Aggravated Assault with Firearm	13A	1	0	1	∞	6
Simple Assault	13B	9	4	5	125%	36
Intimidation	13C	2	2	0	0%	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	20	9	11	122.2%	61

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	2	2	0	0%	6
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	0	1	-1	-100%	11
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	0	0	0		3
Theft From Building	23D	0	2	-2	-100%	14
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	1	2	-1	-50%	10
Theft From Motor Vehicle Parts/Accessories	23G	0	1	-1	-100%	5
All Other Larceny	23H	2	2	0	0%	7
Motor Vehicle Theft	240	3	3	0	0%	12
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

MAY 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	0	1	-1	-100%	5
Destruction/Damage/Vandalism of Property	290	10	4	6	150%	40
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		18	18	0	0.0%	114

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	1	2	-1	-50%	8
Drug Equipment Violations	35B	0	1	-1	-100%	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	4	1	3	300%	13
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	1	-1	-100%	0
Disorderly Conduct	90C	0	3	-3	-100%	0
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	0	1	-1	-100%	8
Total Society Crime		5	10	-5	-50.0%	32

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	4	9	-5	-56%	33
Total Unspecified Crime		4	9	-5	-55.6%	33

NIBRS Crime Comparison by Neighborhood

MAY MONTHLY

2026 vs 2025

Neighborhood **Lasalle Park**

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	0	1	-1	-100%	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	0	6	-6	-100%	2
Aggravated Assault with Firearm	13A	0	4	-4	-100%	2
Simple Assault	13B	2	5	-3	-60%	7
Intimidation	13C	0	2	-2	-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	2	14	-12	-85.7%	10

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	0	1	-1	-100%	0
Carjacking	120	0	0	0		0
Arson	200	0	0	0		0
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	0	1	-1	-100%	1
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	0	0	0		0
Theft From Building	23D	1	0	1	∞	2
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	5	17	-12	-71%	26
Theft From Motor Vehicle Parts/Accessories	23G	0	1	-1	-100%	0
All Other Larceny	23H	1	2	-1	-50%	3
Motor Vehicle Theft	240	0	3	-3	-100%	4
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

MAY 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%	1
Destruction/Damage/Vandalism of Property	290	7	21	-14	-67%	28
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		14	47	-33	-70.2%	65

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	0	2	-2	-100%	3
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	4	-3	-75%	6
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	1	3	-2	-67%	4
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	0	2	-2	-100%	3
Total Society Crime		2	12	-10	-83.3%	18

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	4	10	-6	-60%	21
Total Unspecified Crime		4	10	-6	-60.0%	21

NIBRS Crime Comparison by Neighborhood

MAY MONTHLY

2026 vs 2025

Neighborhood **Peabody Darst Webbe**

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	0	0	0		1
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	0	0	0		0
Rape	11A	0	0	0		0
Sodomy	11B	0	0	0		0
Sexual Assault with an Object	11C	0	0	0		0
Criminal Sexual Contact	11D	0	0	0		0
Aggravated Assault	13A	1	2	-1	-50%	6
Aggravated Assault with Firearm	13A	0	1	-1	-100%	3
Simple Assault	13B	2	1	1	100%	4
Intimidation	13C	0	1	-1	-100%	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	3	4	-1	-25.0%	16

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	1	-1	-100%	4
Pocket-picking	23A	1	0	1	∞	1
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	1	0	1	∞	8
Theft From Building	23D	1	0	1	∞	3
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		1
All Other Larceny	23H	0	2	-2	-100%	3
Motor Vehicle Theft	240	1	0	1	∞	2
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

MAY 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	1	4	-3	-75%	18
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		5	8	-3	-37.5%	44
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	0	4	-4	-100%	6
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	0	0	0		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	1	0	1	∞	6
Total Society Crime		1	4	-3	-75.0%	20
Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	3	2	1	50%	16
Total Unspecified Crime		3	2	1	50.0%	16

MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: June 10, 2026

SUBJECT: Property Management Board Report

Property Management Department:

Summary

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

Occupancy & Leasing

Occupancy improved from 94.86% in April to 95.33% in May. While the portfolio remains below SLHA's internal 96% benchmark, it continues to meet HUD's minimum occupancy standard. Property Management will continue to focus on sites operating below the internal benchmark through targeted leasing follow-up, vacancy monitoring and coordination with Facilities and Compliance to reduce barriers to occupancy.

Unit Turns & Maintenance

Unit readiness remained a priority during May. 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 vacancies, make-ready completion and lease-up.

Occupancy and HUD Compliance

Property Management completed 17 move-ins during May 2026. Of May's move-outs, 28.57% were evictions and 42.86% were move-outs with notice. There were no resident transfers during May.

The occupancy rate at the end of May 2026 was 95.33%, representing a 0.47 percentage-point increase from April and a 1.26 percentage-point increase from March.

March 2026	April 2026	May 2026
94.07%	94.86%	95.33%

Rent Collection Summary

In May 2026, the portfolio generated \$243,809.66 in rent charges, with \$177,617.36 collected, resulting in a 72.85 % collection rate. Collection performance is stable at many developments, with Baden, West Pine and Parkview exceeding the agency benchmark, and Euclid Plaza, Clinton-Peabody, Lasalle Park, Southside Scattered Sites and Kingsbury performing near target levels. These sites reflect consistent lease enforcement and structured payment monitoring.

In addition to ongoing delinquency monitoring and lease enforcement, Property Management has implemented additional rent collection efforts to improve resident engagement and increase collection performance. These efforts include the continued use of the agency’s **“Rent in Hand”** approach, with site staff conducting direct follow-up with residents who have unpaid balances, reviewing accounts for repayment agreement eligibility and reinforcing the expectation that rent must be paid timely and consistently.

Property Management has also directed sites to conduct regular rent collection outreach through appointment notices, phone calls, resident follow-up and in-person engagement when appropriate. Residents with delinquent balances are being reviewed for repayment agreements, compliance with existing agreements and referral for rent and possession filings when required. Weekly delinquency reviews are being used to monitor site-level progress, identify chronic non-payment cases and to ensure that managers are taking timely action consistent with the HUD lease requirements and SLHA’s ACOP.

These efforts are intended to improve collections, while maintaining compliance, documenting resident contact and ensuring that enforcement actions are applied consistently across the portfolio.

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: May’s work order activity remained consistent with normal property operations, with the portfolio recording 317 new work orders and 143 completed work orders during the month. Southside Scattered Sites generated 84 additional work orders related to NSPIRE pre-inspection activity, and staff from two sites were temporarily assigned to assist with inspection preparation. Property Management and Facilities are working to close out outstanding items, with continued monitoring of site-level work order activity and prioritization of health, safety and occupancy-related repairs.

Recertifications: Property Management closed out May with 37 late recertifications, resulting in a 97.78% recertification rate. Staff will continue monitoring overdue recertifications weekly, with additional follow-up required at sites that have not reduced late files.

March 2026	April 2026	May 2026
48	48	37

Work Order Period Activity

Period Date From: 05/01/2026 - Period Date To: 05/31/2026

Property	Opening Balance	Created	Closed	Closing Balance
Armand & Ohio	1	1	0	2
Badenfest Elderly	4	3	4	3
Badenhaus Elderly	3	32	32	3
Clinton-Peabody	7	22	19	10
Cochran Plaza	5	15	6	14
Euclid Plaza Elderly	3	3	0	6
Folsom	1	6	0	7
James House	36	20	4	52
King Louis III	3	5	3	5
Kingsbury Terrace	3	0	0	3
Lafayette Apartments	5	27	0	32
Lafayette Townhomes	49	28	0	77
LaSalle Park	33	31	26	38
Lookaway	6	2	3	5
Marie Fanger	11	5	0	16
McMillian Manor II	4	7	2	9
McMillian Manor	4	2	0	6
Parkview Elderly	81	63	42	102
South Broadway	14	14	0	28
Tiffany Turnkey	12	23	0	35
Towne XV	2	1	1	2
Walnut Park	2	3	1	4
West Pine	10	4	0	14
Total	300	317	143	474

PUBLIC HOUSING CASH ACTIVITY AS OF 04/01

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	4/1/26 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	4/1/26 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$16,072,897.94	FED AGRICULTURAL	6/8/2026	\$246,521.70
		SAFFRA NATIONAL BANK	4/1/2027	\$250,000.00
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$42,885.78	FEDERAL HOME LOAN	various	\$197,837.60
		FIRST STATE COMMUNITY	5/18/2026	\$244,880.69
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$539,150.22	SALLIE MAE BANK	6/30/2026	\$230,665.96
		BAR HARBOR BANK & TRUST	7/27/2026	\$244,880.24
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$700,378.76	OPEN BANK	5/19/2026	\$244,880.41
		OAKSTAR BANK	8/4/2026	\$249,878.50
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$318,954.39	BANK OF HOPE	5/28/2026	\$245,000.00
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$111,311.09	MERRICK BANK	11/19/2026	\$103,203.23
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,976.61	BANK OF AMERICA	12/18/2026	\$250,000.00
		SONATA BANK	3/25/2027	\$245,000.00
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,895.38	WELLS FARGO	3/30/2027	\$250,000.00
		ALMA BANK	6/30/2026	\$250,000.00
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$237,955.11	CFG BANK	10/30/2026	\$244,906.80
		FANNIE MAE	11/23/2026	\$242,965.56
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$2,999.61	STATE BANK OF INDIA	5/19/2026	\$247,287.10
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$8,964.48	CORP AMERICA FAMILY	8/28/2026	\$245,000.00
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$219,199.57	GOLDMAN SACHS	8/4/2026	\$235,378.91
		PINNACLE BANK	7/31/2027	\$249,997.84
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$727,465.95	FIRST BANK OF THE LAKE	10/26/2026	\$249,906.39
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$863,860.50	DELTA NATL BANK	6/26/2026	\$240,490.25
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$147,677.18	FIRST FEDERAL BANK	3/31/2027	\$244,923.18
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$20,007,572.57	TOTAL INVESTMENTS		\$5,453,604.36

Clinton Peabody

Income Statement

Period = Oct 2025-Apr 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	70,482.00	77,434.00	-6,952.00	132,744.00
Utility Reimb.-LIPH	-45,204.00	-42,133.00	-3,071.00	-72,228.00
Utility Reimbursement Refund	97.00	0.00	97.00	0.00
Total Rental Income	25,375.00	35,301.00	-9,926.00	60,516.00
Other Tenant Income				
Laundry and Vending	0.00	581.00	-581.00	1,000.00
Damages/Maintenance	0.00	875.00	-875.00	1,500.00
Late Charges	3,740.00	2,744.00	996.00	
Legal Fees - Tenant	306.00	0.00	306.00	4,700.00
Vacate Charges	285.00	0.00	285.00	0.00
Total Other Tenant Income	4,331.00	4,200.00	131.00	7,200.00
NET TENANT INCOME	29,706.00	39,501.00	-9,795.00	67,716.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	587,753.68	1,595,237.00	-1,007,483.32	2,734,700.00
Allocated Interest Income	0.00	84.00	-84.00	140.00
Fraud Recovery PH	-539.00	0.00	-539.00	0.00
Other Miscellaneous Income	64,052.00	0.00	64,052.00	0.00
Allocated Other Income	47,988.71	13,692.00	34,296.71	23,477.00
TOTAL GRANT AND OTHER INCOME	699,255.39	1,609,013.00	-909,757.61	2,758,317.00
TOTAL INCOME	728,961.39	1,648,514.00	-919,552.61	2,826,033.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	142,011.25	301,574.00	159,562.75	516,972.00
TOTAL TENANT SERVICES EXPENSES	38,220.87	23,044.00	-15,176.87	39,499.00
TOTAL UTILITY EXPENSES	205,304.79	301,742.00	96,437.21	517,265.00
Total Maint Salaries	163,313.51	119,091.00	-44,222.51	204,148.00
Total Materials	8,495.55	21,889.00	13,393.45	37,500.00
Total Contract Costs	146,025.89	195,300.00	49,274.11	334,800.00
TOTAL MAINTENACE EXPENSES	317,834.95	336,280.00	18,445.05	576,448.00
TOTAL PROTECTIVE SERVICES	45,418.71	204,232.00	158,813.29	350,117.00
TOTAL INSURANCE PREMIUMS	114,276.28	146,524.00	32,247.72	251,176.00
TOTAL GENERAL EXPENSES	7,887.27	335,160.00	327,272.73	574,556.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	870,954.12	1,648,514.00	777,559.88	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	-97,248.02	0.00	-97,248.02	0.00

James House
Income Statement
Period = Oct 2025-Apr 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	135,177.00	150,052.00	-14,875.00	257,232.00
Total Rental Income	135,177.00	150,052.00	-14,875.00	257,232.00
Other Tenant Income				
Damages/Maintenance	100.00	119.00	-19.00	200.00
Late Charges	7,620.00	8,750.00	-1,130.00	15,000.00
Legal Fees - Tenant	350.00	581.00	-231.00	1,000.00
Misc.Tenant Income	-105.00	0.00	-105.00	0.00
Total Other Tenant Income	7,965.00	9,450.00	-1,485.00	16,200.00
NET TENANT INCOME	143,142.00	159,502.00	-16,360.00	273,432.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	378,632.63	404,740.00	-26,107.37	693,843.00
Allocated Interest Income	0.00	7.00	-7.00	21.00
Fraud Recovery PH	-5,521.00	0.00	-5,521.00	0.00
Insurance Proceeds	67,393.36	0.00	67,393.36	0.00
Allocated Other Income	7,189.75	2,051.00	5,138.75	3,517.00
TOTAL GRANT AND OTHER INCOME	447,694.74	406,798.00	40,896.74	697,381.00
TOTAL INCOME	590,836.74	566,300.00	24,536.74	970,813.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	79,767.98	116,151.00	36,383.02	199,115.00
TOTAL TENANT SERVICES EXPENSES	7,081.45	7,658.00	576.55	13,124.00
TOTAL UTILITY EXPENSES	141,848.27	147,588.00	5,739.73	253,000.00
Total Maint Salaries				
Total Maint Salaries	73,215.31	68,180.00	-5,035.31	116,878.00
Total Materials				
Total Materials	8,297.38	14,882.00	6,584.62	25,500.00
Total Contract Costs				
Total Contract Costs	235,687.85	88,284.00	-147,403.85	151,360.00
TOTAL MAINTENACE EXPENSES	317,200.54	171,346.00	-145,854.54	293,738.00
TOTAL PROTECTIVE SERVICES	36,895.02	47,033.00	10,137.98	80,626.00
TOTAL INSURANCE PREMIUMS	76,269.32	73,619.00	-2,650.32	126,210.00
TOTAL GENERAL EXPENSES	26,973.15	2,919.00	-24,054.15	5,000.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	686,035.73	566,300.00	-119,735.73	970,813.00
Operating Transfers IN	30,337.28	0.00	30,337.28	0.00
	30,337.28	0.00	30,337.28	0.00
NET INCOME	-64,861.71	0.00	-64,861.71	0.00

Euclid Plaza Elderly

Income Statement

Period = Oct 2025-Apr 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	133,720.50	135,954.00	-2,233.50	233,064.00
Total Rental Income	133,720.50	135,954.00	-2,233.50	233,064.00
Other Tenant Income				
Laundry and Vending	0.00	1,169.00	-1,169.00	2,000.00
Late Charges	11,967.50	8,750.00	3,217.50	15,000.00
Legal Fees - Tenant	0.00	6,706.00	-6,706.00	11,500.00
Misc. Tenant Income	-75.00	0.00	-75.00	0.00
Total Other Tenant Income	11,892.50	16,625.00	-4,732.50	28,500.00
NET TENANT INCOME	145,613.00	152,579.00	-6,966.00	261,564.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	272,765.50	341,348.00	-68,582.50	585,166.00
Allocated Interest Income	0.00	7.00	-7.00	18.00
Fraud Recovery PH	-9,414.00	0.00	-9,414.00	0.00
Allocated Other Income	6,390.89	1,820.00	4,570.89	3,126.00
TOTAL GRANT AND OTHER INCOME	269,742.39	343,175.00	-73,432.61	588,310.00
TOTAL INCOME	415,355.39	495,754.00	-80,398.61	849,874.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	76,003.88	113,477.00	37,473.12	194,548.00
TOTAL TENANT SERVICES EXPENSES	5,575.43	7,238.00	1,662.57	12,407.00
TOTAL UTILITY EXPENSES	124,192.03	144,564.00	20,371.97	247,831.00
Total Maintenance Expenses				
Total Maint Salaries	87,885.39	70,658.00	-17,227.39	121,129.00
Total Materials	12,737.61	11,515.00	-1,222.61	19,750.00
Total Contract Costs	96,064.04	53,165.00	-42,899.04	91,100.00
TOTAL MAINTENACE EXPENSES	196,687.04	135,338.00	-61,349.04	231,979.00
TOTAL PROTECTIVE SERVICES	41,469.25	46,683.00	5,213.75	80,026.00
TOTAL INSURANCE PREMIUMS	41,468.98	45,549.00	4,080.02	78,083.00
TOTAL GENERAL EXPENSE	1,396.70	2,919.00	1,522.30	5,000.00
TOTAL OPERATING EXPENSES	486,793.31	495,754.00	8,960.69	849,874.00
Operating Transfers IN	37,512.52	0.00	37,512.52	0.00
NET INCOME	-33,925.40	0.00	-33,925.40	0.00

West Pine
Income Statement

Period = Oct 2025-Apr 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Rental Income				
Tenant Rent	140,363.00	144,046.00	-3,683.00	246,936.00
Total Rental Income	140,363.00	144,046.00	-3,683.00	246,936.00
Other Tenant Income				
Laundry and Vending	0.00	875.00	-875.00	1,500.00
Damages/Maintenance	0.00	119.00	-119.00	200.00
Late Charges	4,740.00	5,250.00	-510.00	9,000.00
Legal Fees - Tenant	490.50	294.00	196.50	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	1,401.50	6,538.00	-5,136.50	11,200.00
NET TENANT INCOME	141,764.50	150,584.00	-8,819.50	258,136.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	223,958.98	396,648.00	-172,689.02	679,955.00
Allocated Interest Income	0.00	7.00	-7.00	17.00
Fraud Recovery PH	-3,014.00	0.00	-3,014.00	0.00
Allocated Other Income	5,934.40	1,694.00	4,240.40	2,903.00
TOTAL GRANT AND OTHER INCOME	226,879.38	398,349.00	-171,469.62	682,875.00
TOTAL INCOME	368,643.88	548,933.00	-180,289.12	941,011.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	105,665.43	97,335.00	-8,330.43	166,877.00
TOTAL TENANT SERVICES EXPENSES	4,006.80	7,014.00	3,007.20	12,015.00
TOTAL UTILITY EXPENSES	118,047.11	136,458.00	18,410.89	233,935.00
Total Maint Salaries	69,558.18	70,007.00	448.82	119,998.00
Total Materials	12,621.68	13,125.00	503.32	22,500.00
Total Contract Costs	67,097.76	83,860.00	16,762.24	143,742.00
TOTAL MAINTENANCE EXPENSES	149,277.62	166,992.00	17,714.38	286,240.00
TOTAL PROTECTIVE SERVICES	56,580.06	46,683.00	-9,897.06	80,026.00
TOTAL INSURANCE PREMIUMS	61,017.32	90,370.00	29,352.68	154,918.00
TOTAL GENERAL EXPENSES	3,561.92	4,081.00	519.08	7,000.00
TOTAL OPERATING EXPENSES	498,156.26	548,933.00	50,776.74	941,011.00
Operating Transfers IN	52,026.81	0.00	52,026.81	0.00
NET INCOME	-77,485.57	0.00	-77,485.57	0.00

Parkview Elderly
Income Statement

Period = Oct 2025-Apr 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	345,089.00	379,645.00	-34,556.00	650,820.00
Total Rental Income	345,089.00	379,645.00	-34,556.00	650,820.00
Other Tenant Income				
Laundry and Vending	0.00	581.00	-581.00	1,000.00
Late Charges	8,353.00	11,669.00	-3,316.00	20,000.00
Legal Fees - Tenant	981.00	581.00	400.00	1,000.00
NSF Charges	35.00	0.00	35.00	0.00
Misc. Tenant Income	1,747.00	0.00	1,747.00	0.00
Vacate Charges	13,822.00	0.00	13,822.00	0.00
Total Other Tenant Income	24,938.00	12,831.00	12,107.00	22,000.00
NET TENANT INCOME	370,027.00	392,476.00	-22,449.00	672,820.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	538,326.26	630,665.00	-92,338.74	1,081,136.00
Allocated Interest Income	0.00	28.00	-28.00	48.00
Non-Dwelling Rent	8,239.00	8,239.00	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	16,833.13	4,802.00	12,031.13	8,235.00
TOTAL GRANT AND OTHER INCOME	571,768.64	643,734.00	-71,965.36	1,103,543.00
TOTAL INCOME	941,795.64	1,036,210.00	-94,414.36	1,776,363.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	206,278.94	263,746.00	57,467.06	452,138.00
TOTAL TENANT SERVICES EXPENSES	10,153.86	12,292.00	2,138.14	21,072.00
TOTAL UTILITY EXPENSES	378,986.49	237,636.00	-141,350.49	407,371.00
Total Maintenance Expenses				
Total Maint Salaries	158,332.52	143,724.00	-14,608.52	246,384.00
Total Materials	8,892.73	28,875.00	19,982.27	49,500.00
Total Contract Costs	58,824.17	133,581.00	74,756.83	229,000.00
TOTAL MAINTENANCE EXPENSES	226,049.42	306,180.00	80,130.58	524,884.00
TOTAL PROTECTIVE SERVICES	76,682.33	94,395.00	17,712.67	161,816.00
TOTAL INSURANCE PREMIUMS	96,467.51	105,924.00	9,456.49	181,582.00
TOTAL GENERAL EXPENSES	23,882.96	16,037.00	-7,845.96	27,500.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	1,018,501.51	1,036,210.00	17,708.49	1,776,363.00
Operating Transfers IN	68,354.14	0.00	68,354.14	0.00
NET INCOME	-8,351.73	0.00	-8,351.73	0.00

Baden House Elderly/Badenfest

Income Statement

Period = Oct 2025-Apr 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	154,700.00	138,166.00	16,534.00	236,856.00
Utility Reimb.-LIPH	-1,639.00	-1,554.00	-85.00	-2,664.00
Total Rental Income	153,061.00	136,612.00	16,449.00	234,192.00
Other Tenant Income				
Laundry and Vending	0.00	294.00	-294.00	500.00
Damages/Maintenance	450.00	581.00	-131.00	1,000.00
Late Charges	6,735.00	8,169.00	-1,434.00	14,000.00
Misc.Tenant Income	27.00	0.00	27.00	0.00
Total Other Tenant Income	7,212.00	9,044.00	-1,832.00	15,500.00
NET TENANT INCOME	160,273.00	145,656.00	14,617.00	249,692.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	280,003.10	358,694.00	-78,690.90	614,901.00
Allocated Interest Income	0.00	7.00	-7.00	20.00
Fraud Recovery PH	-410.00	0.00	-410.00	0.00
Allocated Other Income	7,075.62	2,016.00	5,059.62	3,461.00
TOTAL GRANT AND OTHER INCOME	286,668.72	360,717.00	-74,048.28	618,382.00
TOTAL INCOME	446,941.72	506,373.00	-59,431.28	868,074.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	87,264.73	142,961.00	55,696.27	245,097.00
TOTAL TENANT SERVICES EXPENSES	2,176.60	7,574.00	5,397.40	12,985.00
TOTAL UTILITY EXPENSES	110,063.79	127,169.00	17,105.21	218,000.00
Total Maint Salaries				
Total Maint Salaries	79,938.85	74,662.00	-5,276.85	127,995.00
Total Materials				
Total Materials	21,092.43	13,083.00	-8,009.43	22,426.00
Total Contract Costs				
Total Contract Costs	47,749.31	60,795.00	13,045.69	104,228.00
TOTAL MAINTENANCE EXPENSES	148,780.59	148,540.00	-240.59	254,649.00
TOTAL PROTECTIVE SERVICES	42,577.36	47,033.00	4,455.64	80,626.00
TOTAL INSURANCE PREMIUMS	29,178.94	31,339.00	2,160.06	53,717.00
TOTAL GENERAL EXPENSES	17,227.09	1,750.00	-15,477.09	3,000.00
TOTAL OPERATING EXPENSES	437,269.10	506,373.00	69,103.90	868,074.00
Operating Transfers IN				
Operating Transfers IN	35,858.73	0.00	35,858.73	0.00
NET INCOME	45,531.35	0.00	45,531.35	0.00

LaSalle Park
Income Statement

Period = Oct 2025-Apr 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	182,102.00	199,297.00	-17,195.00	341,652.00
Utility Reimb.-LIPH	-68,642.00	-66,178.00	-2,464.00	-113,448.00
Total Rental Income	113,460.00	133,119.00	-19,659.00	228,204.00
Other Tenant Income				
Laundry and Vending	0.00	2,219.00	-2,219.00	3,800.00
Damages/Maintenance	10.00	231.00	-221.00	400.00
Late Charges	6,429.00	4,375.00	2,054.00	7,500.00
Legal Fees - Tenant	0.00	875.00	-875.00	1,500.00
Tenant Owed Utilities	63.00	0.00	63.00	0.00
Vacate Charges	588.00	0.00	588.00	0.00
Total Other Tenant Income	7,090.00	7,700.00	-610.00	13,200.00
NET TENANT INCOME	120,550.00	140,819.00	-20,269.00	241,404.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	596,273.04	708,001.00	-111,727.96	1,213,713.00
Allocated Interest Income	0.00	42.00	-42.00	74.00
Fraud Recovery PH	-1,496.00	0.00	-1,496.00	0.00
Allocated Other Income	25,848.84	7,378.00	18,470.84	12,645.00
TOTAL GRANT AND OTHER INCOME	620,625.88	715,421.00	-94,795.12	1,226,432.00
TOTAL INCOME	741,175.88	856,240.00	-115,064.12	1,467,836.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	169,399.28	209,622.00	40,222.72	359,356.00
TOTAL TENANT SERVICES EXPENSES	8,052.43	13,958.00	5,905.57	23,925.00
TOTAL UTILITY EXPENSES	110,344.60	175,574.00	65,229.40	301,000.00
Total Maint Salaries				
	98,715.12	116,872.00	18,156.88	200,353.00
Total Materials				
	12,263.83	29,575.00	17,311.17	50,702.00
Total Contract Costs				
	81,072.44	143,213.00	62,140.56	245,500.00
TOTAL MAINTENACE EXPENSES	192,051.39	289,660.00	97,608.61	496,555.00
TOTAL PROTECTIVE SERVICES	18,659.75	83,832.00	65,172.25	143,706.00
TOTAL INSURANCE PREMIUMS	71,736.04	57,099.00	-14,637.04	97,882.00
TOTAL GENERAL EXPENSES	25,050.90	26,488.00	1,437.10	45,412.00
TOTAL OPERATING EXPENSES	595,294.39	856,233.00	260,938.61	1,467,836.00
OTHER FINANCING SOURCES				
Operating Transfers IN	18,503.75	83,832.00	-65,328.25	143,706.00
TOTAL OTHER FINANCING SOURCES	18,503.75	83,832.00	-65,328.25	143,706.00
NET INCOME	164,385.24	83,839.00	80,546.24	143,706.00

Northside Scattered Sites

Income Statement

Period = Oct 2025-Apr 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	37,856.00	54,929.00	-17,073.00	94,164.00
Utility Reimb.-LIPH	-40,602.00	-37,296.00	-3,306.00	-63,936.00
Utility Reimbursement Refund	-140.00	0.00	-140.00	0.00
Total Rental Income	-2,886.00	17,633.00	-20,519.00	30,228.00
Other Tenant Income				
Laundry and Vending	0.00	294.00	-294.00	500.00
Late Charges	4,380.00	3,500.00	880.00	6,000.00
Legal Fees - Tenant	0.00	1,169.00	-1,169.00	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	3,991.23	4,963.00	-971.77	8,500.00
NET TENANT INCOME	1,105.23	22,596.00	-21,490.77	38,728.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	590,780.60	545,440.00	45,340.60	935,045.00
Allocated Interest Income	0.00	42.00	-42.00	73.00
Fraud Recovery PH	2,201.00	0.00	2,201.00	0.00
Other Miscellaneous Income	0.02	0.00	0.02	0.00
Insurance Proceeds	5,000.00	0.00	5,000.00	0.00
Allocated Other Income	25,335.30	7,231.00	18,104.30	12,394.00
TOTAL GRANT AND OTHER INCOME	623,316.92	552,713.00	70,603.92	947,512.00
TOTAL INCOME	624,422.15	575,309.00	49,113.15	986,240.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	129,549.90	144,711.00	15,161.10	248,056.00
TOTAL TENANT SERVICES EXPENSES	15,641.64	13,615.00	-2,026.64	23,337.00
TOTAL UTILITY EXPENSES	112,086.27	123,893.00	11,806.73	212,383.00
Total Maintenance Expenses				
Total Maint Salaries	77,362.76	71,008.00	-6,354.76	121,725.00
Total Materials	17,275.47	31,059.00	13,783.53	53,250.00
Total Contract Costs	429,278.46	124,488.00	-304,790.46	213,434.00
TOTAL MAINTENACE EXPENSES	523,916.69	226,555.00	-297,361.69	388,409.00
TOTAL PROTECTIVE SERVICES	593.70	469.00	-124.70	800.00
TOTAL INSURANCE PREMIUMS	64,311.29	63,147.00	-1,164.29	108,255.00
TOTAL GENERAL EXPENSES	5,789.83	2,919.00	-2,870.83	5,000.00
TOTAL OPERATING EXPENSES	851,889.32	575,309.00	-276,580.32	986,240.00
NET INCOME	-227,467.17	0.00	-227,467.17	0.00

Southside Scattered Sites

Income Statement

Period = Oct 2025-Apr 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	113,931.32	124,439.00	-10,507.68	213,324.00
Utility Reimb.-LIPH	-23,042.00	-22,806.00	-236.00	-39,096.00
Total Rental Income	90,889.32	101,633.00	-10,743.68	174,228.00
Other Tenant Income				
Laundry and Vending	0.00	4,669.00	-4,669.00	8,000.00
Cleaning Fee	100.00	0.00	100.00	0.00
Late Charges	4,080.50	2,919.00	1,161.50	5,000.00
Legal Fees - Tenant	490.00	1,456.00	-966.00	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	6,382.50	9,044.00	-2,661.50	15,500.00
NET TENANT INCOME	97,271.82	110,677.00	-13,405.18	189,728.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	385,783.90	518,399.00	-132,615.10	888,687.00
Allocated Interest Income	0.00	21.00	-21.00	37.00
Fraud Recovery PH	-5,488.32	0.00	-5,488.32	0.00
Other Miscellaneous Income	0.22	0.00	0.22	0.00
Allocated Other Income	12,952.96	3,696.00	9,256.96	6,337.00
TOTAL GRANT AND OTHER INCOME	393,248.76	522,116.00	-128,867.24	895,061.00
TOTAL INCOME	490,520.58	632,793.00	-142,272.42	1,084,789.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	161,789.60	177,443.00	15,653.40	304,193.00
TOTAL TENANT SERVICES EXPENSES	4,589.26	9,695.00	5,105.74	16,613.00
TOTAL UTILITY EXPENSES	109,443.28	127,722.00	18,278.72	218,959.00
Total Maint Salaries	77,099.94	135,198.00	58,098.06	231,774.00
Total Materials	31,385.91	25,767.00	-5,618.91	44,180.00
Total Contract Costs	78,097.01	87,626.00	9,528.99	150,220.00
TOTAL MAINTENANCE EXPENSES	186,582.86	248,591.00	62,008.14	426,174.00
TOTAL PROTECTIVE SERVICES	156.00	700.00	544.00	1,200.00
TOTAL INSURANCE PREMIUMS	130,726.97	65,422.00	-65,304.97	112,150.00
TOTAL GENERAL EXPENSES	1,313.14	3,206.00	1,892.86	5,500.00
TOTAL OPERATING EXPENSES	594,601.11	632,793.00	38,189.89	1,084,789.00
NET INCOME	-104,080.53	0.00	-104,080.53	0.00

Cochran Plaza
Income Statement

Period = Oct 2025-Apr 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	58,197.00	54,635.00	3,562.00	93,660.00
Utility Reimb.-LIPH	-36,756.00	-30,667.00	-6,089.00	-52,572.00
Total Rental Income	21,441.00	23,968.00	-2,527.00	41,088.00
Other Tenant Income				
Damages/Maintenance	0.00	350.00	-350.00	600.00
Late Charges	5,130.00	2,919.00	2,211.00	5,000.00
Legal Fees - Tenant	0.00	1,456.00	-1,456.00	2,500.00
Vacate Charges	-578.00	0.00	-578.00	0.00
Total Other Tenant Income	4,552.00	4,725.00	-173.00	8,100.00
NET TENANT INCOME	25,993.00	28,693.00	-2,700.00	49,188.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	346,323.38	453,292.00	-106,968.62	777,057.00
Allocated Interest Income	0.00	21.00	-21.00	43.00
Fraud Recovery PH	-1,710.00	0.00	-1,710.00	0.00
Other Miscellaneous Income	405.19	0.00	405.19	0.00
Allocated Other Income	15,007.18	4,284.00	10,723.18	7,342.00
TOTAL GRANT AND OTHER INCOME	360,025.75	457,597.00	-97,571.25	784,442.00
TOTAL INCOME	386,018.75	486,290.00	-100,271.25	833,630.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	102,753.11	113,222.69	10,469.58	194,099.00
TOTAL TENANT SERVICES EXPENSES	4,972.21	9,793.00	4,820.79	16,792.00
TOTAL UTILITY EXPENSES	92,417.91	104,335.00	11,917.09	178,860.00
Total Maint Salaries	71,009.92	98,049.00	27,039.08	168,096.00
Total Materials	2,471.03	12,033.00	9,561.97	20,650.00
Total Contract Costs	52,873.80	68,915.00	16,041.20	118,124.00
TOTAL MAINTENANCE EXPENSES	126,354.75	178,997.00	52,642.25	306,870.00
TOTAL PROTECTIVE SERVICES	9,742.54	44,534.00	34,791.46	76,339.00
TOTAL INSURANCE PREMIUMS	33,277.37	33,348.00	70.63	57,170.00
TOTAL GENERAL EXPENSES	-17,918.33	2,044.00	19,962.33	3,500.00
TOTAL OPERATING EXPENSES	351,599.56	486,290.00	134,690.44	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	44,161.73	0.00	44,161.73	0.00

King Louis Square III

Income Statement

Period = Oct 2025-Apr 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	27,860.00	33,775.00	-5,915.00	57,900.00
Utility Reimb.-LIPH	-6,856.00	-6,762.00	-94.00	-11,592.00
Total Rental Income	21,004.00	27,013.00	-6,009.00	46,308.00
Other Tenant Income				
Late Charges	990.00	581.00	409.00	1,000.00
Total Other Tenant Income	990.00	581.00	409.00	1,000.00
NET TENANT INCOME	21,994.00	27,594.00	-5,600.00	47,308.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	79,922.56	91,112.00	-11,189.44	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	3,195.43	910.00	2,285.43	1,563.00
TOTAL GRANT AND OTHER INCOME	83,018.99	92,022.00	-9,003.01	157,755.00
TOTAL INCOME	105,012.99	119,616.00	-14,603.01	205,063.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	12,149.69	22,246.00	10,096.31	38,149.00
TOTAL TENANT SERVICES EXPENSES	982.98	5,460.00	4,477.02	9,353.00
TOTAL UTILITY EXPENSES	16,701.74	21,000.00	4,298.26	36,000.00
Total General Maint Expense				
Total General Maint Expense	8,003.69	7,602.00	-401.69	13,031.00
Total Materials				
Total Materials	1,354.22	7,784.00	6,429.78	13,364.00
Total Contract Costs				
Total Contract Costs	14,013.11	27,699.00	13,685.89	47,480.00
TOTAL MAINTENACE EXPENSES	23,371.02	43,085.00	19,713.98	73,875.00
TOTAL PROTECTIVE SERVICES	3,000.94	13,594.00	10,593.06	23,304.00
TOTAL INSURANCE PREMIUMS	9,681.00	12,474.00	2,793.00	21,382.00
TOTAL GENERAL EXPENSES	1,124.85	1,750.00	625.15	3,000.00
TOTAL OPERATING EXPENSES	67,012.22	119,616.00	52,603.78	205,063.00
Operating Transfers IN				
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	41,001.71	0.00	41,001.71	0.00

Mixed Finance Properties
Income Statement

Period = Oct 2025-Apr 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	327,798.48	45,402.00	282,396.48	77,837.20
Investment Inc -Restricted Non-Allocated	160.43	0.00	160.43	0.00
TOTAL GRANT AND OTHER INCOME	327,958.91	45,402.00	282,556.91	77,837.20
TOTAL INCOME	327,958.91	45,402.00	282,556.91	77,837.20
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	28,002.23	36,253.00	8,250.77	62,148.20
TOTAL UTILITY EXPENSES	122,069.49	0.00	-122,069.49	0.00
TOTAL INSURANCE PREMIUMS	3,922.31	4,613.00	690.69	7,913.00
TOTAL GENERAL EXPENSES	225,654.55	4,536.00	-221,118.55	7,776.00
TOTAL OPERATING EXPENSES	379,648.58	45,402.00	-334,246.58	77,837.20
NET INCOME	-51,689.67	0.00	-51,689.67	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	218,178.00	27,426.00	190,752.00	47,013.68
Investment Inc -Restricted Non-Allocated	4,855.27	0.00	4,855.27	0.00
TOTAL GRANT AND OTHER INCOME	223,033.27	27,426.00	195,607.27	47,013.68
TOTAL INCOME	223,033.27	27,426.00	195,607.27	47,013.68
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	17,805.83	24,262.00	6,456.17	41,591.68
TOTAL UTILITY EXPENSES	80,543.01	0.00	-80,543.01	0.00
TOTAL INSURANCE PREMIUMS	3,628.31	3,164.00	-464.31	5,422.00
TOTAL GENERAL EXPENSES	129,579.51	0.00	-129,579.51	0.00
TOTAL OPERATING EXPENSES	231,556.66	27,426.00	-204,130.66	47,013.68
NET INCOME	-8,523.39	0.00	-8,523.39	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Apr 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	179,253.86	29,421.00	149,832.86	50,431.88
Investment Inc -Restricted Non-Allocated	0.00	0.00	0.00	0.00
TOTAL GRANT AND OTHER INCOME	179,253.86	29,421.00	149,832.86	50,431.88
TOTAL INCOME	179,253.86	29,421.00	149,832.86	50,431.88
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	19,278.98	26,236.00	6,957.02	44,972.88
TOTAL UTILITY EXPENSES	52,417.17	0.00	-52,417.17	0.00
TOTAL INSURANCE PREMIUMS	3,034.50	3,185.00	150.50	5,459.00
TOTAL GENERAL EXPENSES	111,384.79	0.00	-111,384.79	0.00
TOTAL OPERATING EXPENSES	186,115.44	29,421.00	-156,694.44	50,431.88
NET INCOME	-6,861.58	0.00	-6,861.58	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	66,483.62	32,599.00	33,884.62	55,883.00
Investment Inc -Restricted Non-Allocated	18.17	0.00	18.17	0.00
TOTAL GRANT AND OTHER INCOME	66,501.79	32,599.00	33,902.79	55,883.00
TOTAL INCOME	66,501.79	32,599.00	33,902.79	55,883.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	8,778.07	10,353.00	1,574.93	17,742.68
TOTAL UTILITY EXPENSES	8,866.67	0.00	-8,866.67	0.00
TOTAL PROTECTIVE SERVICES	4,494.33	20,391.00	15,896.67	34,956.00
TOTAL INSURANCE PREMIUMS	2,266.81	1,855.00	-411.81	3,184.00
TOTAL GENERAL EXPENSES	43,130.55	0.00	-43,130.55	0.00
TOTAL OPERATING EXPENSES	67,536.43	32,599.00	-34,937.43	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	3,459.69	0.00	3,459.69	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Apr 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	71,521.16	10,101.00	61,420.16	17,316.85
Capital Fund Rev-Trf In Police	0.00	22,659.00	-22,659.00	38,840.00
TOTAL GRANT AND OTHER INCOME	71,521.16	32,760.00	38,761.16	56,156.85
TOTAL INCOME	71,521.16	32,760.00	38,761.16	56,156.85
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	6,361.92	8,099.00	1,737.08	13,883.85
TOTAL TENANT SERVICES EXPENSES	-960.00	350.00	1,310.00	600.00
TOTAL UTILITY EXPENSES	30,047.50	0.00	-30,047.50	0.00
TOTAL PROTECTIVE SERVICES	4,992.13	22,659.00	17,666.87	38,840.00
TOTAL INSURANCE PREMIUMS	1,309.56	1,652.00	342.44	2,833.00
TOTAL GENERAL EXPENSES	34,511.05	0.00	-34,511.05	0.00
TOTAL OPERATING EXPENSES	76,262.16	32,760.00	-43,502.16	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	251.13	0.00	251.13	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	100,020.42	40,222.00	59,798.42	68,954.08
Investment Inc -Restricted Non-Allocated	11.26	0.00	11.26	0.00
TOTAL GRANT AND OTHER INCOME	100,031.68	40,222.00	59,809.68	68,954.08
TOTAL INCOME	100,031.68	40,222.00	59,809.68	68,954.08
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	10,182.55	13,083.00	2,900.45	22,429.08
TOTAL UTILITY EXPENSES	16,208.32	0.00	-16,208.32	0.00
TOTAL PROTECTIVE SERVICES	5,504.16	24,920.00	19,415.84	42,724.00
TOTAL INSURANCE PREMIUMS	2,011.94	2,219.00	207.06	3,801.00
TOTAL GENERAL EXPENSES	52,321.67	0.00	-52,321.67	0.00
TOTAL OPERATING EXPENSES	86,228.64	40,222.00	-46,006.64	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	19,307.20	0.00	19,307.20	0.00

Mixed Finance Properties
Income Statement

Period = Oct 2025-Apr 2026

Book = Accrual

Reaissance PI @ Grand (50)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	155,115.14	61,747.00	93,368.14	105,853.08
TOTAL GRANT AND OTHER INCOME	155,115.14	61,747.00	93,368.14	105,853.08
TOTAL INCOME	155,115.14	61,747.00	93,368.14	105,853.08
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	16,932.81	22,995.00	6,062.19	39,418.08
TOTAL TENANT SERVICES EXPENSES	2,456.97	546.00	-1,910.97	930.00
TOTAL UTILITY EXPENSES	41,050.56	0.00	-41,050.56	0.00
TOTAL PROTECTIVE SERVICES	7,751.33	35,119.00	27,367.67	60,203.00
TOTAL INSURANCE PREMIUMS	2,521.56	3,094.00	572.44	5,302.00
TOTAL GENERAL EXPENSES	72,662.51	0.00	-72,662.51	0.00
TOTAL OPERATING EXPENSES	143,375.74	61,747.00	-81,628.74	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	19,490.73	0.00	19,490.73	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	185,075.30	58,387.00	126,688.30	100,090.00
Investment Inc -Restricted Non-Allocated	9,138.68	0.00	9,138.68	0.00
TOTAL GRANT AND OTHER INCOME	194,213.98	58,387.00	135,826.98	100,090.00
TOTAL INCOME	194,213.98	58,387.00	135,826.98	100,090.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	8,950.82	12,138.00	3,187.18	20,806.64
TOTAL TENANT SERVICES EXPENSES	0.00	658.00	658.00	1,125.00
TOTAL UTILITY EXPENSES	93,109.40	0.00	-93,109.40	0.00
TOTAL PROTECTIVE SERVICES	9,372.75	42,483.00	33,110.25	72,825.00
TOTAL INSURANCE PREMIUMS	2,861.81	3,108.00	246.19	5,334.00
TOTAL GENERAL EXPENSES	87,707.94	0.00	-87,707.94	0.00
TOTAL OPERATING EXPENSES	202,002.72	82,663.00	-119,339.72	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	1,584.01	0.00	1,584.01	0.00

Mixed Finance Properties
Income Statement

Period = Oct 2025-Apr 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	68,879.72	17,542.00	51,337.72	30,080.00
Investment Inc -Restricted Non-Allocated	947.45	0.00	947.45	0.00
TOTAL GRANT AND OTHER INCOME	69,827.17	17,542.00	52,285.17	30,080.00
TOTAL INCOME	69,827.17	17,542.00	52,285.17	30,080.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,863.50	3,619.00	755.50	6,205.40
TOTAL TENANT SERVICES EXPENSES	0.00	196.00	196.00	330.00
TOTAL UTILITY EXPENSES	24,747.69	0.00	-24,747.69	0.00
TOTAL PROTECTIVE SERVICES	2,744.94	12,460.00	9,715.06	21,363.00
TOTAL INSURANCE PREMIUMS	970.69	1,274.00	303.31	2,181.00
TOTAL GENERAL EXPENSES	30,974.88	0.00	-30,974.88	0.00
TOTAL OPERATING EXPENSES	62,301.70	17,542.00	-44,759.70	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	10,270.41	0.00	10,270.41	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	180,203.70	17,528.00	162,675.70	30,043.00
Investment Inc -Restricted Non-Allocated	13,102.35	0.00	13,102.35	0.00
TOTAL GRANT AND OTHER INCOME	193,306.05	17,528.00	175,778.05	30,043.00
TOTAL INCOME	193,306.05	17,528.00	175,778.05	30,043.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	8,660.41	12,495.00	3,834.59	21,419.76
TOTAL TENANT SERVICES EXPENSES	783.11	700.00	-83.11	1,200.00
TOTAL UTILITY EXPENSES	97,371.25	0.00	-97,371.25	0.00
TOTAL INSURANCE PREMIUMS	3,274.81	4,333.00	1,058.19	7,423.00
TOTAL GENERAL EXPENSES	71,258.64	0.00	-71,258.64	0.00
TOTAL OPERATING EXPENSES	181,348.22	17,528.00	-163,820.22	30,043.00
NET INCOME	11,957.83	0.00	11,957.83	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Apr 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	123,437.58	34,286.00	89,151.58	58,776.00
Investment Inc -Restricted Non-Allocated	2,135.34	0.00	2,135.34	0.00
TOTAL GRANT AND OTHER INCOME	125,572.92	34,286.00	91,286.92	58,776.00
TOTAL INCOME	125,572.92	34,286.00	91,286.92	58,776.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	8,725.78	11,774.00	3,048.22	20,187.60
TOTAL TENANT SERVICES EXPENSES	0.00	315.00	315.00	540.00
TOTAL UTILITY EXPENSES	43,990.09	0.00	-43,990.09	0.00
TOTAL PROTECTIVE SERVICES	4,494.33	20,391.00	15,896.67	34,956.00
TOTAL INSURANCE PREMIUMS	1,835.75	1,806.00	-29.75	3,092.00
TOTAL GENERAL EXPENSES	81,336.55	0.00	-81,336.55	0.00
TOTAL OPERATING EXPENSES	140,382.50	34,286.00	-106,096.50	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	-10,315.25	0.00	-10,315.25	0.00

Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	99,910.06	44,268.00	55,642.06	75,885.48
Investment Inc -Restricted Non-Allocated	5,966.62	0.00	5,966.62	0.00
TOTAL GRANT AND OTHER INCOME	105,876.68	44,268.00	61,608.68	75,885.48
TOTAL INCOME	105,876.68	44,268.00	61,608.68	75,885.48
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	11,491.03	15,498.00	4,006.97	26,559.48
TOTAL TENANT SERVICES EXPENSES	74.69	406.00	331.31	690.00
TOTAL UTILITY EXPENSES	40,990.82	0.00	-40,990.82	0.00
TOTAL MAINTENACE EXPENSES	4,806.75	0.00	-4,806.75	0.00
TOTAL PROTECTIVE SERVICES	5,745.93	26,054.00	20,308.07	44,667.00
TOTAL INSURANCE PREMIUMS	1,945.44	2,317.00	371.56	3,969.00
TOTAL GENERAL EXPENSES	58,416.82	0.00	-58,416.82	0.00
TOTAL OPERATING EXPENSES	123,471.48	44,268.00	-79,203.48	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	-11,848.87	0.00	-11,848.87	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Apr 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	185,907.58	51,233.00	134,674.58	87,825.00
Investment Inc -Restricted Non-Allocated	2,316.17	0.00	2,316.17	0.00
TOTAL GRANT AND OTHER INCOME	188,223.75	51,233.00	136,990.75	87,825.00
TOTAL INCOME	188,223.75	51,233.00	136,990.75	87,825.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	14,719.82	20,020.00	5,300.18	34,315.08
TOTAL TENANT SERVICES EXPENSES	0.00	434.00	434.00	750.00
TOTAL UTILITY EXPENSES	47,114.24	0.00	-47,114.24	0.00
TOTAL PROTECTIVE SERVICES	6,243.75	28,322.00	22,078.25	48,551.00
TOTAL INSURANCE PREMIUMS	2,256.94	2,457.00	200.06	4,209.00
TOTAL GENERAL EXPENSES	111,550.97	0.00	-111,550.97	0.00
TOTAL OPERATING EXPENSES	181,885.72	51,233.00	-130,652.72	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	12,581.78	0.00	12,581.78	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	129,860.04	45,472.00	84,388.04	77,956.00
Investment Inc -Restricted Non-Allocated	2,082.42	0.00	2,082.42	0.00
TOTAL GRANT AND OTHER INCOME	131,942.46	45,472.00	86,470.46	77,956.00
TOTAL INCOME	131,942.46	45,472.00	86,470.46	77,956.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	13,592.84	18,361.00	4,768.16	31,478.00
TOTAL UTILITY EXPENSES	80,118.93	0.00	-80,118.93	0.00
TOTAL PROTECTIVE SERVICES	5,504.91	24,920.00	19,415.09	42,724.00
TOTAL INSURANCE PREMIUMS	2,070.25	2,191.00	120.75	3,754.00
TOTAL GENERAL EXPENSES	33,588.92	0.00	-33,588.92	0.00
TOTAL OPERATING EXPENSES	134,875.85	45,472.00	-89,403.85	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	2,571.52	0.00	2,571.52	0.00

Mixed Finance Properties
Income Statement

Period = Oct 2025-Apr 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	198,073.40	184,303.00	13,770.40	315,943.00
Investment Inc -Restricted Non-Allocated	13,609.13	0.00	13,609.13	0.00
TOTAL GRANT AND OTHER INCOME	211,682.53	184,303.00	27,379.53	315,943.00
TOTAL INCOME	211,682.53	184,303.00	27,379.53	315,943.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	13,265.39	18,144.00	4,878.61	31,106.00
TOTAL TENANT SERVICES EXPENSES	0.00	5,250.00	5,250.00	9,000.00
TOTAL UTILITY EXPENSES	135,625.00	117,922.00	-17,703.00	202,157.00
TOTAL INSURANCE PREMIUMS	0.00	42,980.00	42,980.00	73,680.00
TOTAL GENERAL EXPENSES	123,197.74	0.00	-123,197.74	0.00
TOTAL OPERATING EXPENSES	272,088.13	184,303.00	-87,785.13	315,943.00
Operating Transfers IN	4,913.96	0.00	4,913.96	0.00
NET INCOME	-55,491.64	0.00	-55,491.64	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	118,764.24	57,617.00	61,147.24	98,772.00
Investment Inc -Restricted Non-Allocated	130.38	0.00	130.38	0.00
TOTAL GRANT AND OTHER INCOME	118,894.62	57,617.00	61,277.62	98,772.00
TOTAL INCOME	118,894.62	57,617.00	61,277.62	98,772.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	9,229.14	12,026.00	2,796.86	20,623.00
TOTAL UTILITY EXPENSES	89,506.50	0.00	-89,506.50	0.00
TOTAL PROTECTIVE SERVICES	9,372.75	42,483.00	33,110.25	72,825.00
TOTAL INSURANCE PREMIUMS	2,641.94	3,045.00	403.06	5,224.00
TOTAL GENERAL EXPENSES	15,558.89	0.00	-15,558.89	0.00
TOTAL OPERATING EXPENSES	126,309.22	57,617.00	-68,692.22	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	1,958.15	0.00	1,958.15	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-Apr 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	247,578.70	27,293.00	220,285.70	46,791.00
Investment Inc -Restricted Non-Allocated	129.02	0.00	129.02	0.00
TOTAL GRANT AND OTHER INCOME	247,707.72	27,293.00	220,414.72	46,791.00
TOTAL INCOME	247,707.72	27,293.00	220,414.72	46,791.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	17,622.73	23,891.00	6,268.27	40,962.00
TOTAL UTILITY EXPENSES	87,556.15	0.00	-87,556.15	0.00
TOTAL INSURANCE PREMIUMS	2,864.75	3,402.00	537.25	5,829.00
TOTAL GENERAL EXPENSES	154,657.74	0.00	-154,657.74	0.00
TOTAL OPERATING EXPENSES	262,701.37	27,293.00	-235,408.37	46,791.00
NET INCOME	-14,993.65	0.00	-14,993.65	0.00

North Sarah (64)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	179,758.70	24,045.00	155,713.70	41,216.00
Investment Inc -Restricted Non-Allocated	56.05	0.00	56.05	0.00
TOTAL GRANT AND OTHER INCOME	179,814.75	24,045.00	155,769.75	41,216.00
TOTAL INCOME	179,814.75	24,045.00	155,769.75	41,216.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	14,945.01	20,601.00	5,655.99	35,324.00
TOTAL TENANT SERVICES EXPENSES	0.00	518.00	518.00	885.00
TOTAL UTILITY EXPENSES	46,874.01	0.00	-46,874.01	0.00
TOTAL INSURANCE PREMIUMS	2,619.19	2,919.00	299.81	5,007.00
TOTAL GENERAL EXPENSES	107,921.72	0.00	-107,921.72	0.00
TOTAL OPERATING EXPENSES	172,359.93	24,045.00	-148,314.93	41,216.00
NET INCOME	7,454.82	0.00	7,454.82	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Apr 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	135,584.70	21,791.00	113,793.70	37,356.00
Investment Inc -Restricted Non-Allocated	167.69	0.00	167.69	0.00
TOTAL GRANT AND OTHER INCOME	135,752.39	21,791.00	113,961.39	37,356.00
TOTAL INCOME	135,752.39	21,791.00	113,961.39	37,356.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	10,470.34	13,909.00	3,438.66	23,845.00
TOTAL UTILITY EXPENSES	31,002.99	0.00	-31,002.99	0.00
TOTAL INSURANCE PREMIUMS	345.31	2,289.00	1,943.69	3,923.00
TOTAL GENERAL EXPENSES	76,394.82	5,593.00	-70,801.82	9,588.00
TOTAL OPERATING EXPENSES	118,213.46	21,791.00	-96,422.46	37,356.00
NET INCOME	17,538.93	0.00	17,538.93	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	97,289.18	12,817.00	84,472.18	21,968.00
Investment Inc -Restricted Non-Allocated	4,100.71	0.00	4,100.71	0.00
TOTAL GRANT AND OTHER INCOME	101,389.89	12,817.00	88,572.89	21,968.00
TOTAL INCOME	101,389.89	12,817.00	88,572.89	21,968.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	8,374.57	11,053.00	2,678.43	18,961.00
TOTAL UTILITY EXPENSES	25,435.86	0.00	-25,435.86	0.00
TOTAL INSURANCE PREMIUMS	2,977.31	1,757.00	-1,220.31	3,007.00
TOTAL GENERAL EXPENSES	73,518.04	0.00	-73,518.04	0.00
TOTAL OPERATING EXPENSES	110,305.78	12,817.00	-97,488.78	21,968.00
NET INCOME	-8,915.89	0.00	-8,915.89	0.00

Mixed Finance Properties
Income Statement

Period = Oct 2025-Apr 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	51,423.82	8,694.00	42,729.82	14,903.00
Investment Inc -Restricted Non-Allocated	8.58	0.00	8.58	0.00
TOTAL GRANT AND OTHER INCOME	51,432.40	8,694.00	42,738.40	14,903.00
TOTAL INCOME	51,432.40	8,694.00	42,738.40	14,903.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,338.78	7,770.00	5,431.22	13,321.00
TOTAL UTILITY EXPENSES	8,513.40	0.00	-8,513.40	0.00
TOTAL INSURANCE PREMIUMS	1,849.75	924.00	-925.75	1,582.00
TOTAL GENERAL EXPENSES	45,287.65	0.00	-45,287.65	0.00
TOTAL OPERATING EXPENSES	57,989.58	8,694.00	-49,295.58	14,903.00
NET INCOME	-6,557.18	0.00	-6,557.18	0.00

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of April 30, 2026

	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	LaSalle Park AMP 000034
Indicator #1 - Quick Ratio (QR)							
FDS #							
111 Cash -unrestricted	\$ 2,315,214.29	\$ 576,047.53	\$ 175,351.22	\$ 200,900.45	\$ 712,349.43	\$ 323,531.81	\$ 1,064,135.41
114 Cash - tenant security deposits	\$ 21,147.43	\$ 24,157.85	\$ 38,024.27	\$ 30,542.09	\$ 50,870.33	\$ 24,278.70	\$ 40,994.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 39,163.55	\$ 57,780.54	\$ 59,687.70	\$ 17,200.75	\$ 65,062.79	\$ (419.00)	\$ 12,610.75
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 454,547.65	\$ 113,060.52	\$ 88,017.08	\$ 81,686.09	\$ 222,237.12	\$ 86,950.88	\$ 213,228.06
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 2,830,072.92	\$ 771,046.44	\$ 361,080.27	\$ 330,329.38	\$ 1,050,519.67	\$ 434,342.39	\$ 1,330,968.22
310 Total Current Liabilities	\$ 46,998.16	\$ 33,855.42	\$ 38,760.25	\$ 30,030.08	\$ 79,596.76	\$ 35,280.10	\$ 56,201.12
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
QR Denominator Total:	\$ 46,998.16	\$ 33,855.42	\$ 38,760.25	\$ 30,030.08	\$ 79,596.76	\$ 35,280.10	\$ 56,201.12
Quick Ratio:	60.22	22.77	9.32	11.00	13.20	12.31	23.68
Quick Ratio Score (max points 12):	12	12	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)							
FDS #							
111 Cash -unrestricted	\$ 2,315,214.29	\$ 576,047.53	\$ 175,351.22	\$ 200,900.45	\$ 712,349.43	\$ 323,531.81	\$ 1,064,135.41
114 Cash - tenant security deposits	\$ 21,147.43	\$ 24,157.85	\$ 38,024.27	\$ 30,542.09	\$ 50,870.33	\$ 24,278.70	\$ 40,994.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 39,163.55	\$ 57,780.54	\$ 59,687.70	\$ 17,200.75	\$ 65,062.79	\$ (419.00)	\$ 12,610.75
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 454,547.65	\$ 113,060.52	\$ 88,017.08	\$ 81,686.09	\$ 222,237.12	\$ 86,950.88	\$ 213,228.06
310 (-) Total Current Liabilities	\$ 46,998.16	\$ 297,146.96	\$ 38,760.25	\$ 30,030.08	\$ 79,596.76	\$ 35,280.10	\$ 56,201.12
MENAR Numerator Total:	\$ 2,783,074.76	\$ 473,899.48	\$ 322,320.02	\$ 300,299.30	\$ 970,922.91	\$ 399,062.29	\$ 1,274,767.10
Average Monthly Operating Expenses:							
96900 Total Operating Expenses	\$ 870,954.12	\$ 686,035.73	\$ 486,793.31	\$ 498,156.26	\$ 1,018,501.51	\$ 437,269.10	\$ 595,294.39
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Casualty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 124,422.02	\$ 98,005.10	\$ 69,541.90	\$ 71,165.18	\$ 145,500.22	\$ 62,467.01	\$ 85,042.06
MENAR:	22.37	4.84	4.64	4.22	6.67	6.39	14.99
MENAR Score (max points 11):	11	11	11	11	11	11	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of April 30, 2026

	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	LaSalle Park AMP 000034
Indicator #3 - Debt Service Coverage Ratio (DSCR)							
FDS # Adjusted Operating Income:							
97000 Excess Operating Revenue over Operating Expenses	\$ (97,248.02)	\$ (64,861.71)	\$ (33,925.40)	\$ (77,485.57)	\$ (8,351.73)	\$ 45,531.35	\$ 164,385.24
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ (97,248.02)	\$ (64,861.71)	\$ (33,925.40)	\$ (77,485.57)	\$ (8,351.73)	\$ 45,531.35	\$ 164,385.24
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	0
DSCR Score (max points 2):	2	2	2	2	2	2	2
Overall AMP Score							
Indicator #1 - Quick Ratio (QR)	12	12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2	2	2	2
Project FASS score	25	25	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	59	72	63	58	121	71	86
Weighted Value (Project FASS score times number of units)	1483	1810	1575	1444	3031	1765	2158
Total number of units in PHA's portfolio	59	72	63	58	121	71	86
Overall AMPs Financial Condition Indicator Score	25.00	25.00	25.00	25.00	25.00	25.01	25.00
<p>*The denominator of FDS lines items is derived from the Operations Column of the FDS</p>							

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of April 30, 2026

	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	\$ 1,067,612.73	\$ 503,778.70	\$ 755,827.91	\$ 426,673.26
114 Cash - tenant security deposits	\$ 17,327.00	\$ 32,403.51	\$ 30,166.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 51,454.75	\$ 44,795.88	\$ 16,246.71	\$ (2,280.69)
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 138,065.82	\$ 153,468.37	\$ 265,597.48	\$ 25,853.53
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,274,460.30	\$ 734,446.46	\$ 1,067,838.31	\$ 455,552.10
310 Total Current Liabilities	\$ 1,225,703.17	\$ 32,634.47	\$ 41,695.24	\$ 6,080.67
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ 580,000.00	\$ -	\$ -	\$ -
QR Denominator Total:	\$ 645,703.17	\$ 32,634.47	\$ 41,695.24	\$ 6,080.67
Quick Ratio:	1.97	22.51	25.61	74.92
Quick Ratio Score (max points 12):	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)				
FDS #				
111 Cash -unrestricted	\$ 1,067,612.73	\$ 503,778.70	\$ 755,827.91	\$ 426,673.26
114 Cash - tenant security deposits	\$ 17,327.00	\$ 32,403.51	\$ 30,166.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 51,454.75	\$ 44,795.88	\$ 16,246.71	\$ (2,280.69)
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 138,065.82	\$ 153,468.37	\$ 265,597.48	\$ 25,853.53
310 (-) Total Current Liabilities	\$ 645,703.17	\$ 32,634.47	\$ 41,695.24	\$ 6,080.67
MENAR Numerator Total:	\$ 628,757.13	\$ 701,811.99	\$ 1,026,143.07	\$ 449,471.43
Average Monthly Operating Expenses:				
96900 Total Operating Expenses	\$ 351,599.56	\$ 594,601.11	\$ 851,889.32	\$ 67,012.22
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 50,228.51	\$ 84,943.02	\$ 121,698.47	\$ 9,573.17
MENAR:	12.52	8.26	8.43	46.95
MENAR Score (max points 11):	11	11	11	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of April 30, 2026

	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	\$ 44,161.73	\$ (104,080.53)	\$ (227,467.17)	\$ 41,001.71
96700	\$ -	\$ -	\$ -	\$ -
	DSCR Numerator Total:	\$ 44,161.73	\$ (104,080.53)	\$ (227,467.17)
	Annual Debt Service excluding CFFP debt*			
96710	\$ -	\$ -	\$ -	\$ -
96720	\$ -	\$ -	\$ -	\$ -
11020	\$ -	\$ -	\$ -	\$ -
	DSCR Denominator Total:	\$ -	\$ -	\$ -
	DSCR:	0	0	0
	DSCR Score (max points 2):	2	2	2
Overall AMP Score				
Indicator #1 - Quick Ratio (QR)	11.856	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2
	Project FASS score	24.856	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	37	70	37	13
Weighted Value (Project FASS score times number of units)	924	1752	933	321
Total number of units in PHA's portfolio	37	70	37	13
	Overall AMPs Financial Condition Indicator Score	24.86	25.00	25.00
<p><i>*The denominator of FDS lines items is derived from the Operations Column of the FDS</i></p>				

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of April 30, 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		658	801	726	663	1,358	791
OR Numerator Total:		658	801	726	663	1,358	791
11190 Unit Months Available		712	869	756	693	1,455	847
OR Denominator Total:		712	869	756	693	1,455	847
Occupancy Rate:		0.92416	0.92175	0.96032	0.95671	0.93333	0.93388
Occupancy Rate Score (max points 16):		4	4	12	8	4	4
Indicator #2 - Tenant Accounts Receivable (TAR)							
FDS #	(Maximum points 5)						
126 Accounts Receivable - Tenants		\$ 46,421.82	\$ 71,752.92	\$ 69,267.72	\$ 20,062.50	\$ 81,042.44	\$ 1,171.00
TAR Numerator Total:		\$ 46,421.82	\$ 71,752.92	\$ 69,267.72	\$ 20,062.50	\$ 81,042.44	\$ 1,171.00
70500 Total Tenant Revenue		\$ 50,924.57	\$ 245,386.29	\$ 249,622.29	\$ 243,024.86	\$ 634,332.00	\$ 274,753.71
TAR Denominator Total:		\$ 50,924.57	\$ 245,386.29	\$ 249,622.29	\$ 243,024.86	\$ 634,332.00	\$ 274,753.71
TAR:		91.0%	29.0%	28.0%	8.0%	13.0%	0.0%
TAR Score (max points 5):		0	2	2	5	5	5
Indicator #3 - Accounts Payable (AP)							
FDS #	(Maximum points 4)						
312 Accounts Payable - Current		\$ 12,791.71	\$ 1,432.89	\$ 13,725.93	\$ 5,660.47	\$ 27,705.21	\$ 6,212.49
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 12,791.71	\$ 1,432.89	\$ 13,725.93	\$ 5,660.47	\$ 27,705.21	\$ 6,212.49
96900 Total Operating Expenses /12		\$ 124,422.02	\$ 98,005.10	\$ 69,541.90	\$ 71,165.18	\$ 145,500.22	\$ 62,467.01
AP Denominator Total:		\$ 124,422.02	\$ 98,005.10	\$ 69,541.90	\$ 71,165.18	\$ 145,500.22	\$ 62,467.01
AP:		0.1	0.01	0.2	0.08	0.19	0.1
AP Score (max points 4):		4	4	4	4	4	4
Overall AMP Score							
Indicator #1 - Occupancy Rate (OR)		4	4	12	8	4	4
Indicator #2 - Tenant Accounts Receivable (TAR)		0	2	2	5	5	5
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)		10	11	20	18	14	14
Number of units in Project	1340	196	126	108	99	266	117
Weighted Value (Project MASS score times number of units)	18275	1960	1386	2160	1782	3724	1638
Total number of units in PHA's portfolio	1340	196	126	108	99	266	117
Overall AMPs Management Operations Indicator Score:		13.64	10.00	11.00	20.00	18.00	14.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of April 30, 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	997	391	721	413	154
	OR Numerator Total:	997	391	721	413	154
11190	Unit Months Available	1,036	446	841	448	154
	OR Denominator Total:	1,036	446	841	448	154
	Occupancy Rate:	0.96236	0.87668	0.85731	0.92188	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	\$ 17,546.32	\$ 54,521.00	\$ 46,245.26	\$ 17,809.71	\$ (1,939.00)
	TAR Numerator Total:	\$ 17,546.32	\$ 54,521.00	\$ 46,245.26	\$ 17,809.71	\$ (1,939.00)
70500	Total Tenant Revenue	\$ 206,657.14	\$ 44,559.43	\$ 145,012.83	\$ 23,633.54	\$ 37,704.00
	TAR Denominator Total:	\$ 206,657.14	\$ 44,559.43	\$ 145,012.83	\$ 23,633.54	\$ 37,704.00
	TAR:	8.0%	122.0%	32.0%	75.0%	-5.0%
	TAR Score (max points 5):	5	0	2	0	5
Indicator #3 - Accounts Payable (AP)						
FDS #	(Maximum points 4)					
312	Accounts Payable - Current	\$ 9,871.33	\$ 22,190.78	\$ 3,940.93	\$ 12,584.91	\$ 100.00
313	Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
	AP Numerator Total:	\$ 9,871.33	\$ 22,190.78	\$ 3,940.93	\$ 12,584.91	\$ 100.00
96900	Total Operating Expenses /12	\$ 85,042.06	\$ 50,228.51	\$ 84,943.02	\$ 121,698.47	\$ 9,573.17
	AP Denominator Total:	\$ 85,042.06	\$ 50,228.51	\$ 84,943.02	\$ 121,698.47	\$ 9,573.17
	AP:	0.12	0.44	0.05	0.1	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)	5	0	2	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)	23	6	7	10	25
	Number of units in Project	148	69	116	92	3
	Weighted Value (Project MASS score times number of units)	3404	414	812	920	75
	Total number of units in PHA's portfolio	148	69	116	92	3
	Overall AMPs Management Operations Indicator Score:	23.00	6.00	7.00	10.00	25.00

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 04/30/2026

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 4,742,461.89

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 178,929.85
	TOTAL INVESTED		\$ 178,929.85

SLHA - Housing Choice Voucher Income Statement

Period = Oct 2025-Apr 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
REVENUE				
GRANT INCOME				
Section 8 HAP Earned	33,484,888.00	32,507,727.00	977,161.00	55,727,530.00
Section 8 Admin. Fee Income	2,907,652.00	2,637,950.00	269,702.00	4,522,203.00
Port-In Admin Fees Earned	6,776.31	0.00	6,776.31	0.00
Port In HAP Earned	119,386.24	0.00	119,386.24	0.00
TOTAL GRANT INCOME	36,518,702.55	35,145,677.00	1,373,025.55	60,249,733.00
OTHER INCOME				
Operating Shortfall Revenue	0.00	313,320.00	-313,320.00	537,115.00
Other Miscellaneous Income	5,245.71	0.00	5,245.71	0.00
TOTAL OTHER INCOME	5,245.71	313,320.00	-308,074.29	537,115.00
TOTAL INCOME	36,523,948.26	35,458,997.00	1,064,951.26	60,786,848.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,087,303.30	2,704,905.00	617,601.70	4,636,959.00
TOTAL TENANT SERVICES EXPENSES	5,807.32	1,456.00	-4,351.32	2,500.00
TOTAL UTILITY EXPENSES	24,639.82	24,416.00	-223.82	41,856.00
Total Materials	2,962.87	1,575.00	-1,387.87	2,700.00
Total Contract Costs	24,627.01	35,203.00	10,575.99	60,342.00
TOTAL MAINTENANCE EXPENSES	27,589.88	36,778.00	9,188.12	63,042.00
TOTAL PROTECTIVE SERVICES	17,581.20	22,540.00	4,958.80	38,640.00
TOTAL INSURANCE PREMIUMS	95,026.14	135,800.00	40,773.86	232,821.00
TOTAL GENERAL EXPENSES	1,720.82	25,375.00	23,654.18	43,500.00
TOTAL OPERATING EXPENSES	2,259,668.48	2,951,277.26	691,608.78	5,059,318.00
TOTAL HOUSING ASSISTANCE PAYMENTS	34,804,394.90	32,507,727.00	-2,296,667.90	55,727,530.00
TOTAL EXPENSES	37,064,063.38	35,458,997.00	-1,605,066.38	60,786,848.00
NET INCOME	-540,115.12	0.00	-540,115.12	0.00



MEMORANDUM

To: Latasha Barnes, Executive Director
From: Carla Matthews, Director of Operations for HCV
Date: June 10, 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 373 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 extends 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 May 5, 2026. The HCV team is exploring new and innovative ways to house clients, work with community partners and boost efforts to increase landlord participation. HCV will continue to track and monitor the effectiveness of current utilization strategies and implement new strategies as needed. As additional trends and barriers emerge, HCV will adopt additional utilization strategies authorized per PIH Notice 2022-18.

2) Project-Based Vouchers

Project-based vouchers (PBVs) are a component of SLHA's Housing Choice Voucher (HCV) program. Per HUD guidance, SLHA can use up to 20% of its authorized voucher units to dedicate affordable housing units within a residential development. There are 233 active participants. Three referrals were received during the month of May.

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. Ten (10) 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 227 active participants in the HUD-VASH program. During this reporting period, three referrals were received and 29 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 hosted its first HCV Homeownership briefing session in several years on April 20, 2026.

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 67 active families under lease and four 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. One (1) family is currently searching for a unit.

8) Foster Youth to Independence Vouchers

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

Program Maintenance

Recertification

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 is working to resolve outstanding recertifications by conducting weekly reviews of recertifications that are due and overtime is offered to staff for completion of recertifications.

Housing Quality Standards Inspections

During the reporting period, HCV conducted 485 inspections: 129 biennial inspections, 243 reinspections, 77 initial inspections, 15 quality controls and 21 special inspections. This represents a constant tread in the number of inspections over the past three months.

	March 2026	April 2026	May 2026
Biennial Inspections	219	296	129
Reinspection	188	215	243
Initial Inspections	85	95	77
Quality Control	10	14	15
Special Inspections	28	18	21
Total	530	639	485

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

SEMAP Indicators

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

- Proper selection of applicants from the housing choice voucher waiting list

- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent
- Accurate verification of family income
- Timely annual reexaminations of family income
- Correct calculation of the tenant share of the rent and the housing assistance payment
- Maintenance of a current schedule of allowances for tenant utility costs
- Ensure units comply with the housing quality standards before families enter into leases and PHAs enter into housing assistance contracts
- Timely annual housing quality inspections
- Performing of quality control inspections to ensure housing quality
- Ensure that landlords and tenants promptly correct housing quality deficiencies
- Ensure that all available housing choice vouchers are used
- Expand housing choice outside areas of poverty or minority concentration
- Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income.

Rent Café

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

	March 2026	April 2026	May 2026
HCV Participants	4919	4936	4949
Landlords	2001	2004	2026
Total	6920	6940	6975

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
 May 1, 2026 - May 31, 2026

HCV Programs	Disabled	Non-Disabled	Total
Number of Families	2396	3250	5646
Average Length of Occupancy (Years)	6	4	5
Average Age of Head of Household	58	44	51
Average Household Income	\$ 15,274.30	\$ 15,835.05	\$ 15,598.82
Average Family Size	2	3	2
Average Age of Head of Household	58	44	51
Average Monthly Rent	\$253.49	\$288.88	\$273.97
Number of Head of Households Employed	2211	2234	4445
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)	487	5159	5646

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	5338	3	5341
Native Hawaiian/Other Pacific Islander Only	7	1	8
White Only	264	2	266
White, Black/African American	6		6
Total	5646	6	5652

St. Louis Housing Authority
May 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	132	129	3	81	0	34	11	0	0	3	98%
Initials	77	77	0	44	0	20	12	0	0	1	100%
Reinspections	243	243	0	134	0	54	46	0	0	9	100%
Quality Controls	15	15	0	6	0	6	3	0	0	0	100%
Specials	21	21	0	0	0	18	2	0	0	1	100%
Total	488	485	3	265	0	132	74	0	0	14	100%

Inspection Deficiency Statistical Report

Property: HCV

Inspected Date: 05/01/2026 - 05/31/2026

Primary Status: Fail

	Total Observations
Absent or insecure railings	1
Accessible windows cannot be locked	2
Air Conditioner (owner supplied) does not work; outside is above 90 degrees Fahrenheit (24 hr)	5
All burners not working (all burners have to be operable)	6
All operating knobs must be present	2
Badly cracked outlet	2
Badly cracked outlets	1
Broken or frayed wire	1
Broken wiring	4
Broken/missing steps or boards	11
Cannot open	9
Ceiling material is bulging and/or buckling and must be repaired	5
Ceiling surface is wet and has mold-like substances	22
Clogged	5
Cracked pane	9
Damaged floor boards	10
Deteriorated Paint (child(ern) under six); paint must be stabilized (specify location)	1
Does not shut	1
Door leading to outside or common public hall does not lock	2
Door lock(s) are not operable	9
Entry of significant ground water into unit (flooding of basement)	10
Evidence of severe leakage of water or the presence of sewer gas	1
Evidence of sewer back-up	5
Excessive paint issues	2
Exhaust fan does not work	4
Exposed fuse/breaker box connections	3
Falling material	33
Falling surface materials (other than wall paper or paint)	2
Fire hazards	1
Gutter in poor condition	6
Gutters not securely attached	6
Gutters, downspouts and soffits have serious decay allowing significant water and air infiltration	3
Heating equipment not capable of providing adequate heat	3
Heavy accumulation of large piles of trash and garbage in or around unit	6
Holes or cracks	69
Holes or cracks - air penetration	7
Improper flues for venting exhaust gases	1
Improper types of wiring, connections or insulation	6
Internal water damage	3
Large cracks or holes	2
Large cracks or holes which penetrate both the finish floor and subfloor (allow weather and vermin to enter)	1
Large holes (8 1/2 x 11")	1
Large piles of garbage	2
Leaking	27
Light fixture hanging from electrical wires without other firm support of fixture	5
Lock(s) not fasten securely to door	3
Lock(s) striker plate not operable or fasten securely to frame (jamb)	15
Locks exterior door	7
Loose or damaged structural members	12

Many missing parts such as ceiling tile	1
Mechanism within toilet does not work	2
Missing cover plate	3
Missing cover plate on switch or outlets	2
Missing fixture	1
Missing handrail	1
Missing height protection	2
Missing outlet	1
Missing pane	3
No adequate air circulation	6
No fixture	2
No fixture or outlet	7
No flush toilet	8
No hot water	4
No hot water (24hr)	3
No natural light	2
No outside/public entrance	4
No permanent fixture	4
No preparation space	1
No railing	3
No Refrigerator	5
No serving space	1
No sink	3
No smoke detector	31
No storage space	8
No Stove	2
No tub or shower	2
No water service (Annual only24 hr)	2
No window	1
No window or exhaust fan	1
Not connected to a system that delivers hot and cold running water	6
Not connected to an acceptable drainage system	17
Not connected to approvable system	1
Not enough equipment	16
Not served by approvable system	1
Not weatherized	17
One outlet	1
Other buildings, on or near the property, pose serious health and safety hazards (dilapidated shed or garage)	1
Other hazards-tripping	1
Oven does not work	7
Overall Fair Condition	1
Overall Poor Condition	1
Overloaded circuits evidenced by frequently "blown/tripped" fuses	13
Permanent floor covering or floor boards which present serious tripping hazards	2
Poor condition	3
Presence of large holes	1
Refrigerator does not have capacity to store frozen food	2
Refrigerator not maintaining a low enough temperature to keep food from spoiling	4
Repair/replace leaking water heater	1
Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	1
Roof has serious defects, buckling or sagging, large holes indicting potential of structure collapse	1
Roof in poor condition	3
Roof leaks	8
Severe buckling or movement under walking stress	1
Severe buckling, bulging or leaning	4

Severe bulging	10
Severe floor damage caused by water from tub or shower	1
Sewer gas	2
Signs of rats, mice or vermin	6
Sink connectors have severe leakage of water or escape of sewer gas	1
Sink is not connected to a properly operating drain system	3
Sink is not connected to water system to provide hot or cold water	4
Smoke detector not working	11
Stove does not work	8
Stove is missing oven door handle	1
Temperature too high	3
Toilet does not work	6
Toilet is clogged	3
Toilet isn't connected to a sewer drain	1
Tripping hazard	10
Unit has evidence of roach infestation	3
Unit has mice or rats as evidenced by mice and rat holes and or droppings	5
Unprotected cliffs/quarries	2
Unsafe hallway	1
Unsafely equipped	1
Unsafely installed	1
Unsecured handrail	8
Unsecured height protection	3
Unsupported fixture	14
Un-vented oil, kerosene, gas heat	1
Un-vented space or room heater	1
Wall holes allowing significant drafts to enter the unit	1
Water damage to interior ceiling (indicating leaks)	9
Total	704

FINANCE

St. Louis Housing Authority
Balance Sheet

Period = Apr 2026

Book = Accrual

	Current Balance
ASSETS	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	5,638,972.42
Cash Non-Fed Gala Fundraiser	17.64
Cash SLHA Property Management	2,758,697.61
Petty Cash	500.00
Cash General Disbursing	12,758,084.56
Cash Non-Fed Rent	381,017.26
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	4,433.81
Cash LaSalle Youth Festival	-2,562.33
Cash Les Chateux TAB	61.51
Cash-Renaissance PL @ Grand	3,216.92
Cash -Kingsbury	5,278.65
Cash Cambridge Sr TAB	613.92
Cash Payroll	95,265.92
Total Unrestricted Cash	21,826,242.54
Restricted Cash	
Cash Restricted-Security Deposits	560.00
Cash Restricted-FSS Escrow	415,633.91
Cash Restricted-HAP	-775,853.13
Cash Restricted-Trust/Escrow Reserves	3,543,114.28
Cash Restricted-SLHA Mgt Security Deposits	314,657.38
Cash Restricted-Endowment/Homeownership	863,353.85
Cash Restricted-Cochran Program Income	375,132.89
Cash Restricted-Rev Bonds Debt Service	1,039,423.80
Total Restricted Cash	5,776,022.98
TOTAL CASH	27,602,265.52
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	890,584.11
Allowance for Doubtful Accounts-Tenants	-81,749.45
A/R Repayment Agreement	15,319.49
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	48,140.23
Accrued Interest Receivable	3,192.49
TOTAL ACCOUNTS AND NOTES RECEIVABLE	2,658,097.13

St. Louis Housing Authority
Balance Sheet

Period = Apr 2026

Book = Accrual

	Current Balance
OTHER CURRENT ASSETS	
Investments-Unrestricted	5,100,401.13
Investments-Restricted	1,251,849.42
Investments Restricted -WC Self Insurance	379,477.01
Prepaid Insurance Auto	29,839.58
Prepaid Insurance Property	378,654.98
Prepaid Insurance Liability	98,163.96
Prepaid Insurance Fidelity Bond	1,628.25
Prepaid Insurance Workers Comp	49,449.02
Insurance Surplus Deposits	1,409,454.77
TOTAL OTHER CURRENT ASSETS	8,698,918.12
TOTAL CURRENT ASSETS	38,959,280.77
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	16,543,008.63
Accum Depreciation-Buildings	-193,465,495.18
Accum Depreciation-Furn & Equip Dwellings	-153,860.00
Accum Depreciation-Furn & Equip Nondwelling	-462,804.60
Accum Depreciation-Vehicles	-349,860.92
Accum Depreciation-Leashold Improvements	-321,082.63
Accum Depreciation-Site Improvements	-4,900,212.96
Operations	14,139,749.15
Capital Funds Operations	2,055,857.00
Capital Funds 568 Police/Security	463,553.10
Administration & Other Costs	6,150,448.75
Project Coordinator	843,654.37
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	5,985,785.83
Soft Cost Contra	-32,734,587.42
CFG-Hard Cost Contra	-17,524,865.68
CFG-Site Improvement	1,622,314.11
CFG-Site Improvement-Soft	102,524.51
CFG-Dwelling Structure	14,748,958.85

St. Louis Housing Authority
Balance Sheet

Period = Apr 2026

Book = Accrual

	Current Balance
CFG-Dwelling Structure-Soft	132,380.89
CFG-Dwelling Equipment	298,992.33
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	70,748.16
CFG-Bond Debt Obligation	6,291,893.00
CFG-Contra Bond Debt Obligation	-6,291,893.00
TOTAL FIXED ASSETS (NET)	76,790,132.61
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
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	148,653,212.58
TOTAL ASSETS	187,612,493.35
LIABILITIES & EQUITY	
LIABILITIES:	
CURRENT LIABILITIES:	
A/P Vendors and Contractors	-1,488,063.33
A/P Vendors -Non Control	1,549,796.88
A/P Vendors and Contractors	47,596.48
Tenant Security Deposits	176,930.26
Security Deposit Interest	320.97
Security Deposit Clearing Account	958.90
Security Deposit-Pet	372.00
Garnishment Clearing Account	-2,025.13
United Way	2,544.08
Dental Deduction	-5,402.38
Union Dues	-494.64
United Negro College Fund	26.00
Arts & Education	77.40
Garnishments	2,073.06
Deferred Comp PEBSO	-680.00
Retirement Pension	1,126.75

St. Louis Housing Authority
Balance Sheet

Period = Apr 2026

Book = Accrual

	Current Balance
Deferred Comp SBG	175.03
Roth 457 Deduction SBG	1,485.52
Retirement Insurance	20,113.47
Section 125 Childcare Deduction	8,586.11
Section 125 Medical Deduction	-6,050.86
Medical Insurance	-132,672.88
Long Term Disability	-5,587.12
Vision Insurance	-544.80
Voluntary/Term Life Ins Deduction	1,073.11
Colonial Life Ins Deduction	13,212.69
Landlord Back-up Withholdings	3,671.50
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
Tenant Prepaid Rents	38,780.68
TOTAL CURRENT LIABILITIES	2,328,749.70
 NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	381,398.03
FSS Escrow	227,015.56
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	1,605,407.89
TOTAL LIABILITIES	3,934,157.59
 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	29,690,474.92
Unrestricted Net Assets -Retained Earnings	2,878,147.65
TOTAL RETAINED EARNINGS:	101,631,757.76
TOTAL EQUITY	183,678,335.76
TOTAL LIABILITIES AND EQUITY	187,612,493.35

St. Louis Housing Authority Income Statement

Period = F2026

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	1,399,477.82	1,399,477.82
Utility Reimb.-LIPH	-222,741.00	-222,741.00
Utility Reimbursement Refund	-43.00	-43.00
Total Rental Income	1,176,693.82	1,176,693.82
Other Tenant Income		
Cleaning Fee	100.00	100.00
Damages/Maintenance	560.00	560.00
Late Charges	64,165.00	64,165.00
Legal Fees - Tenant	2,617.50	2,617.50
NSF Charges	35.00	35.00
Tenant Owed Utilities	63.00	63.00
Misc.Tenant Income	-328.77	-328.77
Vacate Charges	13,534.00	13,534.00
Total Other Tenant Income	80,745.73	80,745.73
NET TENANT INCOME	1,257,439.55	1,257,439.55
 GRANT INCOME		
HUD PHA Operating Grants/Subsidy	5,987,593.13	5,987,593.13
HUD PHA Operating Grants/Subsidy	1,526,903.00	1,526,903.00
Capital Fund Revenue	-48,075.32	-48,075.32
Section 8 HAP Earned	33,484,887.00	33,484,887.00
Section 8 Admin. Fee Income	2,907,652.00	2,907,652.00
Port-In Admin Fees Earned	6,776.31	6,776.31
Port In HAP Earned	119,386.24	119,386.24
Other Government Grants	101,325.51	101,325.51
Capital Fund Grants	3,570,635.76	3,570,635.76
Capital Fund Grants-Soft Costs	1,593,413.79	1,593,413.79
TOTAL GRANT INCOME	49,250,497.42	49,250,497.42
 OTHER INCOME		
Interest Income	12,740.10	12,740.10
Investment Income - Unrestricted	126,390.02	126,390.02
Investment Inc -Restricted Non-Allocated	59,524.39	59,524.39
Investment Income - WC Self Insurance	5,693.77	5,693.77
Fraud Recovery PH	-25,490.32	-25,490.32
Non-Dwelling Rent	8,239.00	8,239.00
Vending Income-James House TAB	3,608.42	3,608.42
Vending Income-Parkview	8,084.62	8,084.62
Vending Income-Badenhaus TAB	827.56	827.56
Vending Income -Kingsbury	1,461.83	1,461.83
Contributions- Clinton Peabody	2,635.00	2,635.00
Contributions -LaSalle Youth Festival	2,500.00	2,500.00
Other Miscellaneous Income	238,773.42	238,773.42
Other Income-Bank Rent	22,516.69	22,516.69
Pension Forfeitures	11,785.45	11,785.45
Insurance Proceeds	67,393.36	67,393.36

St. Louis Housing Authority Income Statement

Period = F2026

Book = Accrual

	Period to Date	Year to Date
Insurance Proceeds	11,243.39	11,243.39
PH & HAP FSS Forfeitures	6,162.65	6,162.65
TOTAL OTHER INCOME	564,089.35	564,089.35
TOTAL INCOME	51,072,026.32	51,072,026.32
EXPENSES		
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries		
Administrative Salaries	1,964,133.50	1,964,133.50
Administrative Salaries	585,087.41	585,087.41
Administrative Salaries-PT	50,121.80	50,121.80
Manager/Superintendent Salaries	1,534.50	1,534.50
Admin Salaries-Overtime	5,504.96	5,504.96
FICA	140,556.74	140,556.74
Health Benefits	285,694.93	285,694.93
Retirement Benefits	240,953.45	240,953.45
Unemployment Insurance	5,626.72	5,626.72
Long Term Disability	2,382.77	2,382.77
Dental	10,053.76	10,053.76
Cell Phones	7,008.58	7,008.58
Beneflex HSA	28,205.79	28,205.79
WC MO 2nd Injury Fund	498.32	498.32
WC Self-Insurers Qtrly Taxes	529.65	529.65
FICA	43,187.48	43,187.48
Health Benefits	96,224.63	96,224.63
Retirement Benefits	65,205.93	65,205.93
Unemployment Insurance	2,590.72	2,590.72
Long Term Disability	568.35	568.35
Dental	4,272.75	4,272.75
Cell Phones	691.24	691.24
Total Administrative Salaries	3,540,633.98	3,540,633.98
Legal Expense		
Legal Services	81,201.03	81,201.03
Legal Services	17,105.00	17,105.00
Total Legal Expense	98,306.03	98,306.03
Other Admin Expenses		
Staff Training	16,632.32	16,632.32
Travel/Mileage	10,324.97	10,324.97
Auditing Fees	106,705.25	106,705.25
Port Out Admin Fee Paid	30,014.52	30,014.52
Total Other Admin Expenses	163,677.06	163,677.06
Miscellaneous Admin Expenses		
Office Supplies	10,491.45	10,491.45
Office Supplies	3,363.26	3,363.26
Postage	21,642.40	21,642.40
Postage	444.06	444.06
Advertising	15,394.21	15,394.21
Advertising	294.78	294.78
Fiscal Agent Fees	2,900.00	2,900.00

St. Louis Housing Authority Income Statement

Period = F2026

Book = Accrual

	Period to Date	Year to Date
Printing & Publications	2,243.02	2,243.02
Printing & Publications	293.78	293.78
Membership Fees	24,051.84	24,051.84
Telephone	19,784.68	19,784.68
Telephone	76,954.30	76,954.30
Maint Agreement-Office Equipment	2,159.36	2,159.36
Maint Agreement-Office Equipment	5,400.00	5,400.00
Maint Agreement-Computer Equipment	996.99	996.99
Maint Agreement-Computer Equipment	209.08	209.08
Professional/Technical Services	613,274.34	613,274.34
Consultants-LaSalle Youth Festival	4,926.69	4,926.69
Software License Fees	10,731.73	10,731.73
Internet / Cable	29,040.02	29,040.02
Computer Supplies	22,206.35	22,206.35
Computer Supplies	-619.90	-619.90
Meeting Expense	103.46	103.46
Other Admin Expense	52,194.40	52,194.40
Other Admin Expense	12,511.62	12,511.62
Bank Fees	9,380.44	9,380.44
Bank Fees -FSS	443.14	443.14
Office Equipment Repairs	297.50	297.50
Subscription-News/Magazines	114.95	114.95
D/A Testings/Results	401.63	401.63
Copying Expense	19,655.70	19,655.70
Allocated OH-Administrative Expense	28,372.47	28,372.47
Allocated OH-Legal Expense	8.21	8.21
Allocated OH-Tenant Services Expense	477.18	477.18
Allocated OH-Utilities Expense	6,159.93	6,159.93
Allocated OH-Materials Expense	1,306.50	1,306.50
Allocated OH-Maintenance Expense	5,291.89	5,291.89
Allocated OH-Protective Services Expense	2,097.59	2,097.59
Allocated OH-Insurance Expense	21,877.58	21,877.58
Allocated OH-General Expense	54.85	54.85
Total Miscellaneous Admin Expenses	<u>1,026,931.48</u>	<u>1,026,931.48</u>
TOTAL ADMINISTRATIVE EXPENSES	4,829,548.55	4,829,548.55
TENANT SERVICES		
Tenant Services Salaries	39,332.36	39,332.36
FICA	3,010.36	3,010.36
Health Benefits	4,904.24	4,904.24
Retirement Benefits	5,492.93	5,492.93
Unemployment Insurance	118.78	118.78
Dental	204.30	204.30
Cell Phones	386.63	386.63
Relocation Costs	35,118.75	35,118.75
Relocation Costs	1,209.36	1,209.36
Tenant Srv Rec/Pub/Other	1,218.32	1,218.32
Tenant Services- Ameren	300.00	300.00
Tenant Srv Rec/Pub/Other-Clinton TAB	163.83	163.83
Tenant Srv Rec/Pub/Other-James House TAB	3,292.56	3,292.56

St. Louis Housing Authority Income Statement

Period = F2026

Book = Accrual

	Period to Date	Year to Date
Tenant Srv Rec/Pub/Other-Euclid TAB	1,816.90	1,816.90
Tenant Srv Rec/Pub/Other-Parkview	4,328.90	4,328.90
Tenant Srv Rec/Pub/Other-Lafayette TAB	373.75	373.75
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grand	3,192.95	3,192.95
Tenant Srv Rec/Pub/Other Cambridge I-II TAB	74.69	74.69
Landlord -Excess Damage Reimb	5,200.00	5,200.00
Tenant Services Screening	1,962.25	1,962.25
Tenant Participation Funds	3,151.49	3,151.49
Tenant Participation Fund-James House TAB	328.05	328.05
Tenant Srv Lobby Monitors	52,427.43	52,427.43
Tenant Services Other-Circle of Friends (SLU)	15,145.59	15,145.59
TOTAL TENANT SERVICES EXPENSES	182,754.42	182,754.42
UTILITIES		
Mixed Finance Utilities	1,203,159.05	1,203,159.05
Water	195,475.73	195,475.73
Electricity	512,305.51	512,305.51
Gas	154,251.25	154,251.25
Sewer	692,310.27	692,310.27
TOTAL UTILITY EXPENSES	2,757,501.81	2,757,501.81
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance -Salaries & Grounds	507,757.61	507,757.61
Maint Labor -Janitorial Cleaning	139,623.83	139,623.83
Maintenance Labor-Overtime	75,040.55	75,040.55
FICA	54,332.95	54,332.95
Health Benefits	96,633.13	96,633.13
Retirement Benefits	80,584.49	80,584.49
Unemployment Insurance	3,203.13	3,203.13
Long Term Disability	864.07	864.07
Dental	5,797.01	5,797.01
Cell Phones	598.42	598.42
Total General Maint Expense	964,435.19	964,435.19
Materials		
Materials Generic	122.17	122.17
Materials-Custodial	4,081.79	4,081.79
Materials-Custodial	29,080.85	29,080.85
Materials-Electrical	5,256.35	5,256.35
Materials-Plumbing	11,198.78	11,198.78
Materials-Lawn/Grounds/Snow Removal	5,167.08	5,167.08
Materials-Tools/Equipment	1,913.72	1,913.72
Materials-Boiler	596.43	596.43
Materials-Other	29.98	29.98
Materials-Other	17,833.76	17,833.76
Materials-HVAC	18,279.23	18,279.23
Materials-Gas/Oil Vehicles	73.30	73.30
Materials-Appliances	450.00	450.00
Materials-Appliances	30,182.26	30,182.26
Materials-Hardware	275.49	275.49

St. Louis Housing Authority Income Statement

Period = F2026

Book = Accrual

	Period to Date	Year to Date
Materials-Paint	2,808.04	2,808.04
Materials-Flooring	2,197.90	2,197.90
Materials-Cabinets/Countertops Doors/Windows	11,872.50	11,872.50
Total Materials	141,419.63	141,419.63
Contract Costs		
Contract-Elevators	340.00	340.00
Contract-Elevators	127,208.53	127,208.53
Contract-Trash Removal	24,965.34	24,965.34
Contract-Trash Removal	157,329.66	157,329.66
Contract-Custodian	14,337.50	14,337.50
Contract-Custodian	3,313.20	3,313.20
Contract-Plumbing	3,820.00	3,820.00
Contract-Plumbing	42,515.26	42,515.26
Contract-Uniform Cleaning	9,615.07	9,615.07
Contract-Snow Removal	7,246.25	7,246.25
Contract-Snow Removal	28,208.96	28,208.96
Contract-Grounds/Lawn	888.25	888.25
Contract-Grounds/Lawn	57,873.25	57,873.25
Contract-Auto Gas	5,603.86	5,603.86
Contract-Auto Gas	2,917.67	2,917.67
Contract-HVAC	28,808.96	28,808.96
Contract-HVAC	84,294.09	84,294.09
Contract-Fire Protection	667.50	667.50
Contract-Fire Protection	26,369.71	26,369.71
Contract-Vehicle Repairs	4,169.69	4,169.69
Contract-Vehicle Repairs	2,786.21	2,786.21
Contract-Other	6,337.92	6,337.92
Contract-Exterior Building Repairs	6,116.88	6,116.88
Contract-Parking Lot Repairs	641.79	641.79
Contract-Electrical	1,025.29	1,025.29
Contract-Electrical	7,759.44	7,759.44
Contract-Pest Control/Extermination	1,941.80	1,941.80
Contract-Pest Control/Extermination	25,826.44	25,826.44
Contract-Flooring Installation	14,460.53	14,460.53
Contract-Painting/Wall Repairs	106,408.57	106,408.57
Contr-Cabinet/Counters/Door/Windows	803.00	803.00
Contr-Cabinet/Counters/Door/Windows	68,395.92	68,395.92
Contract-Lease Automobiles	18,613.24	18,613.24
Contract-Bed Bug Eradication	7,400.00	7,400.00
Contracts -Disaster Relief Expenses	481,955.29	481,955.29
Total Contract Costs	1,380,965.07	1,380,965.07
TOTAL MAINTENACE EXPENSES	2,486,819.89	2,486,819.89
PROTECTIVE SERVICES		
Security Alarm Service	6,143.85	6,143.85
Security/Law Enforcement	249,639.87	249,639.87
Security Enforcement-Police	142,213.25	142,213.25
Security Enforcement/Sec Guards	25,624.35	25,624.35
TOTAL PROTECTIVE SERVICES	423,621.32	423,621.32

St. Louis Housing Authority Income Statement

Period = F2026

Book = Accrual

	Period to Date	Year to Date
INSURANCE PREMIUMS		
Workers Comp Claims	146,247.89	146,247.89
Auto Insurance	44,636.14	44,636.14
Property Insurance	510,632.57	510,632.57
Cyber Security Insurance	12,095.16	12,095.16
Fidelity Bond Insurance	2,279.55	2,279.55
Liability Insurance	137,223.24	137,223.24
Excess Workers Comp Insurance	46,021.46	46,021.46
TOTAL INSURANCE PREMIUMS	899,136.01	899,136.01
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	1,749,753.03	1,749,753.03
Other General Exp-Gala	7.54	7.54
Other General Expense	1.27	1.27
Other General Exp-Disaster Relief	5,386.95	5,386.95
PH FSS Escrow Expense	37,334.56	37,334.56
Expense Clearing	-55,529.29	-55,529.29
TOTAL GENERAL EXPENSES	1,834,062.14	1,834,062.14
TOTAL OPERATING EXPENSES	13,413,444.14	13,413,444.14
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	32,407,771.00	32,407,771.00
Tenant Utility Payments-Voucher	1,391,783.00	1,391,783.00
Portable Out HAP Payments	968,499.85	968,499.85
FSS Escrow Payments	36,341.05	36,341.05
TOTAL HOUSING ASSISTANCE PAYMENTS	34,804,394.90	34,804,394.90
OTHER FINANCING SOURCES		
Equity Transfer Capital Assets IN	2,620,634.76	2,620,634.76
Equity Transfer Capital Assets OUT	3,570,635.76	3,570,635.76
Operating Transfers IN	366,302.73	366,302.73
Operating Transfers OUT	407,557.77	407,557.77
TOTAL OTHER FINANCING SOURCES	-991,256.04	-991,256.04
UTILITY CONSUMPTION		
Water Consumption	73,574.13	73,574.13
Water Consumption Contra	73,574.13	73,574.13
Electric Consumption	4,547,964.00	4,547,964.00
Electric Consumption Contra	4,547,964.00	4,547,964.00
Gas Consumption	122,413.00	122,413.00
Gas Consumption Contra	122,413.00	122,413.00
Sewer Consumption	98,202.00	98,202.00
Sewer Consumption Contra	98,202.00	98,202.00
TOTAL UTILITY CONSUMPTION	0.00	0.00
TOTAL EXPENSES	49,209,095.08	49,209,095.08
NET INCOME	1,862,931.24	1,862,931.24

DEVELOPMENT



MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: June 10, 2026

Subject: Development and Modernization Department Board Report

The Development and Modernization Department's highlights for the month of May 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 May 21, 2026.

SLHA staff and POAH gave residents an update on efforts to begin Phase I. The closing for financing is expected to be completed in June. Physical work on construction will begin shortly afterward.

The Resident Initiatives Department spoke about the summer camp enrollment numbers for the camp that will occur this summer at the Al Chappelle Center. They also described the summer food program that they are sponsoring.

The Clinton-Peabody TAB gave their updates on efforts to support the redevelopment and to improve conditions on the current Clinton-Peabody site.

Partner Announcements were made by Archwell Health, Roanoke, Employment Connection and the Neighborhood Improvement Specialist for the City of St. Louis.

The next resident engagement meeting will be held on June 18, 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 May.

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 received some comments from HUD related to the financing and is working through those questions. The process will continue into June.

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 Phases 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. Two additional resident meetings have been scheduled for June 10 and 24 to discuss progress and design updates.

Projects

RD 26-14 – Kingsbury Terrace Roof Replacement – This solicitation went out to bid on January 16, 2026. The general scope of work for this project will consist of, but not be limited to, the removal and replacement of the existing roof system with new membrane roofing system, including all substrate insulation and related accessories, metal flashing and wood blocking, repair of the damaged lightening protection system and repair/replacement of the missing and damaged HVAC ductwork insulation as noted in the plans and specifications. The pre-bid walk-through was held on February 10, 2026. Five bids were received on March 24, 2026. The contract was executed on May 5, 2026 with Shay Roofing. The work should begin when the HVAC equipment and insulation have arrived. It is anticipated that these items will be in hand for a September start.

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 early June.

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) – Four (4) units at Samuel Shepard were delivered in May and the remaining four (4) units will be delivered in June. The contractor has mobilized and begun work at Page Manor on nine (9) units.

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 found a temporary system that was installed in May. The permanent system is being designed and will be put out for bid later in July.

RD 25-01 – California Gardens Security Cameras (ESSG) 2024 – The system has been installed and the contractor is installing some additional equipment to fine tune the system after it was put in service.

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 – The second elevator is nearing completion and will be inspected in June to get its service certificate.

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 sometime over the summer.

RD 24-08 – Cochran Plaza Security Upgrades – Staff training on the system occurred in May and are expecting integration into the STMPD RTCC sometime over the summer.

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 have 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 and began his work in May.

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.

Supplemental Capital Funding – Development and Modernization staff applied for \$3 million in additional capital funds available through HUD for the redevelopment of Cochran Plaza.

Solicitations

RD 26-13 – California Gardens (South Building) – This solicitation went out to bid on February 19, 2026, with the pre-bid walk-through occurring the same day. The general scope of work for this project will consist of, but not be limited to, furnishing all labor and materials for the replacement/repair of all damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, door and door hardware and replacement PTACs. Two bids were received in April, however, given the length of time in receiving the bids and additional questions related to the bids received, SLHA staff has determined that the bid should be cancelled and folded into the July solicitation for the entire site.

RD 25-11 – Invitation for Bids for Unit Repairs at McMillan Manor I – This solicitation went out to bid on February 6, 2026. The general scope of work for this project will consist of, but not be limited to, furnishing all labor and materials for the replacement/repair of all water damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, HVAC, door and door hardware, windows and attachment components as noted in the plans and specifications. The pre-bid walk-through 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 walk-through was held on February 19, 2026. Two bids were received on April 28, 2026. The award and contract are anticipated for completion in June.

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 revised the solicitation documents, which were reissued mid-April. Bids are due on June 2, 2026. SLHA finalized the contract from CDA and is working on the award documents.

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 will be folded in with the south building and become a renovation of the entire site.

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 2024 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 MAY 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
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	3/22/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	9/23/2020	9/23/2020
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/17/2024	100%	100%	100%	100%	100%	9/8/2023	9/26/2023	Part 50	9/26/2023	1/26/2024
MO001000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	10	7/1/2024	6/30/2026	7/1/2024	St. Louis Design Alliance	11/7/2024	100%	100%	100%	100%	100%	N/A	N/A	Part 50 / Part 58 (CDA)	9/22/2020 / 9/26/25	9/23/2020 / 1/7/2025
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	N/A	N/A	N/A	N/A	St. Louis Design Alliance	5/12/2025	90%	0%	0%	0%	0%	TBD	TBD	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	0	N/A	N/A	N/A	CDI Inc	4/22/2025	95%	0%	0%	0%	0%	TBD	TBD	TBD	TBD	TBD
MO001000038	California Gardens	N/A	South Building Renovation	1	10	24	11/1/2025	11/1/2027	TBD	St. Louis Design Alliance	5/22/2024	100%	100%	85%	40%	0%	-	8/25/2025	Part 50	10/20/2025	12/10/2025
MO001000038	California Gardens	N/A	North & East Buildings Renovation	2	18	24	11/1/2025	11/1/2027	TBD	St. Louis Design Alliance	5/22/2024	100%	100%	85%	40%	0%	-	8/25/2025	Part 50	10/20/2025	12/10/2025
MO001000041	Lookaway	N/A	Unit Repairs	17	5	2	3/3/2025	3/3/2027	TBD	St. Louis Design Alliance	3/27/2025	100%	100%	100%	100%	100%	N/A	N/A (CDA)	Part 58	9/26/2025	1/7/2025
MO001000041	McMillan Manor I	N/A	Unit Repairs	2	6	N/A	N/A	N/A	N/A	St. Louis Design Alliance	3/27/2025	100%	100%	100%	100%	100%	N/A	N/A (CDA)	Part 58	4/28/26%	N/A (Tier 2)
MO001000041	McMillan Manor II	N/A	Unit Repairs	5	6	N/A	N/A	N/A	N/A	St. Louis Design Alliance	3/27/2025	100%	100%	100%	100%	100%	N/A	N/A (CDA)	Part 58	4/28/2026	N/A (Tier 2)
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	N/A	N/A	N/A	N/A	Hurst-Rosche, Inc.	4/18/2025	100%	100%	100%	0%	0%	-	2/10/2026	Part 50	TBD	6/5/2026
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%	N/A	N/A (CDA)	N/A	N/A	N/A
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%	100%	100%	100%	-	11/4/2025	Part 50	1/23/2026	4/22/2026
MO001000010	James House	N/A	HVAC Replacement	1	0	-	N/A	N/A	N/A	Hurst-Rosche, Inc.	7/3/2025	100%	100%	20%	0%	50%	-	11/25/2025	Part 50	-	3/17/2026

DEVELOPMENT AND MODERNIZATION MAY 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	4/26/2026	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	Utilitra, LLC	\$552,450.21	0%
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	60	\$ 150,000	N/A	2/26/2025	4/29/2025	Utilitra, 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%
MO001000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	180	\$ 820,300	5/14/2025	5/20/2025	TBD	Raineri Construction	\$ 1,384,765.00	TBD
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000038	California Gardens	N/A	South Building Renovation	1	10	3/30/1900	\$ 650,000	3/5/2026	3/9/2026	TBD	TBD	TBD	TBD
MO001000038	California Gardens	N/A	North & East Buildings Renovation	2	18	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000041	Lookaway	N/A	Unit Repairs	17	5	90	\$ 250,000	7/9/2025	7/15/2025	12/18/2025	LPI Construction Management	\$ 320,000.00	0%
MO001000041	McMillan Manor I	N/A	Unit Repairs	2	6	90	\$ 300,000	2/11/2026	2/19/2026	TBD	TBD	TBD	TBD
MO001000041	McMillan Manor II	N/A	Unit Repairs	5	6	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	180	\$ 650,000	1/18/2026	1/27/2026	3/5/2026	Shay Roofing	\$ 405,504.00	0%
MO001000010	James House	N/A	HVAC Replacement	1	0	TBD	\$ 550,000	TBD	TBD	TBD	TBD	TBD	TBD

DEVELOPMENT AND MODERNIZATION MAY 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	4/1/2026	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	5/26/2026	N/A	N/A	100%	95%	
MO0010000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	7/25/2025	9/23/2025	6/10/2026	5/21/2026	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	50%	75%	
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%	62%	
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	5/8/2026	5/13/2026	TBD	TBD	100%	95%	
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	6	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	94%	75%	
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%	

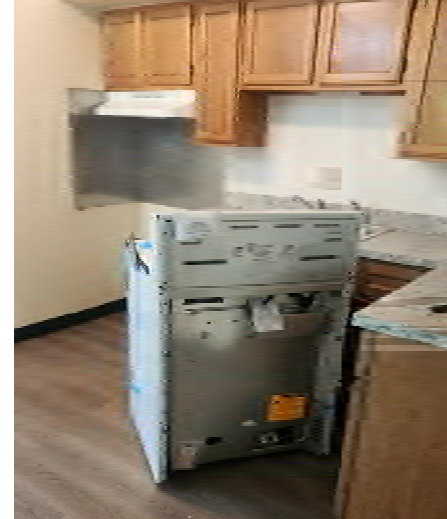
DEVELOPMENT AND MODERNIZATION MAY MONTHLY ACTIVITY REPORT

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. Bids for the resolicitation are due June 22, 2026.
MO001000041	Hodiamont - Section 18 Disposition	1	Emergency Unit Repairs	3	22	All residents have been relocated. In anticipation of a Section 18 Application. The Environmental Review is complete. HUD has returned the application for a new appraisal. The appraiser will conduct his site visit in June.
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	Construction activities continue.
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	Installation of the Lightning Protection system was completed in March. Closeout activities will be completed in June.
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 continue to be delayed but are anticipated to arrive in early June. Training and closeout activities are anticipated in June.
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	Construction was completed in March. Training and closeout activities will be completed in June.
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 July 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. Four units at Sam Shepard were completed in May and work at Towne XV was completed. Work at Sam Shepard and Page Manor will continue in June.
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. Revised bids were received and are being analyzed by Dev & Mod Staff.
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. The new front doors for the units have been delayed, but installation is anticipated in early June. Closeout activities began 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 June.
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 was issued in May. Dev & Mod staff are working with CDA to issue contract in June.
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	The Exterior Assessment & HVAC Report is complete. This work is transitioning into design for West Pine RAD Redevelopment in June.
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. Fifteen units were turned over in May; the balance are scheduled for completion in June.
MO001000061	Kingsbury Terrace Apartments	N/A	Roof Replacement	1	120	Roof was damaged by May 2025 tornado. Contract was executed on May 5, 2026. Pre-Construction Conference was held May 14, 2026. Mobilization is anticipated in early September.
MO001000010	James House	N/A	HVAC Replacement	1	0	HVAC equipment damaged in tornado must be replaced. Design is ongoing.

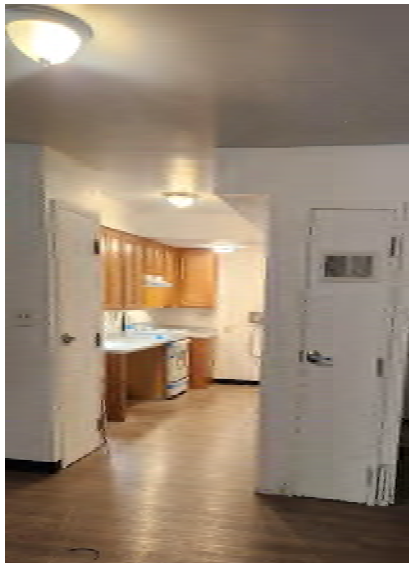
DEVELOPMENT AND MODERNIZATION MAY MONTHLY ACTIVITY REPORT



West Pine Elevator Replacement



Lookaway Unit Repairs



NSSF Electrification & Unit Repairs
(Sam Shepard)



Parkview Unit Repairs

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

AT 5/31/2026

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150117	558	294,831.00	294,831.00	0.00	294,831.00	0.00	31-Aug-2025	31-Aug-2025
MO36R00150217	559	1,785,875.00	1,785,875.00	0.00	1,785,875.00	0.00	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	8,787,844.00	0.00	8,787,844.00	0.00	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	9,020,933.00	0.00	9,020,933.00	0.00	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	8,341,520.00	0.00	8,341,520.00	0.00	22-Feb-2023	22-Feb-2025
MO36E00150121	566	123,277.00	123,277.00	0.00	123,277.00	0.00	9-Sep-2022	9-Sep-2023
MO36P00150122	567	9,630,778.00	9,629,681.90	1,096.10	9,125,740.37	505,037.63	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	9,005,579.00	0.00	7,550,400.74	1,455,178.26	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	261,397.49	258,902.51	7-Sep-2025	7-Sep-2027
MO36P00150124	571	9,250,628.00	5,312,566.70	3,938,061.30	4,329,484.36	4,921,143.64	5-May-2027	5-May-2029
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	4,457,566.00	4,823,055.00	112,235.97	9,168,385.03	13-May-2027	13-May-2029
Totals		\$66,498,481.00	\$57,726,691.68	\$8,771,789.32	\$50,132,529.40	\$16,365,951.60		
			86.8%			75.4%		

RESIDENT INITIATIVES

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Sredrick Robinson, Acting Director of Resident & Community Engagement

Date: June 10, 2026

Subject: Resident Initiatives Board Report

In May 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
5	202	100%

Resident Engagement

The ROSS Coordinators continue to conduct outreach to enroll new residents and reactivate the previous caseload. In May, in addition to distributing 58 bus cards, the Coordinators made the following referrals:

- Rental Assistance (1)
- Education (42)
- Food Assistance (10)

Community Outreach

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

5/2/2026 - Mother's Day Brunch

The ROSS Coordinator and the FSS-HCV Coordinator participated in a Mother's Day brunch event with the Circle of Friends groups sponsored by C5 Events & Decor.

5/4/2026 - Metro Bus Passes

The ROSS Coordinators picked up Metro Bus tickets for distribution to SLHA residents.

5/5/2026 - Clinton-Peabody Resident Initiatives Coordination

The Resident Initiatives team met with Preservation of Affordable Housing (POAH) to debrief the previous resident meeting and to add agenda items for the upcoming resident meeting.

In addition, a discussion was had about promoting summer camp and youth engagement events to youth residents of the site and their families, including the upcoming summer camp in partnership with Lincoln University to start on June 15, 2026 and the summer food service program, which will start on June 1, 2026.

5/8/2026 - McMillian Food Boxes

The ROSS Coordinators assisted with the distribution of food boxes to SLHA residents at the McMillan leasing office. They picked up food from the distribution center at St. Paul AME Church and knocked on the door of every residence.

5/12/2026 - Meeting with Harris Stowe State University

The Resident Initiatives team met with Harris Stowe State University for a debriefing of the annual jamboree, to celebrate wins and to discuss future ventures.

5/13/2026 - Transition Update - Cardinal Glennon

The Resident Initiatives team met with representatives of Cardinal Glennon to continue planning for SLHA's 2026 Parking Lot Trunk or Treat event. Several supports were discussed, such as assisting with vendor sourcing, offering onsite car seat safety checks, sharing safe sleep education with families and supplying pack-and-plays, along with additional safety resources, such as Narcan and gun locks. Coordination will continue as the event date gets closer.

5/13/2026 - LaSalle, Peabody and James House Summer Activities

The Resident Initiatives team met with the site managers at LaSalle Park, Clinton-Peabody and James House to coordinate roles, responsibilities and assistance needed from team members for upcoming summer activities at each site.

5/14/2026 - Practical Skills for People Serving Communities through Mental Health First Aid

The ROSS team attended a practical, interactive webinar designed for housing and community serving professionals who want simple, effective tools to support resident well-being. This session introduced the core principles of mental health first aid and demonstrated how mental health first aid skills can strengthen everyday interactions with residents and community members. This session was presented by the National Council for Mental Wellbeing.

5/14/2026 - Meeting with T. Rhodes-Beauty Supply Refresh!

The Resident Initiatives team met with the Healthy Hair 2Day Foundation to learn about their program offerings and to discuss possible collaborations.

5/15/2026 - ROSS LIVE @ Badenhaus

The Resident Initiatives team went to Badenhaus for a high-energy, full-service experience designed with residents in mind. The ROSS Coordinators were on-site and ready to connect with a full menu of services, including Financial Support – assistance with utilities and food resources – and Career Growth – referrals for job support, employment connections and career resources. Two residents (re)enrolled in the ROSS program.

5/16/2026 - Spirit of St. Louis Non-Profit Bootcamp

The ROSS team attended the Letter of Inquiry Training Bootcamp, which had information on the Spirit of St. Louis Women's Fund, the Letter of Inquiry application process, how to access the online application, a Q&A segment and more. This grant awards an average of \$20,000 - \$50,000 to eligible organizations.

5/20/2026 - TAB Transportation to Monthly Meeting

The Ross Coordinator provided transportation to TAB members to attend the monthly City-Wide TAB meeting held at Cambridge Heights.

5/19/2026 - PCC Meeting

The PCC meeting was hosted by My180 Youth Program and eight people across six organizations attended. Updates were provided on program enrollment and SLHA's upcoming youth engagement programming at Clinton-Peabody and Lasalle Park.

5/20/2026 - Meeting with St. Louis University

The Resident Initiatives team met with representatives from Saint Louis University's Student Financial Services and Office of General Council to discuss the endowment fund for SLHA residents to pursue an education.

5/21/2026 - Clinton-Peabody Monthly Coordinating Meetings

The Resident Initiatives team met with Preservation of Affordable Housing (POAH) to debrief the previous resident meeting and to add agenda items to the upcoming resident meeting. In addition, discussion was had about promoting summer camp and youth engagement events to youth residents of the site and their families.

5/21-22/2026 - James House Partnership with Bob Hansman

The Resident Initiatives team met with Bob Hansman and the property manager at James House to discuss a potential partnership with City Faces for a six-to-eight-week art and self-portrait project. A follow-up meeting was held on May 22, 2026 to develop a workplan timeline, with the project scheduled to launch on July 7, 2026.

5/22/2026 - Clinton-Peabody Resident Meeting

The Resident Initiatives team attended the monthly meeting to share updates with the residents and to promote ROSS, FSS, the summer food service program and the summer camp youth development programming.

5/22/2026 - Summer Food Service Program Training for Food Servers

The Resident Initiatives team participated in a training provided New Avenue. The training focused on updated protocols for receiving and inventorying food deliveries, as well as prepared the food service staff for the summer food service program at LaSalle Park and Clinton-Peabody.

5/28/2026 - Summer Camp Planning Meeting

The Resident Initiatives team met with Eugenia Jones, Site Coordinator for the Lincoln University Bridging the Gap Summer Camp, to share programming updates and enrollment information.

Seniors/Disabled

The Elderly and Disabled Services Program Coordinator continued providing case management services to elderly and disabled residents across SLHA developments, while also facilitating activities through the Circle of Friends (CoF) program. In May, CoF groups held their regularly scheduled meetings and a new site was added to the program, James House.

CoF members and Resident Initiatives staff attended a Mother's Day Brunch sponsored by C5 Events & Decor. The event included a buffet, DJ, violinist, photographer and give away prizes. A short video was also made of residents enjoying the event and activities.



The Senior Olympics kicked off with 35 residents registered and 33 participating in events, including four first-time participants. Some of the events included track and field, bowling, pool, darts, horseshoes, cornhole, washers, shuffleboard and shot put, among others. Participants earned a total of thirty-one (31) gold medals, twenty-one (21) silver medals and twelve (12) bronze medals.

Pictured left: SLHA participants of the Senior Olympics with SLHA Executive Director Latasha Barnes.

Family Self Sufficiency

As of May 2026, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had seventy-six (77) participants, thirty-one (31) with established escrow accounts, and twelve (12) actively receiving a monthly escrow credit. In addition, there were seventy-four (74) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which eighteen (18) have established escrow accounts and twelve (12) receiving monthly escrow credit. There was one (1) new family enrolled in the FSS-PH program and two (2) new family enrolled in the FSS-HCV program. Five (5) participants were submitted for graduation. The ceremony will be held on July 30, 2026 at CAM STL from 5 p.m. until 7 p.m.

FSS Staff	Participants				
	Total	Escrow	New	Established Escrow (#/ %)	Receiving Monthly Credit (#/%)
HCV	77	31	2	31/40%	12/39%
PH	74	18	1	18/24%	12/67%

Additionally, the FSS team coordinated the following meetings:

5/19/2026 - PCC Meeting

The FSS Coordinators hosted their second-quarter PCC (Program Coordinating Committee) meeting. My 180 Youth Program served as the host and several local partners attended to discuss upcoming initiatives. During the meeting, partners also shared resources and explored opportunities to sign up and serve at SLHA's upcoming summer camps at LaSalle Park and Clinton-Peabody.



Pictured right: Representatives from My 180 Youth Program.

5/19/2026 - Urban League King Rising Outreach Event

The FSS Coordinators tabled at this event to speak with participants living in the city of St. Louis and SLHA residents about the various Resident Initiatives programs available to them and their families.

Resident Coordinator

The Community Beautification Intern continues to collaborate with the ROSS and FSS teams to visit sites to address residents' questions and to provide status updates of the CDA-funded, resident-led projects implemented to help sites have green, attractive and sustainable public spaces that benefit both people and the environment.

5/7/2026 - CDA Updates at Northside Scattered Sites

The Community Beautification Intern and the ROSS and FSS teams attended the Northside Scattered Sites resident meeting to share CDA updates.

5/14/2026 - CDA Updates at Euclid Plaza

The Community Beautification Intern and the ROSS teams attended the Euclid Plaza resident meeting to share CDA updates.

TABs



The St. Louis Tenant Advisory Board held its monthly meeting on May 20, 2026 at Cambridge Heights. It was an open meeting that all City-Wide board members were welcome to attend. Presidents were required to send a representative if they were unable to attend to take notes on their behalf.

Pictured left: St. Louis Tenant Advisory Board members.

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 May, the Director attended the following meetings/events:

5/6/2026 - Meeting with Employment Connection

The Director, Executive Leadership, ROSS and FSS staff met with Employment Connection to learn more about their WOW community engagement program and how SLHA families could connect to these programs.

5/11/2026 - 2nd Meeting with Father and Family Support Center

The Director and FSS team met with Father and Family Support Center to learn more about their employment readiness and counseling resources.

5/12/2026 - Debriefing Meeting with Harris Stowe State University

The Director and FSS team met with Dr. Daily-Davis of Harris Stowe State University to process a higher learning informational event for SLHA families to learn more about possible scholarship opportunities.

5/20/2026 - Meeting with St. Louis University

The Director and FSS team met with St. Louis University staff and personnel about constructing a partnership committee between SLHA and St. Louis University so SLHA's families can have scholarship opportunities to attend the university through a collaborative endowment.

Upcoming Events:

The FSS and ROSS Coordinators are fully engaged in the 2026 summer activities. The summer food program is operating onsite at LaSalle Park and Clinton-Peabody. Summer Hub Fun Day will take place every Thursday at LaSalle Park from 12 noon to 2 p.m. and Lincoln University's Bridging the Gap Summer Camp will run Monday through Thursday at the Al Chappelle Community Center from 10 a.m. to 3 p.m. Community activities at James House will begin in July.

Additionally, the Community Beautification Intern continues to gather bids to align with residents' ideas for improvements at participating sites. These beautification efforts not only will hopefully enhance the overall appearance of the communities, but will also help create safer, more welcoming environments. Improved landscaping, updated outdoor spaces and refreshed common areas to support residents' well-being, encourage community engagement, and promote a sense of pride and ownership in their neighborhoods.

LEGAL

MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Paul Werner, Director of Policy and Procurement

Date: June 10, 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, the removal and replacement of the existing roof system with new membrane roofing system, including all substrate insulation and related accessories, metal flashing and wood blocking. The project will also include repairs to the damaged lightning protection system and repair/replacement of the missing and damaged HVAC ductwork insulation as noted in the plans and specifications. The solicitation was issued on January 16, 2026 and the pre-bid walk-through was held on February 10, 2026. Five bids were received on March 25, 2026. The project was awarded to Shay Roofing on April 14, 2026. The contract was executed on May 5, 2026.

B. Solicitations Pending

RD 25-24 Invitation for Bids for Al Chappelle Community Center. The scope of work for this project will consist of the removal and replacement of the 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 June 2, 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. The project was awarded to Unified Contracting, LLC on April 1, 2026. SLHA staff have been coordinating with CDA and anticipate the project to be contracted in June.
- 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 walkthrough was held on April 9, 2026. The bid opening was rescheduled for April 28, 2026. Two bids were received. The award and contract are anticipated for completion in June.
- RD 26-27A Invitation for Bids, Sewer Assessment, Parkview Apartments. The scope of work for this project is to assess the current condition of the drain system and provide information regarding where repairs are required for long-term functionality. This solicitation was originally issued on April 17, 2026, as RD 26-27. The pre-quotation site visit was held on April 22, 2026 and quotations were due on April 20, 2026. No responses were received. After consulting with contractors who attended the site visit, the solicitation was revised and will be reissued in June.

Property Management

A. Contracts Awarded

- 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 were due on May 7, 2026. Three bids were received. A contract was awarded to J. Barnes and Sons on May 27, 2026.

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 one April 1, 2026 and is currently being evaluated.

- PM 26-29 Invitation for Bids 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 Apartment, Kingsbury and Euclid Plaza. The solicitation was issued on April 18, 2026. Bids were due on May 14, 2026. Two bids were received and are being evaluated.
- 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 April 18, 2026. Bids were due May 14, 2026. One bid was received and is being evaluated.
- PM 26-31 Invitation for Bids for Fire Monitoring and Panic Button Monitoring Services. The scope of work for this project will consist of providing annual inspections, testing, repairs, maintenance, monitoring and service calls for fire monitoring and panic button monitoring equipment at West Pine, Parkview, Badenhaus, Badenfest, Kingsbury Terrace, James House, Euclid Plaza, Southside Scattered Sites, Northside Scattered Sites, LaSalle Park and Clinton-Peabody. A solicitation was issued on May 1, 2026 and bids were due May 14, 2026. No bids were received.

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: June 10, 2026

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
News and Announcements		
Outreach		
News coverage		
New Social Media Campaign(s)		
Facebook Posts	19	Highest Performing <ul style="list-style-type: none"> • Hiring: Clerk Typist II 3,330 Impressions; 60 Engagements; 3 new follows • FY26 Agency Plan Draft 2,815 Impressions; 27 Engagements; 1 new follow
Twitter Posts	18	Highest Performing <ul style="list-style-type: none"> • FY26 Draft Agency Plan 38 Impressions; 3 Engagements • Rent Café Registration 20 Impressions; 1 Engagements
LinkedIn Posts	13	Highest Performing <ul style="list-style-type: none"> • Hiring: Communications Specialist 123 Impressions; 7 Engagements • Hiring: Clerk Typist II 103 Impressions; 6 Engagements

Social media analytics:

Facebook	MAY 2026	APRIL 2026	MARCH 2026	FEB 2026
Total Followers: 4,089				
Reach	20,379 (+28%)	15,298 (-10%)	16,868 (-58%)	30,696 (+10%)
Post Engagement	181 (-39%)	269 (+17%)	227 (-102%)	696 (+51%)
Visits	1,116 (-10%)	1,238 (-26%)	1,608 (+20%)	1,311 (+16%)
New Followers	76 (+13%)	67 (+143%)	11 (-177%)	177 (+87%)

LinkedIn	MAY 2026	APRIL 2026	MARCH 2026	FEB 2026
Total Followers: 609				
Impressions	1,008 (-42%)	1,714 (+6%)	1,613 (+32%)	1,169 (+22%)
Page Views	154 (-30%)	114 (-43%)	176 (+75%)	80 (+5%)
Unique Visitors	74 (+30%)	57 (-8%)	62 (+53%)	36 (+18%)
Post Reactions	13 (72%)	47 (+21%)	38 (+11%)	34 (+27%)

Monthly Highlights:



1. [Welcome Shelton Naumann](#)
2. [City-Wide TAB Memorial Day Celebration](#)
3. [West Pine Residents at a Cardinals Game](#)

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: June 10, 2026

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF MAY 31, 2026

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
96	0	6	102

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Shelton Naumann	IT Helpdesk Support and Field Technician

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>
Savion Anderson	Groundskeeper

New Employees Temporary Part-Time:

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

Promotions:

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

Status Change Acting Positions:

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

Title Change:

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

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>
Ronald Jordan	Facilities Specialist	HQS Inspector

Recruitment

number of position vacancies published this month: 2

number of position vacancies carried over from previous month: 6

Applications

Received This Month

Position Vacancies Published this Month:

Communications Specialist	73
Housing Specialist	20

Additional Applications Received this Month:

Assistant Property Manager	15
Clerk Typist II	43
Contract and Compliance Specialist (Programmatic)	8
HQS Inspector	12
Janitor	22
Senior Maintenance Technician	3

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>
Shelton Naumann	Cyber Awareness Challenge 2025	1.20

EMPLOYEE TRAINING – LOCAL CONTINUED:

<u>Name</u>	<u>Training</u>	<u>Hour</u>
Latasha Barnes	Hotma Implementation Webinar	1.00
	Notice PIH 2025-28: Cost-Savings Measures in Housing Choice Voucher (HCV) and Project Based Voucher (PBV) Programs Webinar	1.00
Kena Johnson	Performance Review in ADP	2.00
	Recruitment in ADP Workforce Now	1.25
	Your Quick Start to Recruitment in ADP Workforce Now	1.25
	Your Quick Start to the Learning Management In ADP Workforce Now	1.20
	Working with Essential Learning in ADP Workforce Now (Assessment)	1.25
Althelia Powell-Thomas	Recruitment in ADP Workforce Now	1.25
	Overview of Essential Learning in ADP Workforce Now	0.20
	Introduction to ADP Voice of the Employee	0.50
	Introduction to Performance in ADP Workforce Now	0.20
	Performance Review in ADP	2.00
SLHA Employees (22)	National Alliance on Mental Illness	1.00

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>
None this reporting period.					