



ST. LOUIS
HOUSING
AUTHORITY

MONTHLY ACTIVITY REPORTS

Update: Bridge to Homeownership

<https://www.facebook.com/share/v/1CCVJ5tQrv/?mibextid=wwXlfr>

- Next Steps
 - Vetting partners
 - Establishing MOUs
- Homeownership Accelerator
 - Deaconess Foundation
 - April 20, 2026
 - 1pm-4pm

ST. LOUIS PUBLIC LIBRARY

MARCH 26

2026

MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: March 20, 2026

Subject: Monthly Activities Report

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

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

II. Housing Choice Voucher (Section 8) Program Activities

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

III. Finance

- Income Statement as of January 2026

IV. Development Activities

- Development and Modernization

V. Resident Initiatives

VI. Legal Activities

- Procurement

VII. Communications

VIII. Human Resources Activities

PUBLIC HOUSING PROGRAM

MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Paul Werner, Director of Policy and Procurement

DATE: March 11, 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 the regular monthly meetings held with each SLHA management agent. Asset Management continues to work with McCormack Baron to address late recertifications that affect SLHA's Recertification Rate.

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

Trespass and Ban: Asset Management continues to coordinate with management and the SLMPD Housing Unit to implement SLHA's Trespass and Ban Policy. Currently, fifty-two (52) individuals are on SLHA's Trespass and Ban List.

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

Number of HUD Approved Units (Start of the month)	424
New Requests Submitted to HUD (# of units)	0
Extension Requests Submitted to HUD (# of units)	0

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

Current HUD Reporting Rate:

February	84.76%
HUD GOAL	95%

Prior Months:

January	December	November
83.67%	84.65%	86.90%

Public Housing Occupancy

AMP #	DEVELOPMENT	# UNITS	10/1/2025			11/1/2025			12/1/2025			1/1/2026			2/1/2026		
			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%
MO001000010	James House	126	2	119	96.0%	2	114	91.9%	2	113	91.1%	2	111	89.5%	2	113	91.1%
MO001000013	Euclid Plaza Elderly	108		105	97.2%		104	96.3%		104	96.3%		104	96.3%		102	94.4%
MO001000017	West Pine	99		96	97.0%		96	97.0%		96	97.0%		94	94.9%		94	94.9%
MO001000019	Parkview Elderly	295	85	197	93.8%	84	193	91.5%	83	193	91.0%	82	198	93.0%	82	197	92.5%
MO001000028	Badenhaus/Badenfest	121		112	92.6%		111	91.7%		111	91.7%		113	93.4%		114	94.2%
MO001000034	LaSalle Park	148		144	97.3%		141	95.3%		141	95.3%		142	95.9%		143	96.6%
MO001000037	Cochran Plaza	78	15	58	92.1%	16	55	88.7%	16	55	88.7%	16	55	88.7%	16	56	90.3%
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%
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%
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%
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%
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%
MO001000047	King Louis Square	36		36	100.0%		35	97.2%		35	97.2%		35	97.2%		34	94.4%
MO001000048	Les Chateaux	40		34	85.0%		35	87.5%		35	87.5%		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%
MO001000050	Renaissance Pl @ Grand	62		54	87.1%		54	87.1%		54	87.1%		54	87.1%		51	82.3%
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%
MO001000054	Sr. Living at Renaissance Pl	75	1	69	93.2%		70	93.3%		69	92.0%		71	94.7%		71	94.7%
MO001000055	Gardens at Renaissance Pl	22		20	90.9%		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%
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%
MO001000058	Cambridge Heights	46	29	17	100.0%	29	17	100.0%	29	17	100.0%	29	17	100.0%		16	34.8%
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%
MO001000060	Cambridge Heights II	44	21	20	87.0%	21	20	87.0%	21	20	87.0%	21	20	87.0%		20	45.5%
MO001000061	Kingsbury Terrace	120		115	95.8%		115	95.8%		114	95.0%		112	93.3%		113	94.2%
MO001000062	Sr. Living at Cambridge Heights	75		71	94.7%		72	96.0%		72	96.0%		71	94.7%		67	89.3%
MO001000063	Arlington Grove	70		67	95.7%		66	94.3%		66	94.3%		66	94.3%		66	94.3%
MO001000064	North Sarah	59	5	47	87.0%	5	49	90.7%	4	48	87.3%	3	48	85.7%	3	49	87.5%
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%
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%
MO001000067	Preservation Square I	19		19	100.0%		19	100.0%		18	94.7%		18	94.7%		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%

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
February 1 - February 28, 2026

	February 2026		October 2025 - February 2026	
Abandonment of Unit	3	17.6%	7	5.6%
Deceased	4	23.5%	16	12.9%
Did Not Like Unit	0	0.0%	1	0.8%
Evicted-Legal Action	4	23.5%	33	26.6%
Incarcerated	-	-	-	-
Moved-In Legal	-	-	2	1.6%
Moved to HCV Prog S8	-	-	-	-
Moved with Notice	4	23.5%	51	41.1%
Moved without Notice	-	-	4	3.2%
One Strike	-	-	1	0.8%
Nursing Home Placement	-	-	-	-
Purchased Home	-	-	-	-
Relocation Transfer	1	5.9%	2	1.6%
Transfer to Diff PH Unit	1	5.9%	7	5.6%
	-	-		
Total	17	100%	124	100%

Demographic Report
February 1 - February 28, 2026

	Disabled	Non-Disabled	Total
Number of Familes	650	1,503	2,153
Average Family Size	1.4	2.3	2.0
Average Age of Head of Household	59.0	46.5	50.3
Number of Youth Family Members (<18)	-	-	1,768
Average Age of Youth Family Members	-	-	10.9
Number of Senior (62+) Head of Household	328	349	677
Average Household Income	\$13,006	\$12,138	\$12,400
Number of Head of Households Employed	600	965	1,565
Average Monthly Rent	\$264.00	\$216.95	\$231.16
Average Cost of Uiltities Paid by SLHA	\$5.16	\$32.98	\$24.58
Average Length of Occupancy (Years)	10.1	6.5	7.5

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	-	3	3
Any Other Combination	2	16	18
Asian Only	-	3	3
Black/African American Only	15	2,059	2,074
Native Hawaiian/Other Pacific Islander Only	-	-	-
White Only	2	38	40
White, American Indian/Alaskan Native	-	1	1
White, Black/African American	1	13	14
Total	20	2,133	2,153

NIBRS Crime Comparison by Neighborhood

FEBRUARY MONTHLY

2026 vs 2025

Neighborhood **Columbus Square**

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	0	0	0		0
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	0	0	0		3
Rape	11A	0	1	-1	-100%	0
Sodomy	11B	0	0	0		0
Sexual Assault with an Object	11C	0	0	0		0
Criminal Sexual Contact	11D	0	0	0		0
Aggravated Assault	13A	1	1	0	0%	6
Aggravated Assault with Firearm	13A	0	1	-1	-100%	3
Simple Assault	13B	1	4	-3	-75%	5
Intimidation	13C	0	0	0		1
Incest	36A	0	0	0		0
Statutory Rape	36B	0	0	0		0
Human Trafficking, Commercial Sex Acts	64A	0	0	0		0
Human Trafficking, Involuntary Servitude	64B	0	0	0		0
Total Person Crime		2	6	-4	-66.7%	15

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	0	0	0		0
Carjacking	120	0	0	0		0
Arson	200	1	0	1	∞	2
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	2	0	2	∞	3
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	∞	1
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	0	1	-1	-100%	1
Theft From Motor Vehicle Parts/Accessories	23G	0	1	-1	-100%	1
All Other Larceny	23H	4	1	3	300%	6
Motor Vehicle Theft	240	1	0	1	∞	3
Counterfeiting/Forgery	250	0	0	0		0
False Pretense/Swindle/Confidence Game	26A	0	0	0		0
Credit Card/Automatic Teller Machine Fraud	26B	0	0	0		0
Impersonation	26C	0	0	0		0
Welfare Fraud	26D	0	0	0		0
Wire Fraud	26E	0	0	0		0
Identity Theft	26F	0	0	0		0

NIBRS Crime Comparison by Neighborhood

FEBRUARY 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		0
Destruction/Damage/Vandalism of Property	290	3	9	-6	-67%	6
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		12	12	0	0.0%	23

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	2	0	2	∞	2
Drug Equipment Violations	35B	2	0	2	∞	2
Pornography/Obscene Material	370	1	0	1	∞	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	0	1	-1	-100%	6
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	1	2	-1	-50%	1
Driving Under the Influence	90D	0	0	0		0
Drunkenness	90E	0	0	0		0
Family Offenses, Nonviolent	90F	0	1	-1	-100%	0
Liquor Law Violations	90G	0	0	0		0
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	3	2	1	50%	3
Total Society Crime		9	6	3	50.0%	15

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	5	3	2	67%	11
Total Unspecified Crime		5	3	2	66.7%	11

NIBRS Crime Comparison by Neighborhood

FEBRUARY MONTHLY

2026 vs 2025

Neighborhood Covenant Blu Grand Center

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	0	0	0		1
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	0	0	0		0
Rape	11A	0	0	0		0
Sodomy	11B	0	0	0		0
Sexual Assault with an Object	11C	0	0	0		0
Criminal Sexual Contact	11D	0	0	0		0
Aggravated Assault	13A	5	4	1	25%	6
Aggravated Assault with Firearm	13A	2	0	2	∞	2
Simple Assault	13B	7	9	-2	-22%	13
Intimidation	13C	0	2	-2	-100%	0
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		12	15	-3	-20.0%	20

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	1	0	1	∞	2
Carjacking	120	0	0	0		0
Arson	200	0	0	0		0
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	1	0	1	∞	5
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	1	-1	-100%	0
Shoplifting	23C	0	0	0		0
Theft From Building	23D	4	1	3	300%	6
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	0	8	-8	-100%	5
Theft From Motor Vehicle Parts/Accessories	23G	2	1	1	100%	3
All Other Larceny	23H	2	1	1	100%	5
Motor Vehicle Theft	240	2	1	1	100%	3
Counterfeiting/Forgery	250	0	0	0		0
False Pretense/Swindle/Confidence Game	26A	0	0	0		0
Credit Card/Automatic Teller Machine Fraud	26B	1	0	1	∞	1
Impersonation	26C	0	0	0		0
Welfare Fraud	26D	0	0	0		0
Wire Fraud	26E	0	0	0		0
Identity Theft	26F	0	0	0		0

NIBRS Crime Comparison by Neighborhood

FEBRUARY 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%	2
Destruction/Damage/Vandalism of Property	290	1	13	-12	-92%	13
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		14	27	-13	-48.1%	45

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	3	0	3	∞	6
Drug Equipment Violations	35B	1	0	1	∞	1
Pornography/Obscene Material	370	0	0	0		0
Betting/Wagering	39A	0	0	0		0
Operating/Promoting/Assisting Gambling	39B	0	0	0		0
Gambling Equipment Violations	39C	0	0	0		0
Sports Tampering	39D	0	0	0		0
Prostitution	40A	0	0	0		0
Assisting or Promoting Prostitution	40B	0	0	0		0
Purchasing Prostitution	40C	0	0	0		0
Weapons Law Violations	520	2	1	1	100%	6
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	0	4	-4	-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%	0
Liquor Law Violations	90G	0	0	0		0
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	2	0	2	∞	5
Total Society Crime		8	6	2	33.3%	18

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	8	9	-1	-11%	19
Total Unspecified Crime		8	9	-1	-11.1%	19

NIBRS Crime Comparison by Neighborhood

FEBRUARY MONTHLY

2026 vs 2025

Neighborhood Lasalle Park

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

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	1	2	-1	-50%	1
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	0	1	-1	-100%	0
Theft From Building	23D	1	1	0	0%	1
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	6	0	6	∞	14
Theft From Motor Vehicle Parts/Accessories	23G	0	0	0		0
All Other Larceny	23H	0	1	-1	-100%	1
Motor Vehicle Theft	240	0	1	-1	-100%	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		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

FEBRUARY 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	0	0		0
Destruction/Damage/Vandalism of Property	290	7	3	4	133%	14
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
	Total Property Crime	15	9	6	66.7%	33

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	0	0	0		1
Drug Equipment Violations	35B	0	0	0		0
Pornography/Obscene Material	370	0	0	0		0
Betting/Wagering	39A	0	0	0		0
Operating/Promoting/Assisting Gambling	39B	0	0	0		0
Gambling Equipment Violations	39C	0	0	0		0
Sports Tampering	39D	0	0	0		0
Prostitution	40A	0	0	0		0
Assisting or Promoting Prostitution	40B	0	0	0		0
Purchasing Prostitution	40C	0	0	0		0
Weapons Law Violations	520	2	0	2	∞	2
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	1	2	-1	-50%	1
Driving Under the Influence	90D	0	0	0		0
Drunkenness	90E	0	0	0		0
Family Offenses, Nonviolent	90F	0	0	0		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%	1
	Total Society Crime	3	3	0	0.0%	6

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	3	3	0	0%	7
	Total Unspecified Crime	3	3	0	0.0%	7

NIBRS Crime Comparison by Neighborhood

FEBRUARY MONTHLY

2026 vs 2025

Neighborhood Peabody Darst Webbe

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	1	0	1	∞	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	0	1	∞	4
Aggravated Assault with Firearm	13A	0	0	0		2
Simple Assault	13B	0	1	-1	-100%	2
Intimidation	13C	1	0	1	∞	4
Incest	36A	0	0	0		0
Statutory Rape	36B	0	0	0		0
Human Trafficking, Commercial Sex Acts	64A	0	0	0		0
Human Trafficking, Involuntary Servitude	64B	0	0	0		0
	Total Person Crime	3	1	2	200.0%	11

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	2	2	0	0%	3
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	2	5	-3	-60%	7
Theft From Building	23D	1	3	-2	-67%	2
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	1	0	1	∞	1
Theft From Motor Vehicle Parts/Accessories	23G	0	2	-2	-100%	0
All Other Larceny	23H	1	1	0	0%	1
Motor Vehicle Theft	240	1	0	1	∞	1
Counterfeiting/Forgery	250	0	0	0		0
False Pretense/Swindle/Confidence Game	26A	0	0	0		0
Credit Card/Automatic Teller Machine Fraud	26B	0	0	0		1
Impersonation	26C	0	0	0		0
Welfare Fraud	26D	0	0	0		0
Wire Fraud	26E	0	0	0		0
Identity Theft	26F	0	0	0		0

NIBRS Crime Comparison by Neighborhood

FEBRUARY 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	9	3	6	200%	16
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		17	16	1	6.3%	32

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	1	1	0	0%	1
Drug Equipment Violations	35B	1	0	1	∞	1
Pornography/Obscene Material	370	0	0	0		0
Betting/Wagering	39A	0	0	0		0
Operating/Promoting/Assisting Gambling	39B	0	0	0		0
Gambling Equipment Violations	39C	0	0	0		0
Sports Tampering	39D	0	0	0		0
Prostitution	40A	0	0	0		0
Assisting or Promoting Prostitution	40B	0	0	0		0
Purchasing Prostitution	40C	0	0	0		0
Weapons Law Violations	520	0	0	0		5
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	3	0	3	∞	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		0
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	2	3	-1	-33%	5
Total Society Crime		7	4	3	75.0%	15

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	6	0	6	∞	7
Total Unspecified Crime		6	0	6	∞	7

MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: March 11, 2026

SUBJECT: Property Management Board Report

Property Management Department:

Summary

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

Occupancy & Leasing

Occupancy across the portfolio remained strong, with 10 of 12 developments maintaining levels above HUD's 94% threshold. Five sites closed the month above 96% occupancy or greater. The overall portfolio occupancy rate at the end of February stood at 95.21%. Leasing efforts continued to prioritize achieving monthly move-in goals, while ensuring that turnover processes kept units in rent-ready condition.

Unit Turns & Maintenance

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

Occupancy and HUD Compliance

- Property Management completed 13 move-ins in February 2026.
- Trend Consistency: The occupancy rate at the end of February 2026 was 95.21%, a slight increase from January's occupancy percentage.

December 2025	January 2026	February 2026
95.75%	95.03%	95.21%

Rent Collection Summary

In February 2026, the portfolio generated \$240,270.50 in rent charges, with \$162,847.18 collected, resulting in a 67.82% collection rate.

Collection performance is stable at several developments, with Baden exceeding the agency benchmark, and Parkview, Kingsbury, Northside Scattered Sites and Lasalle Park performing near target levels. These sites reflect consistent lease enforcement and structured payment monitoring.

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

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

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

Performance Monitoring

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

Key actions during the reporting period included:

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

Core elements of the OAP framework include:

- Site-specific leasing and occupancy targets
- Clearly defined responsibilities across Property Management, Facilities and Compliance

- Ongoing review of performance data to reinforce accountability and corrective action

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

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

Waiting List (housing needs of families)

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

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

Development(s):	Issue/Trend Identified:	Action:
James House	Outstanding work orders	Prioritized make ready units
Clinton-Peabody	Outstanding work orders	NSpire work orders
Lasalle Park	Outstanding work orders	Staff out of office
King Louis III	Outstanding work orders	NSpire work orders

Recertifications: Property Management closed out in January with 16 late recertifications, resulting in a 99.04% recertification rate.

December 2025	January 2026	February 2026
23	18	16

Work Order Period Activity

Period Date From: 02/01/2026 - Period Date To: 02/28/2026

Property	Opening Balance	Created	Closed	Closing Balance
Armand & Ohio	1	0	0	1
Badenfest Elderly	1	0	0	1
Clinton - Peabody	63	11	0	74
Euclid Plaza Elderly	1	0	0	1
James House	37	4	0	41
King Louis III	34	0	0	34
Lafayette Apartments	1	0	0	1
Lafayette Townhomes	25	0	0	25
LaSalle Park	30	2	0	32
Marie Fanger	3	0	0	3
Parkview Elderly	17	2	0	19
South Broadway	7	0	0	7
Tiffany Turnkey	6	0	0	6
West Pine	2	0	0	2
Total	228	19	0	247

PUBLIC HOUSING CASH ACTIVITY AS OF 01/01

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	1/1/26 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	1/1/26 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$17,106,180.95	FED AGRICULTURAL	6/8/2026	\$246,521.70
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$34,296.85	ALLY BANK	4/21/2026	\$242,529.25
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$535,092.93	FEDERAL HOME LOAN	Various	\$1,289,849.47
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$695,108.08	FIRST STATE COMMUNITY	5/18/2026	\$244,880.69
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$316,554.20	SALLIE MAE BANK	6/30/2026	\$230,665.96
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$110,473.42	BAR HARBOR BANK & TRUST	7/27/2026	\$244,880.24
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,924.23	OPEN BANK	5/19/2026	\$244,880.41
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,843.39	TREASURY BILL	2/26/2025	\$490,462.69
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$236,164.46	BANK OF HOPE	5/28/2026	\$245,000.00
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$2,977.07	FANNIE MAE	11/23/2026	\$242,965.56
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$8,897.00	STATE BANK OF INDIA	5/19/2026	\$247,287.10
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$217,549.97	CORP AMERICA FAMILY	8/28/2026	\$245,000.00
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$721,991.48	GOLDMAN SACHS	8/4/2026	\$235,378.91
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,474,813.62	FIRST FED BANK	4/29/2026	\$250,000.00
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$147,673.58	FREDDIE MAC	2/12/2026	\$245,244.91
		DELTA NATL BANK	6/26/2026	\$240,490.25
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$21,621,541.23	TOTAL INVESTMENTS		\$5,186,037.14

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

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	36,739.00	44,248.00	-7,509.00	132,744.00
Utility Reimb.-LIPH	-27,462.00	-24,076.00	-3,386.00	-72,228.00
Total Rental Income	9,277.00	20,172.00	-10,895.00	60,516.00
Other Tenant Income				
Laundry and Vending	0.00	332.00	-332.00	1,000.00
Damages/Maintenance	0.00	500.00	-500.00	1,500.00
Late Charges	2,113.00	1,568.00	545.00	4,700.00
Vacate Charges	285.00	0.00	285.00	0.00
Total Other Tenant Income	2,398.00	2,400.00	-2.00	7,200.00
NET TENANT INCOME	11,675.00	22,572.00	-10,897.00	67,716.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	587,753.68	911,564.00	-323,810.32	2,734,700.00
Allocated Interest Income	0.00	48.00	-48.00	140.00
Fraud Recovery PH	-59.00	0.00	-59.00	0.00
Allocated Other Income	47,904.47	7,824.00	40,080.47	23,477.00
TOTAL GRANT AND OTHER INCOME	635,599.15	919,436.00	-283,836.85	2,758,317.00
TOTAL INCOME	647,274.15	942,008.00	-294,733.85	2,826,033.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	74,203.40	172,328.00	98,124.60	516,972.00
TOTAL TENANT SERVICES EXPENSES	29,994.60	13,168.00	-16,826.60	39,499.00
TOTAL UTILITY EXPENSES	82,452.32	172,424.00	89,971.68	517,265.00
Total Maint Salaries	95,163.97	68,052.00	-27,111.97	204,148.00
Total Materials	5,572.13	12,508.00	6,935.87	37,500.00
Total Contract Costs	46,303.80	111,600.00	65,296.20	334,800.00
TOTAL MAINTENACE EXPENSES	147,039.90	192,160.00	45,120.10	576,448.00
TOTAL PROTECTIVE SERVICES	45,418.71	116,704.00	71,285.29	350,117.00
TOTAL INSURANCE PREMIUMS	65,082.63	83,728.00	18,645.37	251,176.00
TOTAL GENERAL EXPENSES	252.44	191,520.00	191,267.56	574,556.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	444,444.00	942,008.00	497,564.00	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	247,574.86	0.00	247,574.86	0.00

James House
Income Statement
Period = Oct 2025-Jan 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	78,644.00	85,744.00	-7,100.00	257,232.00
Total Rental Income	78,644.00	85,744.00	-7,100.00	257,232.00
Other Tenant Income				
Damages/Maintenance	100.00	68.00	32.00	200.00
Late Charges	3,300.00	5,000.00	-1,700.00	15,000.00
Legal Fees - Tenant	0.00	332.00	-332.00	1,000.00
Misc. Tenant Income	-105.00	0.00	-105.00	0.00
Total Other Tenant Income	3,295.00	5,400.00	-2,105.00	16,200.00
NET TENANT INCOME	81,939.00	91,144.00	-9,205.00	273,432.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	174,525.15	231,280.00	-56,754.85	693,843.00
Allocated Interest Income	0.00	4.00	-4.00	21.00
Fraud Recovery PH	-3,737.00	0.00	-3,737.00	0.00
Insurance Proceeds	67,393.36	0.00	67,393.36	0.00
Allocated Other Income	7,177.13	1,172.00	6,005.13	3,517.00
TOTAL GRANT AND OTHER INCOME	245,358.64	232,456.00	12,902.64	697,381.00
TOTAL INCOME	327,297.64	323,600.00	3,697.64	970,813.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	54,382.35	66,372.00	11,989.65	199,115.00
TOTAL TENANT SERVICES EXPENSES	3,993.49	4,376.00	382.51	13,124.00
TOTAL UTILITY EXPENSES	56,697.70	84,336.00	27,638.30	253,000.00
Total Maint Salaries	45,487.96	38,960.00	-6,527.96	116,878.00
Total Materials	5,759.88	8,504.00	2,744.12	25,500.00
Total Contract Costs	175,195.85	50,448.00	-124,747.85	151,360.00
TOTAL MAINTENACE EXPENSES	226,443.69	97,912.00	-128,531.69	293,738.00
TOTAL PROTECTIVE SERVICES	24,845.03	26,876.00	2,030.97	80,626.00
TOTAL INSURANCE PREMIUMS	28,744.54	42,068.00	13,323.46	126,210.00
TOTAL GENERAL EXPENSES	138.60	1,668.00	1,529.40	5,000.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	395,245.40	323,600.00	-71,645.40	970,813.00
NET INCOME	-67,947.76	0.00	-67,947.76	0.00

Euclid Plaza Elderly

Income Statement

Period = Oct 2025-Jan 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	76,064.00	77,688.00	-1,624.00	233,064.00
Total Rental Income	76,064.00	77,688.00	-1,624.00	233,064.00
Other Tenant Income				
Laundry and Vending	0.00	668.00	-668.00	2,000.00
Late Charges	6,985.50	5,000.00	1,985.50	15,000.00
Legal Fees - Tenant	0.00	3,832.00	-3,832.00	11,500.00
Misc. Tenant Income	-75.00	0.00	-75.00	0.00
Total Other Tenant Income	6,910.50	9,500.00	-2,589.50	28,500.00
NET TENANT INCOME	82,974.50	87,188.00	-4,213.50	261,564.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	164,064.37	195,056.00	-30,991.63	585,166.00
Allocated Interest Income	0.00	4.00	-4.00	18.00
Fraud Recovery PH	-7,212.50	0.00	-7,212.50	0.00
Allocated Other Income	6,379.67	1,040.00	5,339.67	3,126.00
TOTAL GRANT AND OTHER INCOME	163,231.54	196,100.00	-32,868.46	588,310.00
TOTAL INCOME	246,206.04	283,288.00	-37,081.96	849,874.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	37,469.60	64,844.00	27,374.40	194,548.00
TOTAL TENANT SERVICES EXPENSES	3,215.46	4,136.00	920.54	12,407.00
TOTAL UTILITY EXPENSES	41,462.02	82,608.00	41,145.98	247,831.00
Total Maint Salaries	50,396.89	40,376.00	-10,020.89	121,129.00
Total Materials	6,963.80	6,580.00	-383.80	19,750.00
Total Contract Costs	59,032.86	30,380.00	-28,652.86	91,100.00
TOTAL MAINTENACE EXPENSES	116,393.55	77,336.00	-39,057.55	231,979.00
TOTAL PROTECTIVE SERVICES	22,822.58	26,676.00	3,853.42	80,026.00
TOTAL INSURANCE PREMIUMS	23,696.56	26,028.00	2,331.44	78,083.00
TOTAL GENERAL EXPENSE	142.22	1,668.00	1,525.78	5,000.00
TOTAL OPERATING EXPENSES	245,201.99	283,288.00	38,086.01	849,874.00
NET INCOME	1,004.05	0.00	1,004.05	0.00

West Pine
Income Statement
Period = Oct 2025-Jan 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Rental Income				
Tenant Rent	79,820.00	82,312.00	-2,492.00	246,936.00
Total Rental Income	79,820.00	82,312.00	-2,492.00	246,936.00
Other Tenant Income				
Laundry and Vending	0.00	500.00	-500.00	1,500.00
Damages/Maintenance	0.00	68.00	-68.00	200.00
Late Charges	2,370.00	3,000.00	-630.00	9,000.00
Legal Fees - Tenant	0.00	168.00	-168.00	500.00
Misc. Tenant Income	330.00	0.00	330.00	0.00
Vacate Charges	193.00	0.00	193.00	0.00
Total Other Tenant Income	2,893.00	3,736.00	-843.00	11,200.00
NET TENANT INCOME	82,713.00	86,048.00	-3,335.00	258,136.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	130,342.99	226,656.00	-96,313.01	679,955.00
Allocated Interest Income	0.00	4.00	-4.00	17.00
Fraud Recovery PH	-1,733.00	0.00	-1,733.00	0.00
Allocated Other Income	5,923.98	968.00	4,955.98	2,903.00
TOTAL GRANT AND OTHER INCOME	134,533.97	227,628.00	-93,094.03	682,875.00
TOTAL INCOME	217,246.97	313,676.00	-96,429.03	941,011.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	65,262.14	55,620.00	-9,642.14	166,877.00
TOTAL TENANT SERVICES EXPENSES	2,662.65	4,008.00	1,345.35	12,015.00
TOTAL UTILITY EXPENSES	61,033.40	77,976.00	16,942.60	233,935.00
Total Maint Salaries	35,995.50	40,004.00	4,008.50	119,998.00
Total Materials	5,148.93	7,500.00	2,351.07	22,500.00
Total Contract Costs	37,880.90	47,920.00	10,039.10	143,742.00
TOTAL MAINTENACE EXPENSES	79,025.33	95,424.00	16,398.67	286,240.00
TOTAL PROTECTIVE SERVICES	34,933.18	26,676.00	-8,257.18	80,026.00
TOTAL INSURANCE PREMIUMS	43,724.51	51,640.00	7,915.49	154,918.00
TOTAL GENERAL EXPENSES	715.44	2,332.00	1,616.56	7,000.00
TOTAL OPERATING EXPENSES	287,356.65	313,676.00	26,319.35	941,011.00
NET INCOME	-70,109.68	0.00	-70,109.68	0.00

Parkview Elderly
Income Statement

Period = Oct 2025-Jan 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	197,359.00	216,940.00	-19,581.00	650,820.00
Total Rental Income	197,359.00	216,940.00	-19,581.00	650,820.00
Other Tenant Income				
Laundry and Vending	0.00	332.00	-332.00	1,000.00
Late Charges	3,929.00	6,668.00	-2,739.00	20,000.00
Legal Fees - Tenant	981.00	332.00	649.00	1,000.00
NSF Charges	35.00	0.00	35.00	0.00
Misc. Tenant Income	1,492.00	0.00	1,492.00	0.00
Vacate Charges	11,998.00	0.00	11,998.00	0.00
Total Other Tenant Income	18,435.00	7,332.00	11,103.00	22,000.00
NET TENANT INCOME	215,794.00	224,272.00	-8,478.00	672,820.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	329,280.56	360,380.00	-31,099.44	1,081,136.00
Allocated Interest Income	0.00	16.00	-16.00	48.00
Non-Dwelling Rent	4,708.00	4,708.00	0.00	14,124.00
Other Miscellaneous Income	1,500.00	0.00	1,500.00	0.00
Insurance Proceeds	6,243.39	0.00	6,243.39	0.00
Allocated Other Income	16,803.58	2,744.00	14,059.58	8,235.00
TOTAL GRANT AND OTHER INCOME	358,535.53	367,848.00	-9,312.47	1,103,543.00
TOTAL INCOME	574,329.53	592,120.00	-17,790.47	1,776,363.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	114,121.24	150,712.00	36,590.76	452,138.00
TOTAL TENANT SERVICES EXPENSES	5,761.25	7,024.00	1,262.75	21,072.00
TOTAL UTILITY EXPENSES	136,681.94	135,792.00	-889.94	407,371.00
Total Maint Salaries	93,640.37	82,128.00	-11,512.37	246,384.00
Total Materials	6,547.17	16,500.00	9,952.83	49,500.00
Total Contract Costs	27,003.00	76,332.00	49,329.00	229,000.00
TOTAL MAINTENACE EXPENSES	127,190.54	174,960.00	47,769.46	524,884.00
TOTAL PROTECTIVE SERVICES	38,171.23	53,940.00	15,768.77	161,816.00
TOTAL INSURANCE PREMIUMS	55,286.69	60,528.00	5,241.31	181,582.00
TOTAL GENERAL EXPENSES	265.85	9,164.00	8,898.15	27,500.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	477,478.74	592,120.00	114,641.26	1,776,363.00
NET INCOME	96,850.79	0.00	96,850.79	0.00

Baden House Elderly/Badenfest**Income Statement**

Period = Oct 2025-Jan 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	85,831.00	78,952.00	6,879.00	236,856.00
Utility Reimb.-LIPH	-985.00	-888.00	-97.00	-2,664.00
Total Rental Income	84,846.00	78,064.00	6,782.00	234,192.00
Other Tenant Income				
Laundry and Vending	0.00	168.00	-168.00	500.00
Damages/Maintenance	325.00	332.00	-7.00	1,000.00
Late Charges	3,765.00	4,668.00	-903.00	14,000.00
Misc.Tenant Income	27.00	0.00	27.00	0.00
Total Other Tenant Income	4,117.00	5,168.00	-1,051.00	15,500.00
NET TENANT INCOME	88,963.00	83,232.00	5,731.00	249,692.00
 GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	162,394.52	204,968.00	-42,573.48	614,901.00
Allocated Interest Income	0.00	4.00	-4.00	20.00
Fraud Recovery PH	-369.00	0.00	-369.00	0.00
Allocated Other Income	7,063.20	1,152.00	5,911.20	3,461.00
TOTAL GRANT AND OTHER INCOME	169,088.72	206,124.00	-37,035.28	618,382.00
TOTAL INCOME	258,051.72	289,356.00	-31,304.28	868,074.00
 EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	52,248.28	81,692.00	29,443.72	245,097.00
TOTAL TENANT SERVICES EXPENSES	1,117.96	4,328.00	3,210.04	12,985.00
TOTAL UTILITY EXPENSES	43,193.34	72,668.00	29,474.66	218,000.00
 Total Maint Salaries	46,058.64	42,664.00	-3,394.64	127,995.00
Total Materials	13,183.36	7,476.00	-5,707.36	22,426.00
Total Contract Costs	24,723.77	34,740.00	10,016.23	104,228.00
TOTAL MAINTENANCE EXPENSES	83,965.77	84,880.00	914.23	254,649.00
 TOTAL PROTECTIVE SERVICES	26,220.59	26,876.00	655.41	80,626.00
TOTAL INSURANCE PREMIUMS	16,673.68	17,908.00	1,234.32	53,717.00
TOTAL GENERAL EXPENSES	253.75	1,000.00	746.25	3,000.00
TOTAL OPERATING EXPENSES	223,673.37	289,355.00	65,681.63	868,074.00
 NET INCOME	34,378.35	1.00	34,377.35	0.00

LaSalle Park
Income Statement
Period = Oct 2025-Jan 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	105,947.00	113,884.00	-7,937.00	341,652.00
Utility Reimb.-LIPH	-40,367.00	-37,816.00	-2,551.00	-113,448.00
Total Rental Income	65,580.00	76,068.00	-10,488.00	228,204.00
Other Tenant Income				
Laundry and Vending	0.00	1,268.00	-1,268.00	3,800.00
Damages/Maintenance	10.00	132.00	-122.00	400.00
Late Charges	4,230.00	2,500.00	1,730.00	7,500.00
Legal Fees - Tenant	0.00	500.00	-500.00	1,500.00
Tenant Owed Utilities	63.00	0.00	63.00	0.00
Vacate Charges	538.00	0.00	538.00	0.00
Total Other Tenant Income	4,841.00	4,400.00	441.00	13,200.00
NET TENANT INCOME	70,421.00	80,468.00	-10,047.00	241,404.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	342,026.76	404,572.00	-62,545.24	1,213,713.00
Allocated Interest Income	0.00	24.00	-24.00	74.00
Fraud Recovery PH	-935.00	0.00	-935.00	0.00
Allocated Other Income	25,803.47	4,216.00	21,587.47	12,645.00
TOTAL GRANT AND OTHER INCOME	366,895.23	408,812.00	-41,916.77	1,226,432.00
TOTAL INCOME	437,316.23	489,280.00	-51,963.77	1,467,836.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	97,691.54	119,784.00	22,092.46	359,356.00
TOTAL TENANT SERVICES EXPENSES	4,224.15	7,976.00	3,751.85	23,925.00
TOTAL UTILITY EXPENSES	42,960.50	100,328.00	57,367.50	301,000.00
Total Maint Salaries	64,794.15	66,784.00	1,989.85	200,353.00
Total Materials	10,311.49	16,900.00	6,588.51	50,702.00
Total Contract Costs	40,050.41	81,836.00	41,785.59	245,500.00
TOTAL MAINTENACE EXPENSES	115,156.05	165,520.00	50,363.95	496,555.00
TOTAL PROTECTIVE SERVICES	18,659.75	47,904.00	29,244.25	143,706.00
TOTAL INSURANCE PREMIUMS	39,616.68	32,628.00	-6,988.68	97,882.00
TOTAL GENERAL EXPENSES	8,446.03	15,136.00	6,689.97	45,412.00
TOTAL OPERATING EXPENSES	326,754.70	489,276.00	162,521.30	1,467,836.00
OTHER FINANCING SOURCES				
Operating Transfers IN	18,503.75	47,904.00	-29,400.25	143,706.00
TOTAL OTHER FINANCING SOURCES	18,503.75	47,904.00	-29,400.25	143,706.00
NET INCOME	129,065.28	47,908.00	81,157.28	143,706.00

Northside Scattered Sites

Income Statement

Period = Oct 2025-Jan 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	17,726.00	31,388.00	-13,662.00	94,164.00
Utility Reimb.-LIPH	-23,606.00	-21,312.00	-2,294.00	-63,936.00
Total Rental Income	-5,880.00	10,076.00	-15,956.00	30,228.00
Other Tenant Income				
Laundry and Vending	0.00	168.00	-168.00	500.00
Late Charges	2,730.00	2,000.00	730.00	6,000.00
Legal Fees - Tenant	0.00	668.00	-668.00	2,000.00
Misc. Tenant Income	25.00	0.00	25.00	0.00
Vacate Charges	-30.00	0.00	-30.00	0.00
Total Other Tenant Income	2,725.00	2,836.00	-111.00	8,500.00
NET TENANT INCOME	-3,155.00	12,912.00	-16,067.00	38,728.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	339,324.28	311,680.00	27,644.28	935,045.00
Allocated Interest Income	0.00	24.00	-24.00	73.00
Fraud Recovery PH	3,975.00	0.00	3,975.00	0.00
Allocated Other Income	25,290.82	4,132.00	21,158.82	12,394.00
TOTAL GRANT AND OTHER INCOME	368,590.10	315,836.00	52,754.10	947,512.00
TOTAL INCOME	365,435.10	328,748.00	36,687.10	986,240.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	66,511.02	82,692.00	16,180.98	248,056.00
TOTAL TENANT SERVICES EXPENSES	4,003.01	7,780.00	3,776.99	23,337.00
TOTAL UTILITY EXPENSES	35,482.63	70,796.00	35,313.37	212,383.00
Total Maint Salaries	45,651.29	40,576.00	-5,075.29	121,725.00
Total Materials	10,527.82	17,748.00	7,220.18	53,250.00
Total Contract Costs	350,760.15	71,136.00	-279,624.15	213,434.00
TOTAL MAINTENANCE EXPENSES	406,939.26	129,460.00	-277,479.26	388,409.00
TOTAL PROTECTIVE SERVICES	296.85	268.00	-28.85	800.00
TOTAL INSURANCE PREMIUMS	36,234.64	36,084.00	-150.64	108,255.00
TOTAL GENERAL EXPENSES	6,244.60	1,668.00	-4,576.60	5,000.00
TOTAL OPERATING EXPENSES	555,712.01	328,748.00	-226,964.01	986,240.00
NET INCOME	-190,276.91	0.00	-190,276.91	0.00

Southside Scattered Sites

Income Statement

Period = Oct 2025-Jan 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	67,225.00	71,108.00	-3,883.00	213,324.00
Utility Reimb.-LIPH	-15,121.00	-13,032.00	-2,089.00	-39,096.00
Total Rental Income	52,104.00	58,076.00	-5,972.00	174,228.00
Other Tenant Income				
Laundry and Vending	0.00	2,668.00	-2,668.00	8,000.00
Cleaning Fee	25.00	0.00	25.00	0.00
Late Charges	2,070.00	1,668.00	402.00	5,000.00
Legal Fees - Tenant	0.00	832.00	-832.00	2,500.00
Vacate Charges	427.00	0.00	427.00	0.00
Total Other Tenant Income	2,522.00	5,168.00	-2,646.00	15,500.00
NET TENANT INCOME	54,626.00	63,244.00	-8,618.00	189,728.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	235,556.47	296,228.00	-60,671.53	888,687.00
Allocated Interest Income	0.00	12.00	-12.00	37.00
Fraud Recovery PH	-4,647.00	0.00	-4,647.00	0.00
Allocated Other Income	12,930.22	2,112.00	10,818.22	6,337.00
TOTAL GRANT AND OTHER INCOME	243,839.69	298,352.00	-54,512.31	895,061.00
TOTAL INCOME	298,465.69	361,596.00	-63,130.31	1,084,789.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	95,456.32	101,396.00	5,939.68	304,193.00
TOTAL TENANT SERVICES EXPENSES	2,046.57	5,540.00	3,493.43	16,613.00
TOTAL UTILITY EXPENSES	41,049.13	72,984.00	31,934.87	218,959.00
Total Maint Salaries	42,110.61	77,256.00	35,145.39	231,774.00
Total Materials	18,924.28	14,724.00	-4,200.28	44,180.00
Total Contract Costs	38,788.12	50,072.00	11,283.88	150,220.00
TOTAL MAINTENANCE EXPENSES	99,823.01	142,052.00	42,228.99	426,174.00
TOTAL PROTECTIVE SERVICES	156.00	400.00	244.00	1,200.00
TOTAL INSURANCE PREMIUMS	102,849.14	37,384.00	-65,465.14	112,150.00
TOTAL GENERAL EXPENSES	783.83	1,832.00	1,048.17	5,500.00
TOTAL OPERATING EXPENSES	342,164.00	361,596.00	19,432.00	1,084,789.00
NET INCOME	-43,698.31	0.00	-43,696.31	0.00

Cochran Plaza
Income Statement
Period = Oct 2025-Jan 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	34,336.00	31,220.00	3,116.00	93,660.00
Utility Reimb.-LIPH	-21,333.00	-17,524.00	-3,809.00	-52,572.00
Total Rental Income	13,003.00	13,696.00	-693.00	41,088.00
Other Tenant Income				
Damages/Maintenance	0.00	200.00	-200.00	600.00
Late Charges	2,970.00	1,668.00	1,302.00	5,000.00
Legal Fees - Tenant	0.00	832.00	-832.00	2,500.00
Vacate Charges	-278.00	0.00	-278.00	0.00
Total Other Tenant Income	2,692.00	2,700.00	-8.00	8,100.00
NET TENANT INCOME	15,695.00	16,396.00	-701.00	49,188.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	205,025.09	259,024.00	-53,998.91	777,057.00
Allocated Interest Income	0.00	12.00	-12.00	43.00
Fraud Recovery PH	-651.00	0.00	-651.00	0.00
Other Miscellaneous Income	282.11	0.00	282.11	0.00
Allocated Other Income	14,980.83	2,448.00	12,532.83	7,342.00
TOTAL GRANT AND OTHER INCOME	219,637.03	261,484.00	-41,846.97	784,442.00
TOTAL INCOME	235,332.03	277,880.00	-42,547.97	833,630.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	54,292.67	64,698.68	10,406.01	194,099.00
TOTAL TENANT SERVICES EXPENSES	2,371.15	5,596.00	3,224.85	16,792.00
TOTAL UTILITY EXPENSES	25,833.96	59,620.00	33,786.04	178,860.00
Total Maint Salaries	41,737.03	56,028.00	14,290.97	168,096.00
Total Materials	1,378.60	6,876.00	5,497.40	20,650.00
Total Contract Costs	27,819.30	39,380.00	11,560.70	118,124.00
TOTAL MAINTENACE EXPENSES	70,934.93	102,284.00	31,349.07	306,870.00
TOTAL PROTECTIVE SERVICES	9,742.54	25,448.00	15,705.46	76,339.00
TOTAL INSURANCE PREMIUMS	19,015.64	19,056.00	40.36	57,170.00
TOTAL GENERAL EXPENSES	2,931.66	1,168.00	-1,763.66	3,500.00
TOTAL OPERATING EXPENSES	185,122.55	277,880.00	92,757.45	833,630.00
NET INCOME	50,209.48	0.00	50,209.48	0.00

King Louis Square III

Income Statement

Period = Oct 2025-Jan 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	19,987.00	19,300.00	687.00	57,900.00
Utility Reimb.-LIPH	-3,858.00	-3,864.00	6.00	-11,592.00
Total Rental Income	16,129.00	15,436.00	693.00	46,308.00
Other Tenant Income				
Late Charges	420.00	332.00	88.00	1,000.00
Total Other Tenant Income	420.00	332.00	88.00	1,000.00
NET TENANT INCOME	16,549.00	15,768.00	781.00	47,308.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	44,579.14	52,064.00	-7,484.86	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	3,189.83	520.00	2,669.83	1,563.00
TOTAL GRANT AND OTHER INCOME	47,669.97	52,584.00	-4,914.03	157,755.00
TOTAL INCOME	64,218.97	68,352.00	-4,133.03	205,063.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	6,323.60	12,712.00	6,388.40	38,149.00
TOTAL TENANT SERVICES EXPENSES	504.88	3,120.00	2,615.12	9,353.00
TOTAL UTILITY EXPENSES	7,017.17	12,000.00	4,982.83	36,000.00
Total General Maint Expense	4,657.30	4,344.00	-313.30	13,031.00
Total Materials	898.50	4,448.00	3,549.50	13,364.00
Total Contract Costs	5,882.73	15,828.00	9,945.27	47,480.00
TOTAL MAINTENACE EXPENSES	11,438.53	24,620.00	13,181.47	73,875.00
TOTAL PROTECTIVE SERVICES	3,000.94	7,768.00	4,767.06	23,304.00
TOTAL INSURANCE PREMIUMS	5,532.00	7,128.00	1,596.00	21,382.00
TOTAL GENERAL EXPENSES	10.46	1,000.00	989.54	3,000.00
TOTAL OPERATING EXPENSES	33,827.58	68,352.00	34,524.42	205,063.00
Operating Transfers IN	3,000.94	0.00	3,000.94	0.00
TOTAL OTHER FINANCING SOURCES	3,000.94	0.00	3,000.94	0.00
NET INCOME	33,392.33	0.00	33,392.33	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-Jan 2026

Book = Accrual

Murphy Park I (44)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	182,503.62	25,944.00	156,559.62	77,837.20
Investment Inc -Restricted Non-Allocated	95.87	0.00	95.87	0.00
TOTAL GRANT AND OTHER INCOME	182,599.49	25,944.00	156,655.49	77,837.20
TOTAL INCOME	182,599.49	25,944.00	156,655.49	77,837.20
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	13,493.51	20,716.00	7,222.49	62,148.20
TOTAL UTILITY EXPENSES	53,786.49	0.00	-53,786.49	0.00
TOTAL INSURANCE PREMIUMS	2,241.32	2,636.00	394.68	7,913.00
TOTAL GENERAL EXPENSES	119,583.71	2,592.00	-116,991.71	7,776.00
TOTAL OPERATING EXPENSES	189,105.03	25,944.00	-163,161.03	77,837.20
NET INCOME	-6,505.54	0.00	-6,505.54	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	126,198.00	15,672.00	110,526.00	47,013.68
Investment Inc -Restricted Non-Allocated	2,780.27	0.00	2,780.27	0.00
TOTAL GRANT AND OTHER INCOME	128,978.27	15,672.00	113,306.27	47,013.68
TOTAL INCOME	128,978.27	15,672.00	113,306.27	47,013.68
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	9,030.53	13,864.00	4,833.47	41,591.68
TOTAL UTILITY EXPENSES	36,134.01	0.00	-36,134.01	0.00
TOTAL INSURANCE PREMIUMS	1,988.32	1,808.00	-180.32	5,422.00
TOTAL GENERAL EXPENSES	63,612.51	0.00	-63,612.51	0.00
TOTAL OPERATING EXPENSES	110,765.37	15,672.00	-95,093.37	47,013.68
NET INCOME	18,212.90	0.00	18,212.90	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-Jan 2026

Book = Accrual

Murphy Park III (46)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	112,904.72	16,812.00	96,092.72	50,431.88
Investment Inc -Restricted Non-Allocated	0.00	0.00	0.00	0.00
TOTAL GRANT AND OTHER INCOME	112,904.72	16,812.00	96,092.72	50,431.88
TOTAL INCOME	112,904.72	16,812.00	96,092.72	50,431.88
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	9,747.21	14,992.00	5,244.79	44,972.88
TOTAL UTILITY EXPENSES	32,543.91	0.00	-32,543.91	0.00
TOTAL INSURANCE PREMIUMS	1,734.00	1,820.00	86.00	5,459.00
TOTAL GENERAL EXPENSES	71,543.83	0.00	-71,543.83	0.00
TOTAL OPERATING EXPENSES	115,568.95	16,812.00	-98,756.95	50,431.88
NET INCOME	-2,664.23	0.00	-2,664.23	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	38,917.91	18,628.00	20,289.91	55,883.00
Investment Inc -Restricted Non-Allocated	10.46	0.00	10.46	0.00
TOTAL GRANT AND OTHER INCOME	38,928.37	18,628.00	20,300.37	55,883.00
TOTAL INCOME	38,928.37	18,628.00	20,300.37	55,883.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,862.75	5,916.00	2,053.25	17,742.68
TOTAL UTILITY EXPENSES	4,766.66	0.00	-4,766.66	0.00
TOTAL PROTECTIVE SERVICES	4,494.33	11,652.00	7,157.67	34,956.00
TOTAL INSURANCE PREMIUMS	1,295.32	1,060.00	-235.32	3,184.00
TOTAL GENERAL EXPENSES	22,255.77	0.00	-22,255.77	0.00
TOTAL OPERATING EXPENSES	36,674.83	18,628.00	-18,046.83	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	6,747.87	0.00	6,747.87	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-Jan 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	41,730.29	18,720.00	23,010.29	56,156.85
TOTAL GRANT AND OTHER INCOME	41,730.29	18,720.00	23,010.29	56,156.85
TOTAL INCOME	41,730.29	18,720.00	23,010.29	56,156.85
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,814.55	4,628.00	1,813.45	13,883.85
TOTAL TENANT SERVICES EXPENSES	-960.00	200.00	1,160.00	600.00
TOTAL UTILITY EXPENSES	17,984.50	0.00	-17,984.50	0.00
TOTAL PROTECTIVE SERVICES	4,992.13	12,948.00	7,955.87	38,840.00
TOTAL INSURANCE PREMIUMS	748.32	944.00	195.68	2,833.00
TOTAL GENERAL EXPENSES	19,762.27	0.00	-19,762.27	0.00
TOTAL OPERATING EXPENSES	45,341.77	18,720.00	-26,621.77	56,156.85
OTHER FINANCING SOURCES				
Operating Transfers IN	4,992.13	0.00	4,992.13	0.00
TOTAL OTHER FINANCING SOURCES	4,992.13	0.00	4,992.13	0.00
NET INCOME	1,380.65	0.00	1,380.65	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	58,811.85	22,984.00	35,827.85	68,954.08
Investment Inc -Restricted Non-Allocated	6.48	0.00	6.48	0.00
TOTAL GRANT AND OTHER INCOME	58,818.33	22,984.00	35,834.33	68,954.08
TOTAL INCOME	58,818.33	22,984.00	35,834.33	68,954.08
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,879.73	7,476.00	2,596.27	22,429.08
TOTAL UTILITY EXPENSES	8,833.33	0.00	-8,833.33	0.00
TOTAL PROTECTIVE SERVICES	5,504.16	14,240.00	8,735.84	42,724.00
TOTAL INSURANCE PREMIUMS	1,149.68	1,268.00	118.32	3,801.00
TOTAL GENERAL EXPENSES	29,715.41	0.00	-29,715.41	0.00
TOTAL OPERATING EXPENSES	50,082.31	22,984.00	-27,098.31	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	14,240.18	0.00	14,240.18	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-Jan 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	87,048.29	35,284.00	51,764.29	105,853.08
TOTAL GRANT AND OTHER INCOME	87,048.29	35,284.00	51,764.29	105,853.08
TOTAL INCOME	87,048.29	35,284.00	51,764.29	105,853.08
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	8,525.79	13,140.00	4,614.21	39,418.08
TOTAL TENANT SERVICES EXPENSES	2,424.99	312.00	-2,112.99	930.00
TOTAL UTILITY EXPENSES	24,309.57	0.00	-24,309.57	0.00
TOTAL PROTECTIVE SERVICES	7,751.33	20,068.00	12,316.67	60,203.00
TOTAL INSURANCE PREMIUMS	1,433.82	1,768.00	334.18	5,302.00
TOTAL GENERAL EXPENSES	41,046.26	0.00	-41,046.26	0.00
TOTAL OPERATING EXPENSES	85,491.76	35,284.00	-50,207.76	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	9,307.86	0.00	9,307.86	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	108,265.58	9,088.00	99,177.58	100,090.00
Investment Inc -Restricted Non-Allocated	5,462.50	0.00	5,462.50	0.00
TOTAL GRANT AND OTHER INCOME	113,728.08	9,088.00	104,640.08	100,090.00
TOTAL INCOME	113,728.08	9,088.00	104,640.08	100,090.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,315.61	6,936.00	2,620.39	20,806.64
TOTAL TENANT SERVICES EXPENSES	0.00	376.00	376.00	1,125.00
TOTAL UTILITY EXPENSES	39,710.08	0.00	-39,710.08	0.00
TOTAL PROTECTIVE SERVICES	9,372.75	24,276.00	14,903.25	72,825.00
TOTAL INSURANCE PREMIUMS	1,635.32	1,776.00	140.68	5,334.00
TOTAL GENERAL EXPENSES	48,935.58	0.00	-48,935.58	0.00
TOTAL OPERATING EXPENSES	103,969.34	33,364.00	-70,605.34	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	19,131.49	0.00	19,131.49	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-Jan 2026

Book = Accrual

Gardens @ Reaissance Place (55)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	42,313.43	10,024.00	32,289.43	30,080.00
Investment Inc -Restricted Non-Allocated	566.34	0.00	566.34	0.00
TOTAL GRANT AND OTHER INCOME	42,879.77	10,024.00	32,855.77	30,080.00
TOTAL INCOME	42,879.77	10,024.00	32,855.77	30,080.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,314.98	2,068.00	753.02	6,205.40
TOTAL TENANT SERVICES EXPENSES	0.00	112.00	112.00	330.00
TOTAL UTILITY EXPENSES	13,620.18	0.00	-13,620.18	0.00
TOTAL PROTECTIVE SERVICES	2,744.94	7,120.00	4,375.06	21,363.00
TOTAL INSURANCE PREMIUMS	554.68	728.00	173.32	2,181.00
TOTAL GENERAL EXPENSES	18,192.72	0.00	-18,192.72	0.00
TOTAL OPERATING EXPENSES	36,427.50	10,024.00	-26,403.50	30,080.00
OTHER FINANCING SOURCES				
Operating Transfers IN	2,744.94	0.00	2,744.94	0.00
TOTAL OTHER FINANCING SOURCES	2,744.94	0.00	2,744.94	0.00
NET INCOME	9,197.21	0.00	9,197.21	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	103,941.42	10,016.00	93,925.42	30,043.00
Investment Inc -Restricted Non-Allocated	7,831.67	0.00	7,831.67	0.00
TOTAL GRANT AND OTHER INCOME	111,773.09	10,016.00	101,757.09	30,043.00
TOTAL INCOME	111,773.09	10,016.00	101,757.09	30,043.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,850.27	7,140.00	3,289.73	21,419.76
TOTAL TENANT SERVICES EXPENSES	565.18	400.00	-165.18	1,200.00
TOTAL UTILITY EXPENSES	46,207.25	0.00	-46,207.25	0.00
TOTAL INSURANCE PREMIUMS	1,871.32	2,476.00	604.68	7,423.00
TOTAL GENERAL EXPENSES	39,451.92	0.00	-39,451.92	0.00
TOTAL OPERATING EXPENSES	91,945.94	10,016.00	-81,929.94	30,043.00
NET INCOME	19,827.15	0.00	19,827.15	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-Jan 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	74,074.14	19,592.00	54,482.14	58,776.00
Investment Inc -Restricted Non-Allocated	1,276.41	0.00	1,276.41	0.00
TOTAL GRANT AND OTHER INCOME	75,350.55	19,592.00	55,758.55	58,776.00
TOTAL INCOME	75,350.55	19,592.00	55,758.55	58,776.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,367.39	6,728.00	2,360.61	20,187.60
TOTAL TENANT SERVICES EXPENSES	0.00	180.00	180.00	540.00
TOTAL UTILITY EXPENSES	20,964.41	0.00	-20,964.41	0.00
TOTAL PROTECTIVE SERVICES	4,494.33	11,652.00	7,157.67	34,956.00
TOTAL INSURANCE PREMIUMS	1,049.00	1,032.00	-17.00	3,092.00
TOTAL GENERAL EXPENSES	45,126.11	0.00	-45,126.11	0.00
TOTAL OPERATING EXPENSES	76,001.24	19,592.00	-56,409.24	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	3,843.64	0.00	3,843.64	0.00

Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	62,159.77	25,296.00	36,863.77	75,885.48
Investment Inc -Restricted Non-Allocated	3,566.43	0.00	3,566.43	0.00
TOTAL GRANT AND OTHER INCOME	65,726.20	25,296.00	40,430.20	75,885.48
TOTAL INCOME	65,726.20	25,296.00	40,430.20	75,885.48
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	5,707.28	8,856.00	3,148.72	26,559.48
TOTAL TENANT SERVICES EXPENSES	74.69	232.00	157.31	690.00
TOTAL UTILITY EXPENSES	24,799.58	0.00	-24,799.58	0.00
TOTAL PROTECTIVE SERVICES	5,745.93	14,888.00	9,142.07	44,667.00
TOTAL INSURANCE PREMIUMS	1,111.68	1,324.00	212.32	3,969.00
TOTAL GENERAL EXPENSES	40,632.79	0.00	-40,632.79	0.00
TOTAL OPERATING EXPENSES	78,071.95	25,296.00	-52,775.95	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	-6,599.82	0.00	-6,599.82	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-Jan 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	107,996.14	29,276.00	78,720.14	87,825.00
Investment Inc -Restricted Non-Allocated	1,384.45	0.00	1,384.45	0.00
TOTAL GRANT AND OTHER INCOME	109,380.59	29,276.00	80,104.59	87,825.00
TOTAL INCOME	109,380.59	29,276.00	80,104.59	87,825.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	7,421.19	11,440.00	4,018.81	34,315.08
TOTAL TENANT SERVICES EXPENSES	0.00	248.00	248.00	750.00
TOTAL UTILITY EXPENSES	27,186.74	0.00	-27,186.74	0.00
TOTAL PROTECTIVE SERVICES	6,243.75	16,184.00	9,940.25	48,551.00
TOTAL INSURANCE PREMIUMS	1,289.68	1,404.00	114.32	4,209.00
TOTAL GENERAL EXPENSES	61,358.18	0.00	-61,358.18	0.00
TOTAL OPERATING EXPENSES	103,499.54	29,276.00	-74,223.54	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	12,124.80	0.00	12,124.80	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	75,593.76	25,984.00	49,609.76	77,956.00
Investment Inc -Restricted Non-Allocated	1,244.75	0.00	1,244.75	0.00
TOTAL GRANT AND OTHER INCOME	76,838.51	25,984.00	50,854.51	77,956.00
TOTAL INCOME	76,838.51	25,984.00	50,854.51	77,956.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	6,763.51	10,492.00	3,728.49	31,478.00
TOTAL UTILITY EXPENSES	33,826.17	0.00	-33,826.17	0.00
TOTAL PROTECTIVE SERVICES	5,504.91	14,240.00	8,735.09	42,724.00
TOTAL INSURANCE PREMIUMS	1,183.00	1,252.00	69.00	3,754.00
TOTAL GENERAL EXPENSES	31,042.04	0.00	-31,042.04	0.00
TOTAL OPERATING EXPENSES	78,319.63	25,984.00	-52,335.63	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	4,023.79	0.00	4,023.79	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Jan 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	118,980.76	105,316.00	13,664.76	315,943.00
Investment Inc -Restricted Non-Allocated	8,134.66	0.00	8,134.66	0.00
TOTAL GRANT AND OTHER INCOME	127,115.42	105,316.00	21,799.42	315,943.00
TOTAL INCOME	127,115.42	105,316.00	21,799.42	315,943.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	6,797.90	10,368.00	3,570.10	31,106.00
TOTAL TENANT SERVICES EXPENSES	0.00	3,000.00	3,000.00	9,000.00
TOTAL UTILITY EXPENSES	96,875.00	67,384.00	-29,491.00	202,157.00
TOTAL INSURANCE PREMIUMS	0.00	24,560.00	24,560.00	73,680.00
TOTAL GENERAL EXPENSES	100,327.74	0.00	-100,327.74	0.00
TOTAL OPERATING EXPENSES	204,000.64	105,315.00	-98,685.64	315,943.00
NET INCOME	-76,885.22	0.00	-76,885.22	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	69,408.81	32,924.00	36,484.81	98,772.00
Investment Inc -Restricted Non-Allocated	78.00	0.00	78.00	0.00
TOTAL GRANT AND OTHER INCOME	69,486.81	32,924.00	36,562.81	98,772.00
TOTAL INCOME	69,486.81	32,924.00	36,562.81	98,772.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,608.70	6,872.00	2,263.30	20,623.00
TOTAL UTILITY EXPENSES	42,010.50	0.00	-42,010.50	0.00
TOTAL PROTECTIVE SERVICES	9,372.75	24,276.00	14,903.25	72,825.00
TOTAL INSURANCE PREMIUMS	1,509.68	1,740.00	230.32	5,224.00
TOTAL GENERAL EXPENSES	11,342.77	0.00	-11,342.77	0.00
TOTAL OPERATING EXPENSES	68,844.40	32,924.00	-35,920.40	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	10,015.16	0.00	10,015.16	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Jan 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	148,480.42	15,596.00	132,884.42	46,791.00
Investment Inc -Restricted Non-Allocated	77.03	0.00	77.03	0.00
TOTAL GRANT AND OTHER INCOME	148,557.45	15,596.00	132,961.45	46,791.00
TOTAL INCOME	148,557.45	15,596.00	132,961.45	46,791.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	8,653.51	13,652.00	4,998.49	40,962.00
TOTAL UTILITY EXPENSES	47,169.83	0.00	-47,169.83	0.00
TOTAL INSURANCE PREMIUMS	1,637.00	1,944.00	307.00	5,829.00
TOTAL GENERAL EXPENSES	76,126.14	0.00	-76,126.14	0.00
TOTAL OPERATING EXPENSES	133,586.48	15,596.00	-117,990.48	46,791.00
NET INCOME	14,970.97	0.00	14,970.97	0.00

North Sarah (64)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	105,560.42	13,740.00	91,820.42	41,216.00
Investment Inc -Restricted Non-Allocated	33.51	0.00	33.51	0.00
TOTAL GRANT AND OTHER INCOME	105,593.93	13,740.00	91,853.93	41,216.00
TOTAL INCOME	105,593.93	13,740.00	91,853.93	41,216.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	7,526.70	11,772.00	4,245.30	35,324.00
TOTAL TENANT SERVICES EXPENSES	0.00	296.00	296.00	885.00
TOTAL UTILITY EXPENSES	24,221.01	0.00	-24,221.01	0.00
TOTAL INSURANCE PREMIUMS	1,496.68	1,668.00	171.32	5,007.00
TOTAL GENERAL EXPENSES	62,942.18	0.00	-62,942.18	0.00
TOTAL OPERATING EXPENSES	96,186.57	13,740.00	-82,446.57	41,216.00
NET INCOME	9,407.36	0.00	9,407.36	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-Jan 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	82,218.42	12,452.00	69,766.42	37,356.00
Investment Inc -Restricted Non-Allocated	100.21	0.00	100.21	0.00
TOTAL GRANT AND OTHER INCOME	82,318.63	12,452.00	69,866.63	37,356.00
TOTAL INCOME	82,318.63	12,452.00	69,866.63	37,356.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	5,059.63	7,948.00	2,888.37	23,845.00
TOTAL UTILITY EXPENSES	15,925.74	0.00	-15,925.74	0.00
TOTAL INSURANCE PREMIUMS	197.32	1,308.00	1,110.68	3,923.00
TOTAL GENERAL EXPENSES	43,442.43	3,196.00	-40,246.43	9,588.00
TOTAL OPERATING EXPENSES	64,625.12	12,452.00	-52,173.12	37,356.00
NET INCOME	17,693.51	0.00	17,693.51	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	56,772.05	7,324.00	49,448.05	21,968.00
Investment Inc -Restricted Non-Allocated	2,451.11	0.00	2,451.11	0.00
TOTAL GRANT AND OTHER INCOME	59,223.16	7,324.00	51,899.16	21,968.00
TOTAL INCOME	59,223.16	7,324.00	51,899.16	21,968.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,005.48	6,316.00	2,310.52	18,961.00
TOTAL UTILITY EXPENSES	11,583.18	0.00	-11,583.18	0.00
TOTAL INSURANCE PREMIUMS	1,701.32	1,004.00	-697.32	3,007.00
TOTAL GENERAL EXPENSES	39,447.00	0.00	-39,447.00	0.00
TOTAL OPERATING EXPENSES	56,736.98	7,324.00	-49,412.98	21,968.00
NET INCOME	2,486.18	0.00	2,486.18	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-Jan 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	29,428.96	4,968.00	24,460.96	14,903.00
Investment Inc -Restricted Non-Allocated	4.98	0.00	4.98	0.00
TOTAL GRANT AND OTHER INCOME	29,433.94	4,968.00	24,465.94	14,903.00
TOTAL INCOME	29,433.94	4,968.00	24,465.94	14,903.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,393.53	4,440.00	3,046.47	13,321.00
TOTAL UTILITY EXPENSES	4,957.68	0.00	-4,957.68	0.00
TOTAL INSURANCE PREMIUMS	1,057.00	528.00	-529.00	1,582.00
TOTAL GENERAL EXPENSES	22,449.53	0.00	-22,449.53	0.00
TOTAL OPERATING EXPENSES	29,857.74	4,968.00	-24,889.74	14,903.00
NET INCOME	-423.80	0.00	-423.80	0.00

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of January 31, 2026

		Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Quick Ratio (QR)								
FDS #								
111 Cash -unrestricted		\$ 2,621,273.59	\$ 535,705.95	\$ 198,681.39	\$ 197,962.70	\$ 758,501.74	\$ 298,994.91	
114 Cash - tenant security deposits		\$ 21,147.43	24,157.85	\$ 37,483.27	\$ 30,542.09	\$ 50,691.33	\$ 24,608.70	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 33,517.30	\$ 76,266.89	\$ 53,539.55	\$ 18,246.25	\$ 86,620.69	\$ 9,851.00	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
135 Investments - restricted for pymt of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 503,185.30	\$ 134,207.25	\$ 105,789.50	\$ 98,077.34	\$ 263,417.94	\$ 99,456.14	
144 Inter-program due-from		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
QR Numerator Total:		\$ 3,179,123.62	\$ 770,337.94	\$ 395,493.71	\$ 344,828.38	\$ 1,159,231.70	\$ 432,910.75	
310 Total Current Liabilities		\$ 50,979.87	\$ 51,995.77	\$ 38,294.24	\$ 37,949.66	\$ 83,156.27	\$ 45,051.46	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds		\$ -		\$ -	\$ -	\$ -	\$ -	
QR Denominator Total:		\$ 50,979.87	\$ 51,995.77	\$ 38,294.24	\$ 37,949.66	\$ 83,156.27	\$ 45,051.46	
Quick Ratio:		62.36	14.82	10.33	9.09	13.94	9.61	
Quick Ratio Score (max points 12):		12	12	12	12	12	12	
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)								
FDS #								
111 Cash -unrestricted		\$ 2,621,273.59	\$ 535,705.95	\$ 198,681.39	\$ 197,962.70	\$ 758,501.74	\$ 298,994.91	
114 Cash - tenant security deposits		\$ 21,147.43	\$ 24,157.85	\$ 37,483.27	\$ 30,542.09	\$ 50,691.33	\$ 24,608.70	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 33,517.30	\$ 76,266.89	\$ 53,539.55	\$ 18,246.25	\$ 86,620.69	\$ 9,851.00	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 503,185.30	\$ 134,207.25	\$ 105,789.50	\$ 98,077.34	\$ 263,417.94	\$ 99,456.14	
310 (-) Total Current Liabilities		\$ 50,979.87	\$ 297,146.96	\$ 38,294.24	\$ 37,949.66	\$ 83,156.27	\$ 45,051.46	
MENAR Numerator Total:		\$ 3,128,143.75	\$ 473,190.98	\$ 357,199.47	\$ 306,878.72	\$ 1,076,075.43	\$ 387,859.29	
Average Monthly Operating Expenses:								
96900 Total Operating Expenses		\$ 444,444.00	\$ 395,245.40	\$ 245,201.99	\$ 287,356.65	\$ 477,478.74	\$ 223,673.37	
97100 Extraordinary Maintenance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
97200 Causalty Losses Non-capitalized		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MENAR Denominator Total:		\$ 111,111.00	\$ 98,811.35	\$ 61,300.50	\$ 71,839.16	\$ 119,369.69	\$ 55,918.34	
MENAR:		28.15	4.79	5.83	4.27	9.02	6.94	
MENAR Score (max points 11):		11	11	11	11	11	11	

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of January 31, 2026

		Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #3 - Debt Service Coverage Ratio (DSCR)								
FDS #	Adjusted Operating Income:							
97000	Excess Operating Revenue over Operating Expenses		\$ 247,574.86	\$ (67,947.76)	\$ 1,004.05	\$ (70,109.68)	\$ 96,850.79	\$ 34,378.35
96700	Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:			\$ 247,574.86	\$ (67,947.76)	\$ 1,004.05	\$ (70,109.68)	\$ 96,850.79	\$ 34,378.35
Annual Debt Service excluding CFFP debt*								
96710	Interest on Mortgage (or bonds payable)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720	Interest on notes payable (short & long-term)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020	Required Annual Debt Payments		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:			0	0	0	0	0	0
DSCR Score (max points 2):			2	2	2	2	2	2
Overall AMP Score								
Indicator #1 - Quick Ratio (QR)			12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)			11	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)			2	2	2	2	2	2
Project FASS score			25	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)		395	35	41	36	33	71	40
Weighted Value (Project FASS score times number of units)		9865	881	1035	900	825	1763	1008
Total number of units in PHA's portfolio		394.58	35	41	36	33	71	40
Overall AMPs Financial Condition Indicator Score		25.00	25.00	25.00	25.00	25.00	25.00	24.99
*The denominator of FDS lines items is derived from the Operations Column of the FDS								

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of January 31, 2026

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Quick Ratio (QR)					
FDS #					
111 Cash -unrestricted	\$ 1,006,782.12	\$ 1,096,060.05	\$ 536,424.50	\$ 773,242.09	\$ 407,211.67
114 Cash - tenant security deposits	\$ 40,707.00	\$ 17,045.00	\$ 31,755.54	\$ 30,116.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 20,746.84	\$ 25,107.75	\$ 53,618.81	\$ 21,031.48	\$ 5,264.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 236,882.31	\$ 152,327.55	\$ 180,603.70	\$ 282,866.13	\$ 30,002.53
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,305,118.27	\$ 1,290,540.35	\$ 802,402.55	\$ 1,107,255.91	\$ 447,784.51
310 Total Current Liabilities	\$ 63,857.75	\$ 618,727.85	\$ 40,470.47	\$ 44,121.58	\$ 5,863.20
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 580,000.00	\$ -		\$ -
QR Denominator Total:	\$ 63,857.75	\$ 38,727.85	\$ 40,470.47	\$ 44,121.58	\$ 5,863.20
Quick Ratio:	20.44	33.32	19.83	25.10	76.37
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 1,006,782.12	\$ 1,096,060.05	\$ 536,424.50	\$ 773,242.09	\$ 407,211.67
114 Cash - tenant security deposits	\$ 40,707.00	\$ 17,045.00	\$ 31,755.54	\$ 30,116.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 20,746.84	\$ 25,107.75	\$ 53,618.81	\$ 21,031.48	\$ 5,264.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 236,882.31	\$ 152,327.55	\$ 180,603.70	\$ 282,866.13	\$ 30,002.53
310 (-) Total Current Liabilities	\$ 63,857.75	\$ 38,727.85	\$ 40,470.47	\$ 44,121.58	\$ 5,863.20
MENAR Numerator Total:	\$ 1,241,260.52	\$ 1,251,812.50	\$ 761,932.08	\$ 1,063,134.33	\$ 441,921.31
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 326,754.70	\$ 185,122.55	\$ 342,164.00	\$ 555,712.01	\$ 33,827.58
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 81,688.68	\$ 46,280.64	\$ 85,541.00	\$ 138,928.00	\$ 8,456.90
MENAR:	15.20	27.05	8.91	7.65	52.26
MENAR Score (max points 11):	11	11	11	11	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of January 31, 2026

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #3 - Debt Service Coverage Ratio (DSCR)					
FDS # Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ 129,065.28	\$ 50,209.48	\$ (43,698.31)	\$ (190,276.91)	\$ 33,392.33
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 129,065.28	\$ 50,209.48	\$ (43,698.31)	\$ (190,276.91)	\$ 33,392.33
Annual Debt Service excluding CFFP debt*					
96710 Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:	0	0	0	0	0
DSCR Score (max points 2):	2	2	2	2	2
Overall AMP Score					
Indicator #1 - Quick Ratio (QR)	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2	2
Project FASS score	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	49	21	39	21	7
Weighted Value (Project FASS score times number of units)	1233	517	985	533	183
Total number of units in PHA's portfolio	49	21	39	21	7
Overall AMPs Financial Condition Indicator Score	25.00	25.02	25.00	25.00	25.00
<i>*The denominator of FDS lines items is derived from the Operations Column of the FDS</i>					

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of January 31, 2026

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Occupancy Rate (OR)							
FDS #							
11210 Unit Months Leased		387	457	417	382	781	447
OR Numerator Total:		387	457	417	382	781	447
11190 Unit Months Available		423	497	432	396	846	484
OR Denominator Total:		423	497	432	396	846	484
Occupancy Rate:		0.91489	0.91952	0.96528	0.96465	0.92317	0.92355
Occupancy Rate Score (max points 16):		1	1	12	12	4	4
Indicator #2 - Tenant Accounts Receivable (TAR)							
FDS #							
(Maximum points 5)							
126 Accounts Receivable - Tenants		\$ 25,121.41	\$ 19,827.00	\$ 20,820.48	\$ 88,455.27	\$ 40,295.57	\$ 60,918.07
TAR Numerator Total:		\$ 25,121.41	\$ 19,827.00	\$ 20,820.48	\$ 88,455.27	\$ 40,295.57	\$ 60,918.07
70500 Total Tenant Revenue		\$ 35,025.00	\$ 245,817.00	\$ 248,923.50	\$ 248,139.00	\$ 647,382.00	\$ 266,889.00
TAR Denominator Total:		\$ 35,025.00	\$ 245,817.00	\$ 248,923.50	\$ 248,139.00	\$ 647,382.00	\$ 266,889.00
TAR:		72.0%	8.0%	8.0%	36.0%	6.0%	23.0%
TAR Score (max points 5):		0	5	5	2	5	2
Indicator #3 - Accounts Payable (AP)							
FDS #							
(Maximum points 4)							
312 Accounts Payable - Current		\$ 17,193.67	\$ 18,703.24	\$ 13,260.35	\$ 13,570.05	\$ 30,491.11	\$ 15,967.25
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 17,193.67	\$ 18,703.24	\$ 13,260.35	\$ 13,570.05	\$ 30,491.11	\$ 15,967.25
96900 Total Operating Expenses /12		\$ 111,111.00	\$ 98,811.35	\$ 61,300.50	\$ 71,839.16	\$ 119,369.69	\$ 55,918.34
AP Denominator Total:		\$ 111,111.00	\$ 98,811.35	\$ 61,300.50	\$ 71,839.16	\$ 119,369.69	\$ 55,918.34
AP:		0.15	0.19	0.22	0.19	0.26	0.29
AP Score (max points 4):		4	4	4	4	4	4
Overall AMP Score							
Indicator #1 - Occupancy Rate (OR)		1	1	12	12	4	4
Indicator #2 - Tenant Accounts Receivable (TAR)		0	5	5	2	5	2
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4	4
Physical condition adjustment		1	1	1	1	1	1
Neighborhood environment adjustment		1	0	1	0	0	0
Project MASS score (Maximum points 25)		7	11	23	19	14	11
Number of units in Project	1340	196	126	108	99	266	117
Weighted Value (Project MASS score times number of units)	17071	1372	1386	2484	1881	3724	1287
Total number of units in PHA's portfolio	1340	196	126	108	99	266	117
Overall AMPs Management Operations Indicator Score:	12.74	7.00	11.00	23.00	19.00	14.00	11.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of January 31, 2026

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Occupancy Rate (OR)					
FDS #					
11210 Unit Months Leased	568	223	405	237	88
OR Numerator Total:	568	223	405	237	88
11190 Unit Months Available	592	248	473	256	88
OR Denominator Total:	592	248	473	256	88
Occupancy Rate:	0.95946	0.89919	0.85624	0.92578	1.00000
Occupancy Rate Score (max points 16):	8	0	0	4	16
Indicator #2 - Tenant Accounts Receivable (TAR)					
FDS # (Maximum points 5)					
126 Accounts Receivable - Tenants	\$ 54,226.87	\$ 27,115.00	\$ 11,400.00	\$ 102,600.34	\$ 5,606.00
TAR Numerator Total:	\$ 54,226.87	\$ 27,115.00	\$ 11,400.00	\$ 102,600.34	\$ 5,606.00
70500 Total Tenant Revenue	\$ 211,263.00	\$ 47,085.00	\$ 125,835.00	\$ 28,578.00	\$ 49,647.00
TAR Denominator Total:	\$ 211,263.00	\$ 47,085.00	\$ 125,835.00	\$ 28,578.00	\$ 49,647.00
TAR:	26.0%	58.0%	9.0%	359.0%	11.0%
TAR Score (max points 5):	2	0	5	0	5
Indicator #3 - Accounts Payable (AP)					
FDS # (Maximum points 4)					
312 Accounts Payable - Current	\$ 21,646.84	\$ 21,879.46	\$ 11,927.93	\$ 15,846.06	\$ 258.53
313 Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:	\$ 21,646.84	\$ 21,879.46	\$ 11,927.93	\$ 15,846.06	\$ 258.53
96900 Total Operating Expenses /12	\$ 81,688.68	\$ 46,280.64	\$ 85,541.00	\$ 138,928.00	\$ 8,456.90
AP Denominator Total:	\$ 81,688.68	\$ 46,280.64	\$ 85,541.00	\$ 138,928.00	\$ 8,456.90
AP:	0.26	0.47	0.14	0.11	0.03
AP Score (max points 4):	4	4	4	4	4
Overall AMP Score					
Indicator #1 - Occupancy Rate (OR)	8	0	0	4	16
Indicator #2 - Tenant Accounts Receivable (TAR)	2	0	5	0	5
Indicator #3 - Accounts Payable (AP)	4	4	4	4	4
Physical condition adjustment	1	1	1	1	0
Neighborhood environment adjustment	1	1	0	1	1
Project MASS score (Maximum points 25)	16	6	10	10	25
Number of units in Project	148	69	116	92	3
Weighted Value (Project MASS score times number of units)	2368	414	1160	920	75
Total number of units in PHA's portfolio	148	69	116	92	3
Overall AMPs Management Operations Indicator Score:	16.00	6.00	10.00	10.00	25.00

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 01/31/2026

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 4,688,713.94

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 160,780.24
	TOTAL INVESTED		\$ 160,780.24

SLHA - Housing Choice Voucher Income Statement

Period = Oct 2025-Jan 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
REVENUE				
GRANT INCOME				
Section 8 HAP Earned	18,592,505.00	18,575,844.00	16,661.00	55,727,530.00
Section 8 Admin. Fee Income	1,686,169.00	1,507,400.00	178,769.00	4,522,203.00
Port-In Admin Fees Earned	3,983.82	0.00	3,983.82	0.00
Port In HAP Earned	82,369.00	0.00	82,369.00	0.00
TOTAL GRANT INCOME	20,365,026.82	20,083,244.00	281,782.82	60,249,733.00
OTHER INCOME				
Operating Shortfall Revenue	0.00	179,040.00	-179,040.00	537,115.00
TOTAL OTHER INCOME	0.00	179,040.00	-179,040.00	537,115.00
TOTAL INCOME	20,365,026.82	20,262,284.00	102,742.82	60,786,848.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,137,041.43	1,545,660.00	408,618.57	4,636,959.00
TOTAL TENANT SERVICES EXPENSES	5,503.66	832.00	-4,671.66	2,500.00
TOTAL UTILITY EXPENSES	10,396.23	13,952.00	3,555.77	41,856.00
Total Materials	1,576.79	900.00	-676.79	2,700.00
Total Contract Costs	17,212.28	20,116.00	2,903.72	60,342.00
TOTAL MAINTENANCE EXPENSES	18,789.07	21,016.00	2,226.93	63,042.00
TOTAL PROTECTIVE SERVICES	8,931.16	12,880.00	3,948.84	38,640.00
TOTAL INSURANCE PREMIUMS	119,976.66	77,600.00	-42,376.66	232,821.00
TOTAL GENERAL EXPENSES	247.09	14,500.00	14,252.91	43,500.00
TOTAL OPERATING EXPENSES	1,300,885.30	1,686,447.26	385,561.96	5,059,318.00
TOTAL HOUSING ASSISTANCE PAYMENTS	20,041,894.64	18,575,844.00	-1,466,050.64	55,727,530.00
TOTAL EXPENSES	21,342,779.94	20,262,284.00	-1,080,495.94	60,786,848.00
NET INCOME	-977,753.12	0.00	-977,753.12	0.00

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Carla Matthews, Director of Operations for HCV

Date: March 11, 2026

Subject: Housing Choice Voucher Board Report

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

HCV Programs

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

1) Housing Choice Voucher (Section 8)

The general Section 8 program assists very low-income, elderly and disabled families in affording decent and safe housing in the private market. There are approximately 5,759 active participants in the Section 8 program and approximately 5,179 families are on the waitlist. During this reporting period, no new HCV vouchers were issued and 363 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.

December 2025	January 2026	February 2026
100%	100%	100%

Recent trends indicate that families are experiencing difficulties locating suitable housing. To prevent households from being penalized during the process, HCV works closely with program participants to extend the voucher terms per 24 CFR 982.303(b)(1). HCV has also enacted regularly scheduled landlord briefings to expand the pool of interested landlord participants and improve leasing ability. Landlord briefings are typically held on the first Tuesday of each month.

A briefing was held on February 3, 2026. The HCV team is exploring new and innovative ways to house clients, work with community partners and boost efforts to increase landlord participation. HCV will continue to track and monitor the effectiveness of current utilization strategies and implement new strategies as needed. As additional trends and barriers emerge, HCV will adopt additional utilization strategies authorized per PIH Notice 2022-18.

2) Project-Based Vouchers

Project-based vouchers (PBVs) are a component of SLHA's Housing Choice Voucher (HCV) program. Per HUD guidance, SLHA can use up to 20% of its authorized voucher units to dedicate affordable housing units within a residential development. There are 200 active participants. No referrals were received during the month of February.

3) Emergency Housing Vouchers

The Emergency Housing Voucher (EHV) program is a special voucher program that promotes rapid rehousing for individuals who are homeless, at risk of homelessness, fleeing or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. Through this initiative, HCV partners with the Continuums of Care (CoCs) and Victim Service Providers (VSPs) to develop strategies that effectively address the needs of vulnerable populations in the community. Since the program was implemented in July 2021, 180 families have been housed. Eleven (11) families are currently searching for a unit.

4) HUD-VASH Vouchers

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program is a special rental assistance program for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs. There are 230 active participants in the HUD-VASH program. During this reporting period, 10 referrals were received and 14 additional families are actively searching for housing.

5) Bridge to Homeownership Vouchers

The Bridge to Homeownership program allows families that are assisted under the HCV program to use their voucher/subsidy to buy a home and receive monthly mortgage payment assistance. The Bridge to Homeownership program has 17 active participants.

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

7) Tenant Protection Vouchers

Tenant Protection Vouchers (TPVs) benefit the owner by helping preserve occupancy stability during the transition from one financing mechanism to another. The resulting rent security helps create and preserve a short-term reliable income stream. TPVs are meant to ensure there is no displacement of low-income residents because of various actions, resulting in a loss of subsidy assistance. There are 173 active participants in the TPV program. One family is currently searching for a unit.

8) Foster Youth to Independence Vouchers

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

Program Maintenance

Recertification

Five hundred six (506) annual recertifications were completed during this reporting period. The recertification process is now available to our participants online. SLHA will offer a paper recertification form at a participant's request as a reasonable accommodation. Currently, 134 annual recertifications are over 14 months past due. Staff is working to resolve outstanding recertifications by conducting weekly reviews of recertifications that are due and offering overtime to staff for completion of recertifications.

Housing Quality Standards Inspections

During the reporting period, HCV conducted 495 inspections: 187 biennial inspections, 174 reinspections, 103 initial inspections, 19 quality control, no 24-hour emergency and 12 special inspections. This represents a constant tread in the number of inspections over the past three months.

	December 2025	January 2026	February 2026
Biennial Inspections	144	162	187
Reinspection	156	161	174
Initial Inspections	88	122	103
Quality Control	10	16	19
Special Inspections	15	25	12
24-hour emergency	0	7	0
Total	413	493	495

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.

	December 2025	January 2025	February 2026
HCV Participants	4851	4863	4871
Landlords	1981	1990	1994
Total	6832	6853	6865

Family Self Sufficiency

The Family Self Sufficiency (FSS) program helps families in HUD-assisted rental housing to improve financial security and build financial capability and assets. The FSS program provides participants with case management/financial coaching and an escrow incentive that allows them to apply income increases towards saving goals. Currently, 71 participants are enrolled and approximately 30 participants have escrow accounts.

New Business/Upcoming Events

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

St. Louis Housing Authority

S8 Waitlist Breakdown Summary

By Bedroom Size

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
February 1 - February 28, 2026

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

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

St. Louis Housing Authority
February 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	191	187	4	105	0	49	24	0	0	9	98%
Initials	103	103	0	72	0	11	11	0	0	9	100%
Reinspections	177	174	3	102	0	42	18	0	0	7	98%
Quality Controls	19	19	0	16	0	0	0	0	0	0	100%
Specials	12	12	0	3	0	8	1	0	0	3	100%
Total	502	495	7	298	0	110	54	0	0	28	99%

Inspection Deficiency Statistical Report

Property: HCV

Inspected Date: 02/01/2026 - 02/28/2026

Primary Status: Fail

	Total Observations
Absent or insecure railings	1
Accumulation of objects or debris on steps	1
All burners not working (all burners have to be operable)	3
All operating knobs must be present	1
Badly cracked outlet	3
Broken or frayed wire	3
Broken/missing steps or boards	6
Ceiling material is bulging and/or buckling and must be repaired	3
Ceiling surface is wet and has mold-like substances	7
Clogged	7
Cracked pane	7
Damaged floor boards	9
Deteriorated surfaces exceed two square feet	1
Door leading to outside or common public hall does not lock	3
Door lock(s) are not operable	16
Entry of significant ground water into unit (flooding of basement)	3
Evidence of severe leakage of water or the presence of sewer gas	1
Evidence of sewer back-up	3
Excessive paint issues	2
Exposed fuse/breaker box connections	4
Falling material	24
Falling surface materials (other than wall paper or paint)	1
Gutter in poor condition	1
Gutters not securely attached	1
Gutters, downspouts and soffits have serious decay allowing significant water and air infiltration	4
Hall/stair lights do not function	2
Handrail missing (4 or more steps)	1
Heating equipment not capable of providing adequate heat	14
Holes or cracks	37
Holes or cracks - air penetration	2
Improper types of wiring, connections or insulation	2
Inadequate lighting	2
Lack of security for the unit (24 hr)	3
Large cracks or holes	1
Large sections of crumbling brick, stone or concrete	2
Leaking	18
Leaks	1
Light fixture hanging from electrical wires without other firm support of fixture	1
Lock(s) not fasten securely to door	4
Lock(s) striker plate not operable or fasten securely to frame (jamb)	14
Locks exterior door	2
Locks exterior window	2
Locks porch	1
Loose or damaged structural members	8

Loose sections of plaster which are in danger of falling	1
Many missing parts such as ceiling tile	1
Mechanism within toilet does not work	3
Missing cover plate	4
Missing cover plate on switch or outlets	2
Missing fixture	2
Missing height protection	1
No adequate air circulation	2
No cold water	6
No fixture	1
No fixture or outlet	6
No flush toilet	3
No hot water	5
No hot water (24hr)	5
No outside/public entrance	9
No permanent fixture	8
No preparation space	1
No pressure relief valve	1
No Refrigerator	2
No sink	1
No smoke detector	21
No storage space	10
No tub or shower	9
No water service (Annual only 24 hr)	2
No window or exhaust fan	1
Non-insulted wiring	1
Not connected to a system that delivers hot and cold running water	10
Not connected to an acceptable drainage system	6
Not connected to approvable system	1
Not enough equipment	2
Not served by approvable system	2
Not weatherized	6
One outlet	2
Other hazards-tripping	1
Oven does not work	9
Overloaded circuits evidenced by frequently "blown/tripped" fuses	7
Presence of large holes	1
Refrigerator not maintaining a low enough temperature to keep food from spoiling	2
Repair/replace leaking water heater	1
Roof has serious defects, buckling or sagging, large holes indicting potential of structure collapse	1
Roof in poor condition	5
Roof leaks	4
Severe buckling or movement under walking stress	1
Severe buckling, bulging or leaning	4
Severe bulging	1
Severe floor damage caused by water from tub or shower	1
Severe leakage of water	1
Severe leaning	1

Signs of rats, mice or vermin	5
Sink is not connected to a properly operating drain system	2
Sink is not connected to water system to provide hot or cold water	4
Smoke detector not working	20
Stove does not work	5
Temperature too high	2
Toilet does not flush	1
Toilet does not work	2
Tripping hazard	7
Unit has evidence of roach infestation	5
Unit has mice or rats as evidenced by mice and rat holes and or droppings	2
Unit's exterior door(s) to do not provide access to or egress from unit	3
Unsafe hallway	2
Unsafe location	1
Unsecured handrail	5
Unsecured height protection	3
Unsupported fixture	9
Un-vented space or room heater	1
Wall holes allowing significant drafts to enter the unit	1
Water damage to interior ceiling (indicating leaks)	2
Total	491

FINANCE

St. Louis Housing Authority

Balance Sheet

Period = Jan 2026

Book = Accrual

	Current Balance
ASSETS	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	5,377,999.39
Cash Non-Fed Gala Fundraiser	517.64
Cash SLHA Property Management	2,243,190.84
Petty Cash	500.00
Cash General Disbursing	13,455,269.85
Cash Non-Fed Rent	371,367.25
Cash-Non-Fed-Link Market	20,496.94
Cash Clinton Peabody TAB	2,845.21
Cash City Faces	24,679.97
Cash James House TAB	26,863.34
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	4,208.30
Cash LaSalle Youth Festival	-2,562.33
Cash Les Chateux TAB	61.51
Cash-Renaissance PL @ Grand	3,216.92
Cash -Kingsbury	4,506.50
Cash Cambridge Sr TAB	613.92
Cash Payroll	122,341.59
Total Unrestricted Cash	21,763,495.33
Restricted Cash	
Cash Restricted-Security Deposits	273.00
Cash Restricted-FSS Escrow	385,732.39
Cash Restricted-HAP	-567,517.35
Cash Restricted-Trust/Escrow Reserves	3,521,376.69
Cash Restricted-SLHA Mgt Security Deposits	313,287.38
Cash Restricted-Endowment/Homeownership	1,474,813.62
Cash Restricted-Cochran Program Income	728,538.16
Cash Restricted-Rev Bonds Debt Service	37,695.03
Total Restricted Cash	5,894,198.92
TOTAL CASH	27,657,694.25
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	912,527.33

St. Louis Housing Authority

Balance Sheet

Period = Jan 2026

Book = Accrual

	Current Balance
Allowance for Doubtful Accounts-Tenants	-81,749.45
A/R Repayment Agreement	25,342.31
A/R-Other	217,345.00
A/R-Other	3,832.00
A/R-Other-Section 8 Owners/Tenants	1,549,796.88
A/R Fraudulent	11,636.38
A/R Port Ins	34,427.53
Accrued Interest Receivable	2,746.11
TOTAL ACCOUNTS AND NOTES RECEIVABLE	2,675,904.09
OTHER CURRENT ASSETS	
Investments-Unrestricted	5,186,037.14
Investments-Restricted	286,933.09
Investments Restricted -WC Self Insurance	379,477.01
Prepaid Insurance Auto	47,743.28
Prepaid Insurance Property	581,056.36
Prepaid Insurance Liability	156,462.76
Prepaid Insurance Fidelity Bond	2,605.20
Insurance Surplus Deposits	1,409,454.77
TOTAL OTHER CURRENT ASSETS	8,049,769.61
TOTAL CURRENT ASSETS	38,383,367.95
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	15,704,769.69
Accum Depreciation-Buildings	-193,465,495.18
Accum Depreciation-Furn & Equip Dwellings	-153,860.00
Accum Depreciation-Furn & Equip Nondwelling	-462,804.60
Accum Depreciation-Vehicles	-349,860.92
Accum Depreciation-Leashold Improvements	-321,082.63
Accum Depreciation-Site Improvements	-4,900,212.96
Operations	14,139,749.15

St. Louis Housing Authority

Balance Sheet

Period = Jan 2026

Book = Accrual

	Current Balance
Capital Funds Operations	2,055,857.00
Administration & Other Costs	5,977,547.30
Project Coordinator	771,263.19
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	5,672,363.57
Soft Cost Contra	-31,707,636.43
CFG-Hard Cost Contra	-16,665,999.98
CFG-Site Improvement	1,539,521.05
CFG-Site Improvement-Soft	102,524.51
CFG-Dwelling Structure	14,211,897.36
CFG-Dwelling Structure-Soft	132,380.89
CFG-Dwelling Equipment	298,542.33
CFG-Non-Dwelling Structure	63,540.00
CFG-Non-Dwelling Equipment	408,900.77
CFG_Non-Dwelling Equip-Soft	10,976.94
CFG - Demolition	960.00
CFG-Relocation	66,515.16
CFG-Bond Debt Obligation	5,290,366.00
CFG-Contra Bond Debt Obligation	-5,290,366.00
TOTAL FIXED ASSETS (NET)	76,054,502.19
NOTES, LOANS & MORTGAGES RECEIVABLE	
Notes & Mortgages Receivable	110,729,848.09
Notes & Mortg Interest Receivable	2,078,066.85
Discount Notes/Amortization	-46,785,780.42
Darst HO- Notes & Mortgage Rec	4,284,023.95
Darst HO- Discount Notes/Amortization	-4,284,023.95
Blumeyer HO- Notes & Mortgage Rec	1,428,908.39
Blumeyer HO- Discount Notes/Amortization	-1,428,908.39
Cochran HO- Notes & Mortgage Rec	795,651.67
Cochran HO- Discount Notes/Amortization	-569,417.00
Notes & Mortgages - SOLAR	5,608,174.00
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLE	71,856,543.19
OTHER ASSETS	
Right of Use Asset -Leases	151,306.88
Right of Use Asset -Leases	74,645.18

St. Louis Housing Authority

Balance Sheet

Period = Jan 2026

Book = Accrual

	Current Balance
Right of Use- Accum/Amort-Leases	-144,770.10
Right of Use -Accum/Amort-Leases	-74,645.18
TOTAL OTHER ASSETS	6,536.78
TOTAL NONCURRENT ASSETS	147,917,582.16
TOTAL ASSETS	186,300,950.11

LIABILITIES & EQUITY

LIABILITIES:

CURRENT LIABILITIES:

A/P Vendors and Contractors	-1,251,023.81
A/P Vendors -Non Control	1,551,630.88
A/P Vendors and Contractors	51,374.08
Tenant Security Deposits	177,113.26
Security Deposit Interest	220.97
Security Deposit Clearing Account	3,318.50
Security Deposit-Pet	122.00
Garnishment Clearing Account	-2,025.13
United Way	2,689.08
Dental Deduction	-8,759.10
Union Dues	-494.64
United Negro College Fund	26.00
Arts & Education	77.40
Garnishments	153.24
Deferred Comp PEBSCO	-680.00
Retirement Pension	1,438.14
Deferred Comp SBG	0.03
Roth 457 Deduction SBG	1,485.52
Retirement Insurance	14,597.11
Section 125 Childcare Deduction	8,003.21
Section 125 Medical Deduction	5,627.49
Medical Insurance	-25,154.70
Long Term Disability	-8,206.04
Vision Insurance	108.83
Voluntary/Term Life Ins Deduction	-331.41
Colonial Life Ins Deduction	1,496.31
Landlord Back-up Withholdings	3,918.70
A/P -Other	1,880.00
Current Portion of LT Debt - Bonds	950,000.00
Accrued Interest Payable-Bonds	0.75
Accrued Compensated Absences-Current	145,715.39
Lease Liability-Short Term	4,542.48

St. Louis Housing Authority

Balance Sheet

Period = Jan 2026

Book = Accrual

	Current Balance
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	39,570.12
Unearned Revenue -EHV	227,217.00
TOTAL CURRENT LIABILITIES	1,898,584.99
NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	381,398.03
FSS Escrow	206,978.72
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	1,585,371.05
TOTAL LIABILITIES	3,483,956.04
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	28,829,133.23
Unrestricted Net Assets -Retained Earnings	2,878,147.65
TOTAL RETAINED EARNINGS:	100,770,416.07
TOTAL EQUITY	182,816,994.07
TOTAL LIABILITIES AND EQUITY	186,300,950.11

St. Louis Housing Authority

Income Statement

Period = Jan 2026

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	201,638.50	799,678.00
Utility Reimb.-LIPH	-30,279.00	-132,732.00
Total Rental Income	171,359.50	666,946.00
Other Tenant Income		
Cleaning Fee	0.00	25.00
Damages/Maintenance	325.00	435.00
Late Charges	9,165.00	34,882.50
Legal Fees - Tenant	0.00	981.00
NSF Charges	0.00	35.00
Tenant Owed Utilities	63.00	63.00
Misc.Tenant Income	102.00	1,694.00
Vacate Charges	448.00	13,133.00
Total Other Tenant Income	10,103.00	51,248.50
NET TENANT INCOME	181,462.50	718,194.50
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	780,632.00	3,633,107.15
HUD PHA Operating Grants/Subsidy	166,346.00	1,027,865.00
Capital Fund Revenue	-34,737.66	-34,737.66
Section 8 HAP Earned	5,028,734.00	18,592,505.00
Section 8 Admin. Fee Income	406,405.00	1,686,169.00
Port-In Admin Fees Earned	1,238.03	3,983.82
Port In HAP Earned	22,787.00	82,369.00
Capital Fund Grants	235,529.56	1,756,520.06
Capital Fund Grants-Soft Costs	87,149.40	596,707.19
TOTAL GRANT INCOME	6,694,083.33	27,344,488.56
OTHER INCOME		
Interest Income	12,740.10	12,740.10
Investment Income - Unrestricted	23,213.92	74,389.73
Investment Inc -Restricted Non-Allocated	8,651.14	35,436.45
Investment Income - WC Self Insurance	5,693.77	5,693.77
Fraud Recovery PH	-2,876.50	-15,467.50
Non-Dwelling Rent	2,354.00	4,708.00
Vending Income-James House TAB	644.37	2,812.33
Vending Income-Parkview	466.71	8,084.62
Vending Income-Badenhaus TAB	108.72	337.38

St. Louis Housing Authority

Income Statement

Period = Jan 2026

Book = Accrual

	Period to Date	Year to Date
Vending Income -Kingsbury	199.38	689.68
Contributions- Clinton Peabody	0.00	2,635.00
Contributions -LaSalle Youth Festival	0.00	2,500.00
Other Miscellaneous Income	63,735.51	168,354.67
Other Income-Bank Rent	3,216.67	12,866.68
Pension Forfeitures	88.46	11,785.45
Insurance Proceeds	0.00	67,393.36
Insurance Proceeds	0.00	6,243.39
PH & HAP FSS Forfeitures	2,999.61	2,999.61
TOTAL OTHER INCOME	121,235.86	404,202.72
TOTAL INCOME	6,996,781.69	28,466,885.78

EXPENSES

OPERATING EXPENSES

ADMINISTRATIVE

Administrative Salaries

Administrative Salaries	410,294.51	1,151,357.01
Administrative Salaries	118,278.28	325,067.92
Administrative Salaries-PT	8,377.99	26,778.99
Manager/Superintendent Salaries	0.00	1,031.24
Admin Salaries-Overtime	3,970.83	4,836.51
FICA	29,508.10	82,545.34
Health Benefits	60,270.88	168,073.26
Retirement Benefits	51,757.24	143,139.97
Unemployment Insurance	3,896.36	3,999.59
Long Term Disability	434.69	1,518.65
Dental	2,192.52	5,976.80
Cell Phones	1,525.59	4,233.20
Beneflex HSA	4,643.51	9,817.41
WC MO 2nd Injury Fund	0.00	13.63
WC Self-Insurers Qtrly Taxes	319.50	529.65
FICA	8,907.50	24,402.25
Health Benefits	19,566.52	54,199.70
Retirement Benefits	13,155.81	35,892.28
Unemployment Insurance	1,504.03	1,814.60
Long Term Disability	123.10	317.51
Dental	865.44	2,396.35
Cell Phones	138.63	383.56

Total Administrative Salaries	739,731.03	2,048,325.42
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Legal Expense

Legal Services	9,195.70	67,987.51
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St. Louis Housing Authority

Income Statement

Period = Jan 2026

Book = Accrual

	Period to Date	Year to Date
Legal Services	1,419.00	-33.50
Total Legal Expense	10,614.70	67,954.01
Other Admin Expenses		
Staff Training	0.00	-752.90
Travel/Mileage	683.57	7,652.12
Port Out Admin Fee Paid	4,189.69	17,375.69
Total Other Admin Expenses	4,873.26	24,274.91
Miscellaneous Admin Expenses		
Office Supplies	2,076.24	6,160.33
Office Supplies	0.00	929.64
Postage	3,671.10	10,907.10
Postage	155.73	380.73
Advertising	1,101.24	11,028.67
Fiscal Agent Fees	400.00	800.00
Printing & Publications	0.00	2,140.81
Printing & Publications	0.00	293.78
Membership Fees	13,938.84	16,649.34
Telephone	0.00	2,796.00
Telephone	13,751.10	30,838.23
Maint Agreement-Office Equipment	1,079.68	2,159.36
Maint Agreement-Office Equipment	1,400.00	3,250.00
Professional/Technical Services	35,141.66	281,600.32
Consultants-LaSalle Youth Festival	636.94	4,828.59
Software License Fees	211.07	1,102.04
Internet / Cable	1,109.95	5,572.01
Computer Supplies	17,800.30	20,370.44
Computer Supplies	0.00	-619.90
Other Admin Expense	11,031.44	27,311.97
Other Admin Expense	-50.00	12,217.84
Bank Fees	1,041.66	5,219.63
Bank Fees -FSS	73.60	237.50
Office Equipment Repairs	0.00	297.50
Subscription-News/Magazines	17.95	71.84
D/A Testings/Results	114.85	354.25
Copying Expense	0.00	7,382.44
Allocated OH-Administrative Expense	4,539.96	8,807.83
Allocated OH-Legal Expense	0.00	8.21
Allocated OH-Tenant Services Expense	0.00	28.92
Allocated OH-Utilities Expense	1,522.54	2,599.06
Allocated OH-Materials Expense	256.51	336.43
Allocated OH-Maintenance Expense	781.36	3,503.23

St. Louis Housing Authority

Income Statement

Period = Jan 2026

Book = Accrual

	Period to Date	Year to Date
Allocated OH-Protective Services Expense	380.64	1,279.22
Allocated OH-Insurance Expense	8,844.12	21,411.22
Allocated OH-General Expense	7.32	7.38
Total Miscellaneous Admin Expenses	121,035.80	492,261.96
TOTAL ADMINISTRATIVE EXPENSES	876,254.79	2,632,816.30

TENANT SERVICES

Tenant Services Salaries	8,176.89	23,027.30
FICA	623.24	1,768.78
Health Benefits	1,106.22	2,691.80
Retirement Benefits	1,077.93	3,337.07
Unemployment Insurance	105.40	105.40
Dental	33.22	104.64
Cell Phones	87.21	212.21
Relocation Costs	0.00	21,987.31
Tenant Srv Rec/Pub/Other	724.55	818.32
Tenant Srv Rec/Pub/Other-Clinton TAB	142.58	163.83
Tenant Srv Rec/Pub/Other-James House TAB	2,557.24	3,292.56
Tenant Srv Rec/Pub/Other-Euclid TAB	1,223.65	1,866.90
Tenant Srv Rec/Pub/Other-Parkview	1,071.42	2,213.01
Tenant Srv Rec/Pub/Other-Lafayette TAB	0.00	21.25
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grand	315.99	3,160.97
Tenant Srv Rec/Pub/Other Cambridge I-II TAB	0.00	74.69
Landlord -Excess Damage Reimb	0.00	5,200.00
Tenant Services Screening	0.00	1,230.58
Tenant Participation Funds	1,015.08	2,407.04
Tenant Participation Fund-James House TAB	0.00	64.14
Tenant Srv Lobby Monitors	9,451.25	28,000.00
Tenant Services Other-Circle of Friends (SLU)	1,000.00	5,327.40
TOTAL TENANT SERVICES EXPENSES	28,711.87	107,075.20

UTILITIES

Mixed Finance Utilities	188,950.10	627,415.82
Water	61,484.00	81,761.85
Electricity	87,042.03	218,414.57
Gas	19,738.52	26,726.08
Sewer	155,020.70	261,689.63
TOTAL UTILITY EXPENSES	512,235.35	1,216,007.95

MAINTENANCE AND OPERATIONS

General Maint Expense

St. Louis Housing Authority

Income Statement

Period = Jan 2026

Book = Accrual

	Period to Date	Year to Date
Maintenance -Salaries & Grounds	112,934.31	314,057.36
Maint Labor -Janitorial Cleaning	29,439.38	77,256.69
Maintenance Labor-Overtime	12,489.91	33,289.81
FICA	11,419.36	31,611.12
Health Benefits	21,119.00	56,311.13
Retirement Benefits	17,389.10	46,848.79
Unemployment Insurance	1,967.10	2,091.37
Long Term Disability	193.62	520.57
Dental	1,226.86	3,357.62
Cell Phones	126.24	349.25
Total General Maint Expense	208,304.88	565,693.71
Materials		
Materials Generic	107.18	107.18
Materials-Custodial	1,453.64	2,126.54
Materials-Custodial	5,351.72	14,398.22
Materials-Electrical	1,663.51	3,806.66
Materials-Plumbing	3,573.99	8,044.45
Materials-Lawn/Grounds/Snow Removal	5,037.60	5,078.54
Materials-Tools/Equipment	536.55	905.95
Materials-Boiler	419.80	419.80
Materials-Other	0.00	29.98
Materials-Other	5,854.04	12,251.73
Materials-HVAC	5,116.37	9,410.38
Materials-Gas/Oil Vehicles	73.30	73.30
Materials-Appliances	5,447.27	20,358.60
Materials-Hardware	275.49	275.49
Materials-Paint	1,330.87	1,391.58
Materials-Flooring	0.00	2,197.90
Materials-Cabinets/Countertops Doors/Windows	3,776.78	6,466.20
Total Materials	40,018.11	87,342.50
Contract Costs		
Contract-Elevators	23,275.71	47,654.50
Contract-Trash Removal	7,976.46	9,539.59
Contract-Trash Removal	0.00	78,431.54
Contract-Custodian	2,847.50	11,390.00
Contract-Custodian	2,904.81	3,538.20
Contract-Plumbing	0.00	3,470.00
Contract-Plumbing	7,096.55	20,658.44
Contract-Uniform Cleaning	0.00	1,649.52
Contract-Snow Removal	680.00	4,016.25
Contract-Snow Removal	0.00	4,591.66

St. Louis Housing Authority

Income Statement

Period = Jan 2026

Book = Accrual

	Period to Date	Year to Date
Contract-Grounds/Lawn	0.00	888.25
Contract-Grounds/Lawn	0.00	37,467.00
Contract-Auto Gas	133.97	1,830.62
Contract-Auto Gas	904.34	2,917.67
Contract-HVAC	0.00	4,886.46
Contract-HVAC	4,922.88	43,182.75
Contract-Fire Protection	0.00	283.75
Contract-Fire Protection	4,510.73	12,206.03
Contract-Vehicle Repairs	1,485.03	3,123.54
Contract-Vehicle Repairs	511.17	945.64
Contract-Other	5,035.00	5,638.72
Contract-Exterior Building Repairs	0.00	500.00
Contract-Parking Lot Repairs	0.00	641.79
Contract-Electrical	2,738.30	7,025.02
Contract-Pest Control/Extermination	165.75	1,328.55
Contract-Pest Control/Extermination	0.00	14,982.12
Contract-Flooring Installation	1,388.79	6,110.53
Contract-Painting/Wall Repairs	41,548.62	66,742.87
Contr-Cabinet/Counters/Door/Windows	9,428.90	23,907.53
Contract-Lease Automobiles	0.00	11,241.24
Contract-Bed Bug Eradication	0.00	2,675.00
Contracts -Disaster Relief Expenses	41,752.13	432,870.73
Total Contract Costs	159,306.64	866,335.51
TOTAL MAINTENACE EXPENSES	407,629.63	1,519,371.72
PROTECTIVE SERVICES		
Security Alarm Service	4,347.00	5,647.00
Security/Law Enforcement	30,471.72	142,628.46
Security Enforcement-Police	0.00	142,213.25
Security Enforcement/Sec Guards	3,425.76	14,699.98
TOTAL PROTECTIVE SERVICES	38,244.48	305,188.69
INSURANCE PREMIUMS		
Workers Comp Claims	95,249.37	179,223.87
Auto Insurance	5,967.90	26,732.44
Property Insurance	72,632.04	290,528.19
Cyber Security Insurance	0.00	12,095.16
Fidelity Bond Insurance	325.65	1,302.60
Liability Insurance	19,557.86	78,482.44
Excess Workers Comp Insurance	0.00	21,296.98
TOTAL INSURANCE PREMIUMS	193,732.82	609,661.68

St. Louis Housing Authority

Income Statement

Period = Jan 2026

Book = Accrual

	Period to Date	Year to Date
GENERAL EXPENSES		
Other General Expense	205,548.01	1,004,437.42
Other General Exp-Gala	0.10	0.10
Other General Exp-Disaster Relief	0.00	5,286.95
PH FSS Escrow Expense	5,270.99	23,555.58
TOTAL GENERAL EXPENSES	210,819.10	1,033,280.05
TOTAL OPERATING EXPENSES	2,267,628.04	7,423,401.59
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	4,782,272.00	18,655,089.00
Tenant Utility Payments-Voucher	205,830.00	820,949.00
Portable Out HAP Payments	138,500.00	538,926.59
FSS Escrow Payments	5,359.00	26,930.05
TOTAL HOUSING ASSISTANCE PAYMENTS	5,131,961.00	20,041,894.64
OTHER FINANCING SOURCES		
Equity Transfer Capital Assets IN	235,529.56	1,756,520.06
Equity Transfer Capital Assets OUT	235,529.56	1,756,520.06
Operating Transfers IN	0.00	142,213.25
Operating Transfers OUT	0.00	142,213.25
TOTAL OTHER FINANCING SOURCES	0.00	0.00
UTILITY CONSUMPTION		
Water Consumption	24,238.31	32,226.42
Water Consumption Contra	24,238.31	32,226.42
Electric Consumption	835,526.00	1,964,046.00
Electric Consumption Contra	835,526.00	1,964,046.00
Gas Consumption	13,366.00	19,671.00
Gas Consumption Contra	13,366.00	19,671.00
Sewer Consumption	20,710.00	35,596.00
Sewer Consumption Contra	20,710.00	35,596.00
TOTAL UTILITY CONSUMPTION	0.00	0.00
TOTAL EXPENSES	7,399,589.04	27,465,296.23
NET INCOME	-402,807.35	1,001,589.55

DEVELOPMENT

MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: March 11, 2026

Subject: Development and Modernization Department Board Report

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

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

RD 22-03 – Clinton-Peabody Apartments Redevelopment – SLHA and POAH conducted the resident engagement meeting on February 19, 2026 at 3:30 p.m.

POAH gave an update on the progress for the Phase I redevelopment and described efforts on the site work to prep for construction.

Over the past few months, POAH has been highlighting its “Campaign to a New Home”, which is meant to prepare residents for their new community. At the February meeting, staff went into an FAQ deep dive with the residents to highlight some of the common questions they receive during this process.

The SLHA Resident Initiatives Department gave an update on the upcoming Resident Initiatives Jamboree to be held on March 19, 2026 at the Emerson Performance Center on the Harris-Stowe State University campus. This year marks the third anniversary of the Jamboree and it will be the department's biggest event so far. The event focuses on connecting residents with resources and an opportunity for community with other residents. This year, Resident Initiatives has made sure to include Section 8 participant families who have responded enthusiastically.

An update was given by the TAB president about efforts to continue keeping the Clinton-Peabody site clean and safe.

Partner announcements included Ready Readers, Carol House, the city Neighborhood Improvement Specialist, and elected officials. And as part of the Valentine's Day celebration, residents participated in music trivia and raffle prizes.

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

Parkview RAD/Section 18 Blend Conversion – SLHA staff attended a mandatory developer meeting with the Missouri Housing Development Commission (MHDC) on February 3, 2026 in Kansas City. MHDC presented materials regarding the submission documents necessary to close on the financing and made available individual staff members for after session meetings. SLHA met with its underwriter for Parkview and spoke with the environmental review lead at MHDC to share efforts to complete the review.

On December 9, 2025, MHDC awarded SLHA almost \$9 million in tax credits 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 is waiting for a commitment letter from the City of St. Louis Community Development Administration (CDA).

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 conducted resident meetings on February 11, 2026 at 3:30 p.m. and 5:30 p.m. The meetings were well attended by residents and good questions were asked. In addition to the meetings, residents were encouraged to call with any additional questions and to encourage their neighbors who could not attend to call with any questions. Additional meetings will be scheduled in the coming months.

A resolution was approved at the January 22, 2026 SLHA board meeting authorizing the submission of a RAD/Section 18 blend conversion application for the public housing units.

Projects

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

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

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

RD 25-14 – NSSS Electrification and Unit Repairs (Thirty-Four (34) Units) – The contractor is continuing to work on units at Samuel Shepard (8) and is still on schedule to deliver those units in March. Work had been moved to Samuel Shepard due to vandalism at Page Manor. Those units were secured in February and work will begin there in March.

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

The solicitation also includes seventeen (17) units at the Towne XV development, and the remaining units at Page Manor and Samuel Shepard to receive electrical appliance and service upgrades. This work will include new electric water heaters, ranges, exhaust fans and upgraded electrical panels. These improvements will be paid for through the HRH grant so that the work can be completed more efficiently and with greater value.

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

The final piece of the James House Roof Replacement project should be resolved in March. The weather and some technical questions have delayed the installation of this final piece of work.

RD 25-01 – California Gardens Security Cameras (ESSG) 2024 – Staffing issues with the contractor and severe weather have delayed the final piece of camera work for the project. However, the new security door for the basement was installed in February.

RD 25-06 – Parkview Apartments First Floor Furniture – The west wing furniture has been delivered and installed, which includes the offices for Parkview staff who have been temporarily relocated to the east wing of the first floor. The east wing will receive its furniture at the end of March.

RD 25-02 – West Pine Elevator Replacement – The first elevator is scheduled for inspection on March 26, 2026 and will be available for service to residents after.

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

RD 24-08 – Cochran Plaza Security Upgrades – Work continues on trying to configure the camera system.

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

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

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

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

Section 18

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

Projects Ready for Close-Out

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

Grant Applications

None.

Solicitations

RD 26-13 – California Gardens (South Building) – This solicitation went out to bid on February 19, 2026, with the pre-bid 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. Bids are due on March 24, 2026. The successful completion of the project will return nine (9) units back to service.

RD 26-14 – Kingsbury Terrace Roof Replacement – This solicitation went out to bid on January 16, 2026. The general scope of work for this project will consist of, but not be limited to, the removal and replacement of the existing roof system with a 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. The bid due date was rescheduled to March 24, 2026.

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. The bids are due on March 12, 2026.

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. The bid due date has been rescheduled until April 14, 2026.

Re-Solicitations

None.

Pre-Solicitation

N/A

Planning

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

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

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

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

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

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

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

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

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

On Hold Solicitations

N/A

DEVELOPMENT AND MODERNIZATION FEBRUARY 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 I Review
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/1/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/23/2020	9/23/2020
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	0	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A	Part 58				
MO001000002	Al Chappelle Building	N/A	Roof & HVAC Replacement	1	N/A	N/A	N/A	N/A	N/A	Grice-Trivers Joint Venture	12/20/2024	100%	100%	100%	100%	100%	12/17/2020	(CDA)	Part 58	7/14/2025	7/30/2025
MO00100041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	22	5/1/2021	4/30/2024	5/1/2022	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	TBD	9/22/2020, Tier II required
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	0	N/A	N/A	N/A	Hurst-Rosche	45841	100%	100%	100%	100%	100%	N/A	N/A	N/A	N/A	N/A
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	0	N/A	N/A	N/A	Hurst-Rosche	9/22/2023	100%	100%	100%	100%	100%	4/27/2020	5/11/2020	Part 50	9/21/2020	10/2/2020
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	3/22/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	9/23/2020	9/23/2020
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/17/2024	100%	100%	100%	100%	100%	9/8/2023	9/26/2023	Part 50	9/26/2023	1/26/2024
MO0010000028	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	38	N/A	N/A	N/A	N/A	St. Louis Design Alliance	3/18/2024	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	9/23/2020
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	10	7/1/2024	6/30/2026	7/1/2024	St. Louis Design Alliance	11/7/2024	100%	100%	100%	100%	100%	N/A	N/A	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
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	2	3/3/2025	3/3/2027	TBD	St. Louis Design Alliance	3/27/2025	100%	100%	100%	100%	100%	N/A	N/A	(CDA) Part 58	9/26/2025	1/7/2025
MO0010000041	McMillan Manor I	N/A	Unit Repairs	2	6	N/A	N/A	N/A	N/A	St. Louis Design Alliance	3/27/2025	100%	100%	100%	90%	100%	N/A	N/A	(CDA) TBD	TBD	TBD
MO0010000041	McMillan Manor II	N/A	Unit Repairs	5	7	N/A	N/A	N/A	N/A	St. Louis Design Alliance	3/27/2025	100%	100%	100%	90%	100%	N/A	N/A	(CDA) TBD	TBD	TBD
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	N/A	N/A	N/A	N/A	Hurst-Rosche, Inc.	4/18/2025	20%	0%	0%	0%	0%	TBD	TBD	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	Unit Repairs	1	40	40	(9/1/24)	8/31/2026	TBD	St. Louis Design Alliance	8/22/2025	100%	100%	100%	100%	100%	TBD	N/A	(CDA) TBD	TBD	TBD

DEVELOPMENT AND MODERNIZATION FEBRUARY MONTHLY ACTIVITY REPORT

Project Information						Acquisition Plan Info.					Section 3		
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	# of Construction/Contract Days	Estimate Value	Date to Advertise	Pre-Bid Mtg Date	Contract Date	Contract Award - General Contractor / Developer	Contract Amount	% Sec 3 Bus
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	90	\$ 250,000	11/6/2022	11/17/2022	9/24/2023	Roady Exteriors	\$ 514,400	0%
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	365	\$ 1,271,329				Habitat for Humanity Saint Louis	\$ 409,250	
MO001000002	Al Chappelle Building	N/A	Roof & HVAC Replacement	1	N/A	180	\$ 950,000	8/7/2025	8/5/2025	TBD	TBD	TBD	TBD
MO00100041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	180	\$ 550,000	N/A	5/19/2025	6/6/2025	Roady Exteriors	\$ 601,000.00	0%
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	120	\$ 500,000	4/14/2024	4/30/2024	9/6/2024	Utilitra	\$552,450.21	0%
MO0010000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	60	\$ 150,000	N/A	2/26/2025	4/29/2025	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%
MO0010000028 MO0010000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	38	180	\$ 500,000	3/9/2025	3/18/2025	6/3/2025	Roady Exteriors	\$ 439,000.00	76%
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	180	\$ 820,300	5/14/2025	5/20/2025	TBD	Raineri Construction	\$ 1,384,765.00	TBD
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO0010000038	California Gardens	N/A	South Building Renovation	1	10	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO0010000038	California Gardens	N/A	North & East Buildings Renovation	2	18	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	90	\$ 250,000	7/9/2025	7/15/2025	TBD	LPI Construction Management	\$ 320,000.00	0
MO0010000041	McMillan Manor I	N/A	Unit Repairs	2	6	90	\$ 300,000	2/11/2026	2/19/2026	TBD	TBD	TBD	TBD
MO0010000041	McMillan Manor II	N/A	Unit Repairs	5	7	90	\$ 350,000	2/11/2026	2/19/2026	TBD	TBD	TBD	TBD
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	TBD	TBD	TBD	TBD	TBD	N/A	N/A	N/A
MO001000019	Parkview Apartments	N/A	Unit Repairs	1	40	120	\$ 640,000	11/3/2025	11/18/2025	1/22/2026	TBD	TBD	TBD

Development and Modernization February Monthly Activity Report														
Project Information						Contract Performance Status								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	NTP Date	Original Completion Date	Modification - Extended Completion	Substantial Completion/Punch List Completed	Unit Turnover Starts	Unit Turnover Complete	Original Target % Complete (as of today)	Actual % Complete [Enter]	Contract Closeout Completion Date
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	6/13/2024	9/11/2024	9/1/2025	11/5/2025	N/A	N/A	100%	90%	
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	TBD	-	N/A				-		
MO001000002	Al Chappelle Building	N/A	Roof & HVAC Replacement	1	N/A	TBD	-	N/A	TBD	N/A	N/A	-		
MO00100041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	N/A	N/A	-	TBD	-		
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	6/19/2025	12/16/2025	2/12/2025	TBD	N/A	N/A	100%	85%	
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	1/7/2025	5/7/2025	8/8/2025	TBD	N/A	N/A	100%	95%	
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	7/25/2025	9/23/2025	1/14/2026	TBD	N/A	N/A	100%	75%	
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	9/12/2025	3/12/2027	TBD	TBD	N/A	N/A	33%	35%	
MO0010000028 MO0010000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	38	10/21/2025	1/19/2026	TBD	TBD	N/A	N/A	100%	90%	
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	9/19/2025	3/25/2026	TBD	TBD	N/A	N/A	93%	25%	
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	TBD	TBD	N/A	TBD	N/A	N/A	0%	0%	
MO0010000038	California Gardens	N/A	South Building Renovation	1	10	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO0010000038	California Gardens	N/A	North & East Buildings Renovation	2	18	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	1/8/2026	4/8/2026	TBD	TBD	N/A	N/A	69%	40%	
MO0010000041	McMillan Manor I	N/A	Unit Repairs	2	6	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO0010000041	McMillan Manor II	N/A	Unit Repairs	5	7	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%	
MO001000019	Parkview Apartments	N/A	Unit Repairs	1	40	TBD	TBD	N/A	TBD	N/A	N/A	0%	0%	

DEVELOPMENT AND MODERNIZATION FEBRUARY MONTHLY ACTIVITY REPORT

Project Information						
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Monthly Narrative
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	The fence and gates have been installed; the electrical work and system setup were completed in September. Training of SLHA staff on the access control system occurred in October. The concrete and steel structural repair portions of the contract are being moved to a new project. Punchlist was performed November 5, 2025. Closeout is anticipated in March 2026.
N/A	Homeownership, La Saison	II	New Home Construction	5	5	Construction on new houses began fall 2025.
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	SLHA was awarded a \$750,000.00 grant from the city of St. Louis for envelope & MEP repairs.Two bids were received on September 4; review and coordination with CDA continue into 2026.
MO001000041	Hodiamont - Section 18 Disposition	1	Emergency Unit Repairs	3	22	All residents have been relocated. In anticipation of a Section 18 Application. The Environmental Review is complete. HUD has returned the application for a new appraisal.
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	Closeout activities will be completed in March 2026.
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	Construction activities continue.
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	Installation of the Lightning Protection system is anticipated in March pending weather & resolution of a technical issue.
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	Installation and configuration of the camera system was completed in November. Utilitra and SLHA IT are working on connection issues. Training and closeout activities are anticipated in March.
MO0010000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	Construction completion is anticipated in March pending weather.
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	Mobilization occurred on September 12, 2025; construction is ongoing.
MO0010000028 MO0010000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	0	The contractor mobilized in October; construction completion is anticipated in January pending weather. Closeout activities are anticipated in March.
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	26	Contract execution was executed in August. Mobilization was September 22, 2025. Work continues at Sam Shepard into March; mobilization at Towne occurred 2/23/26; work at Page Manor will continue in March.
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.
MO0010000038	California Gardens	N/A	South Building PTAC/Unit repairs	1	10	Solicitation scheduled for February 2026
MO0010000038	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
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	LPI Construction Management mobilized in January 2026
MO0010000041	McMillan Manor I	N/A	Unit Repairs	2	6	Solicitation scheduled for February 2026
MO0010000041	McMillan Manor II	N/A	Unit Repairs	5	7	Solicitation scheduled for February 2026
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	Design Work is ongoing.

DEVELOPMENT AND MODERNIZATION FEBRUARY MONTHLY ACTIVITY REPORT



West Pine Elevator Replacement



Parkview First Floor Renovations



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



Parkview Unit Repairs

St. Louis Housing Authority
Capital Fund Summaries
Open Capital Fund

AT 2/28/2026

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150117	558	294,831.00	294,831.00	0.00	294,831.00	0.00	31-Aug-2025	31-Aug-2025
MO36R00150217	559	1,785,875.00	1,785,875.00	0.00	1,785,875.00	0.00	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	8,787,844.00	0.00	8,787,844.00	0.00	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	9,020,933.00	0.00	8,815,512.09	205,420.91	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	8,341,520.00	0.00	8,341,520.00	0.00	22-Feb-2023	22-Feb-2025
MO36E00150121	566	123,277.00	123,277.00	0.00	123,277.00	0.00	9-Sep-2022	9-Sep-2023
MO36P00150122	567	9,630,778.00	9,630,778.00	0.00	9,006,336.00	624,442.00	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	9,005,579.00	0.00	6,881,973.98	2,123,605.02	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	176,690.68	343,609.32	7-Sep-2025	7-Sep-2027
MO36P00150124	571	9,250,628.00	5,247,054.39	4,003,573.61	3,277,519.64	5,973,108.36	5-May-2026	5-May-2028
MO36E00150124	572	206,295.00	196,718.08	9,576.92	148,214.39	58,080.61	19-Jun-2025	19-Jun-2026
MO36P00150125	573	9,280,621.00	1,925,412.00	7,355,209.00	0.00	9,280,621.00	13-May-2027	13-May-2029
Totals		\$66,498,481.00	\$55,130,121.47	\$11,368,359.53	\$47,889,593.78	\$18,608,887.22		
			82.9%		72.0%			

RESIDENT INITIATIVES

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: March 11, 2026

Subject: Resident Initiatives Board Report

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

ROSS Service Coordinator

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

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

Resident Engagement

The ROSS Coordinators continue to conduct outreach to enroll new residents and reactivate the previous caseload. In February, in addition to distributing 50 bus cards, the Coordinators made the following referrals:

- Transportation (4)
- Utility Assistance (3)
- Rental Assistance (1)
- Education (0)
- Food Assistance (4)
- Health and Wellness (1)

Community Outreach

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

2/2/2026 - Meeting with Gamers Island

The ROSS team and the Director of Resident and Community Engagement met with Gamer's Island to solidify the menu for the Jamboree and to explore a partnership for Summer Food Service Programming at LaSalle Park and Clinton-Peabody.

2/6/2026 - ROSS LIVE at James House

In partnership with the Elderly and Disabled Services Coordinator, the ROSS Coordinators launched a resident engagement strategy at James House to share program information with residents and update case files as needed. Updates included documenting completed or revised goals, processing new enrollments and reenrollments and meeting one-on-one with residents on the caseload.

2/12/2026 - Meeting with Cardinal Glennon

The ROSS Coordinators facilitated a Resident Initiatives team meeting with Cardinal Glennon to discuss opportunities for youth programming at SLHA sites.

2/19/2026 - Meeting with City Faces

The ROSS team met with City Faces to discuss next steps in reactivating the program at the Al Chapelle Community Center.

2/19/2026 - Clinton-Peabody Resident Meeting

The ROSS team attended the Clinton-Peabody resident meeting to share program information and to encourage residents to register for the upcoming Jamboree.

2/20/2026 - POAH CI and SLHA Meeting

The Resident Initiatives team met with the POAH Community Impact team to establish processes and procedures for collaborating on behalf of the Clinton-Peabody residents.

Seniors/Disabled

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

In February, CoF groups held their regularly scheduled meetings for members. The Elderly and Disabled Services Coordinator is also working with a Practicum student to update the CoF Facilitator's Guide and to document participants' life stories and experience with the program.

Additionally, SLHA seniors continue to participate in recreational activities at the Tandy Rec Center and a second cohort of seniors are preparing to graduate from the computer class offered at the Urban League of Metropolitan St. Louis.



Pictured left: Elderly and Disabled Coordinator, Marvin Bostic, hosting a meeting with Circle of Friends facilitators and guest Pam Talley.

Pictured right: ROSS Coordinator, Justin Mosley, and Elderly and Disabled Coordinator, Marvin Bostic, host Circle of Friends participants at social outings to the Missouri History Museum and a monthly birthday lunch.



Family Self Sufficiency

As of February 2026, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had seventy-two (72) participants, thirty (30) with established escrow accounts and eleven (11) 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 fourteen (14) have established escrow accounts and twelve (12) receiving a monthly escrow credit. There were (2) new participants enrolled in the HCV-FSS program.

FSS Staff	Participants				
	Total	Escrow	New	Established Escrow (#/ %)	Receiving Monthly Credit (#/%)
HCV	72	30	2	30/42%	11/37%
PH	74	14	0	14/19%	12/86%



On February 17, 2026, the Resident Initiatives team held SLHA's quarterly PCC meeting. The meeting was hosted by the St. Louis Public Library, an active PCC member. During the meeting, partners learned about the programs and services offered by the library and shared resources available to residents related to tornado relief, employment, education and other supportive services.

Additionally, the Resident Initiatives team provided updates on the FSS and ROSS programs, and the Director of Communications shared an update on SLHA's Bridge to Homeownership program.

TABs

In February, the St. Louis Tenant Affairs Board resumed its regular meeting schedule and held its monthly meeting on Wednesday, February 18th, at the Renaissance at Grand Community Building.

Director's Activities

The Director of Resident and Community Engagement (Director) 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 February, the Director attended the following meetings/events:

2/3/2026 - Tornado Recovery Meeting

The Director attended St. Louis City's Recovery meetings to receive updates on tornado recovery efforts and resources available to SLHA families that have been impacted.

2/19/2026 - Senior Fund Webinar

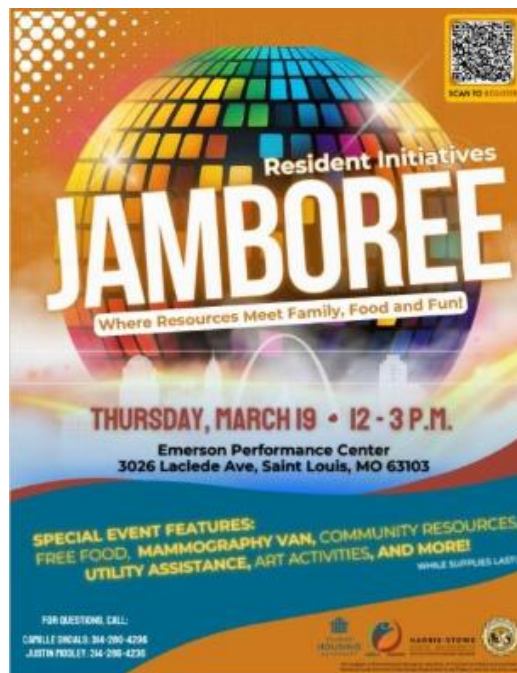
The Director attended this webinar to learn more about upcoming funding opportunities that can support programming and services for SLHA's elderly population.

2/23/2026 - Meeting w/New Avenue Inc

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

Upcoming Events:

The Resident Initiatives team is in the process of planning the third annual Jamboree, which is scheduled for March 19th. Registration is currently open to all SLHA families.



LEGAL

MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Paul Werner, Director of Policy and Procurement

Date: March 11, 2026

Subject: Procurement Board Report

Capital Fund

A. Contracts Awarded

None.

B. Solicitations Pending

RD 25-24 Invitation for Bids for Al Chappelle Community Center. The scope of work for this project will consist of the removal and replacement of 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. Two bids were received and are still being reviewed.

RD26-14 Kingsbury Terrace Roof Replacement. The general scope of work for this project will consist of, but not be limited to, the removal and replacement of the existing roof system with a new membrane roofing system, including all substrate insulation and related accessories, metal flashing and wood blocking. The project will also include repairs to the damaged lightning protection system and repair/replacement of the missing and damaged HVAC ductwork insulation as noted in the plans and specifications. The solicitation was issued on January 16, 2026. The pre-bid walk-through was held on February 10, 2026. Bids are due on March 25, 2026.

RD25-11 Invitation for Bids for Unit Repairs at McMillan Manor I. The general scope of work for this project will consist of, but not be limited to, furnishing all labor and materials for the replacement/repair of all water damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, HVAC, door and door hardware, windows and attachment components as noted in the

plans and specifications. The solicitation was issued on February 6, 2026. The pre-bid walk-through was held on February 19, 2026. Bids are due on March 12, 2026.

RD 25-12 Invitation for Bids for Unit Repairs at McMillan Manor II. The general scope of work for this project will consist of, but not be limited to, furnishing all labor and materials for the replacement/repair of all water damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, HVAC, door and door hardware, windows and attachment components as noted in the plans and specifications. The solicitation was issued on February 6, 2026. The pre-bid walk-through was held on February 19, 2026. Bids are anticipated to be due on April 14, 2026.

RD 26-13 Invitation for Bids for Unit Repairs and PTAC Replacements at California Gardens South Building. The general scope of work for this project will consist of, but not be limited to, furnishing all labor and materials for the replacement/repair of all damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, door and door hardware, attachment components and replacement of PTAC units as noted in the plans and specifications. The solicitation was issued on February 19, 2026 and the pre-bid walk-through was held on February 19, 2026. Bids are due on March 24, 2026.

Property Management

A. Contracts Awarded

PM 26-12 Invitation for Bids for Trash Out Services. The scope of work for this project will consist of trash and debris removal from vacant units in the SLHA Property Management portfolio. The solicitation was issued on December 2, 2025 and bids were due on December 15, 2025. No qualified bids were received. The solicitation was reissued on January 7, 2026 and bids were due on January 16, 2026. Two responsive bids were received and are still being reviewed. A contract was awarded to Total Cleaning Solutions on February 13, 2026.

PM 26-06 Invitation for Bid for Lawncare Services. The scope of work for this project consists of providing lawncare services for the SLHA Property Management portfolio. The solicitation was issued on January 14, 2026 and bids were due February 2, 2026. Two bids were received. A one-year contract was awarded Mosaic Associates on March 10, 2026.

B. Solicitations Pending

None.

COMMUNICATIONS

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Val Joyner, Director of Communications

Date: March 11, 2026

Subject: Communications Board Report

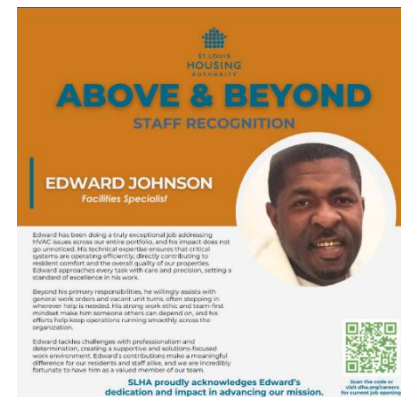
ACTIVITY	TOTAL	DETAILS
<u>News and Announcements</u>	2	<u>\$9.5M MHDC Award for Parkview C.O.R.E. Focus: LaVonda</u>
Outreach		
News coverage	1	<u>New Investigation into Equifax's Plan for Work Requirements</u>
New Social Media Campaign(s)		
Facebook Posts	20	Highest Performing <u>McMillian Manor I & II ITB</u> 7,872 Impressions; 71 Engagements; 20 new follows <u>PCC Q1 Meeting</u> 2,393 Impressions; 35 Engagements; 5 new follows
Twitter Posts	16	Highest Performing <u>Welcome to the Team: Lisa Liu</u> 93 Impressions; 1 Engagement <u>HSSU Visits FSS Check-In</u> 26 Impressions; 0 Engagements
LinkedIn Posts	13	Highest Performing <u>Hiring: Chief of Staff</u> 379 Impressions; 10 Engagements <u>\$9.5M MHDC Award for Parkview</u> 237 Impressions; 4 Engagements

Social media analytics:

Facebook Total Followers: 3,954	FEB 2026	JAN 2026	DEC 2025	NOV 2025
Reach	30,696 (+10%)	27,678	21,498	10,977
Post Engagement	696 (+51%)	413	259	91
Visits	1,311 (+16%)	1,112	1,152	875
New Followers	177 (+87%)	70	108	81

LinkedIn Total Followers: 567	FEB 2026	JAN 2026	DEC 2025	NOV 2025
Impressions	1,169 (+22%)	938	1,012	882
Page Views	80 (+5%)	76	94	86
Unique Visitors	36 (+18%)	30	37	33
Post Reactions	34 (+27%)	23	23	26

Monthly Highlights:



1. C.O.R.E. Focus: LaVonda
2. HSSU visits FSS Check-In
3. Above and Beyond: Edward Johnson

HUMAN RESOURCES

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: March 11, 2026

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF FEBRUARY 28, 2026

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
102	0	5	107

STAFFING CHANGES

New Employees Full-Time:

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

New Employees Temporary Full-Time:

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

New Employees Regular Part-Time:

<u>Name</u>	<u>Title</u>
Bridgette Harvey	Special Projects Consultant

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>
Tyrone Jones	Housing Specialist	Housing Specialist (RAD)
Helena Hubbard	Front Desk	Housing Specialist

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>
None this reporting period.		

Recruitment**number of position vacancies published this month: 3****number of position vacancies carried over from previous month: 2****Applications****Received This
Month****Position Vacancies Published this Month:**

Chief of Staff	27
Contract and Compliance Specialist (Programmatic)	7
IT Helpdesk Support and Field Technician	77

Additional Applications Received this Month:

Housing Specialist	18
HQS Inspector	5

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>
Latasha Barnes	Ethics for Housers	1.00

EMPLOYEE TRAINING – LOCAL CONTINUED:

<u>Name</u>	<u>Training</u>	<u>Hour</u>
Tyrone Jones	RAD Project-Based Voucher (PBV)	16.00
Stacy Taylor	Employment Law Forum	3.00

EMPLOYEE TRAINING OUT- OF- STATE:

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