



ST. LOUIS
HOUSING
AUTHORITY

MONTHLY ACTIVITY REPORTS



JULY 23

2026

MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: July 17, 2026

Subject: Monthly Activities Report

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

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

II. Housing Choice Voucher (Section 8) Program Activities

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

III. Finance

- Income Statement as of May 2026

IV. Development Activities

- Development and Modernization

V. Resident Initiatives

VI. Legal Activities

- Procurement

VII. Communications

VIII. Human Resources Activities

PUBLIC HOUSING PROGRAM

Asset Management Department

MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Paul Werner, Director of Policy and Procurement

DATE: July 8, 2026

SUBJECT: Asset Management Board Report

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

Management Meetings: To monitor the performance of SLHA's public housing portfolio, Asset Management issues monthly property performance letters to management for SLHA's mixed-finance developments. Asset Management tracks key performance indicators (occupancy, unit turnaround and late recertifications), which are discussed in regular monthly meetings held with each SLHA management agent. Due to the significant number of late recertifications over 13 months, Asset Management has implemented an additional monthly meeting with McCormack Baron (MBM). This meeting is focused specifically on addressing late recertifications and providing technical assistance to bring MBM's reporting to the HUD required minimum of 95%.

NSPIRE: In June, SLHA issued Notices of Default to several mixed-finance properties for failure to comply with public housing requirements pertaining to HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE). In May, MBM resolved all outstanding items for Murphy Park Phases I and III (AMPs 44, 46) and Renaissance Phase II (AMP 57). MBM still has unresolved corrective actions for North Sarah Phases I and II (AMPs 64, 65), Renaissance Phases I and III (AMPs 50, 59), and the Gardens at Renaissance (AMP 55).

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

Trespass and Ban: Asset Management continues to coordinate with management and the SLMPD Housing Unit to implement SLHA's Trespass and Ban Policy. Currently, thirty-six (36) individuals are on SLHA's Trespass and Ban List.

Offline Units: Asset Management continues to identify offline units throughout the SLHA portfolio and submit requests to HUD. In accordance with HUD regulations, offline units can include units identified for major repair/renovation, casualty loss and units approved for non-

housing uses (such as an office). Below please find an update on the current HUD-approved offline units.

Number of HUD Approved Units (Start of the month)	395
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:

June	*
HUD GOAL	95%

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

Prior Months:

May	April	March
92.22%	86.48%	84.95%

Public Housing Occupancy

AMP #	DEVELOPMENT	# UNITS	10/1/2025			11/1/2025			12/1/2025			1/1/2026			2/1/2026			3/1/2026		
			Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %
MO001000002	Clinton-Peabody	281	177	98	94.2%	177	97	93.3%	184	97	100.0%	184	95	97.9%	184	92	94.8%	184	91	93.8%
MO001000010	James House	126	2	119	96.0%	2	114	91.9%	2	113	91.1%	2	111	89.5%	2	113	91.1%	2	112	90.3%
MO001000013	Euclid Plaza Elderly	108		105	97.2%		104	96.3%		104	96.3%		104	96.3%		102	94.4%		103	95.4%
MO001000017	West Pine	99		96	97.0%		96	97.0%		96	97.0%		94	94.9%		94	94.9%		95	96.0%
MO001000019	Parkview Elderly	295	85	197	93.8%	84	193	91.5%	83	193	91.0%	82	198	93.0%	82	197	92.5%	97	194	98.0%
MO001000028	Badenhaus/Badenfest	121		112	92.6%		111	91.7%		111	91.7%		113	93.4%		114	94.2%		115	95.0%
MO001000034	LaSalle Park	148		144	97.3%		141	95.3%		141	95.3%		142	95.9%		143	96.6%		142	95.9%
MO001000037	Cochran Plaza	78	15	58	92.1%	16	55	88.7%	16	55	88.7%	16	55	88.7%	16	56	90.3%	10	57	83.8%
MO001000038	Southside Scattered Sites	143	25	99	83.9%	25	102	86.4%	25	102	86.4%	24	102	85.7%	23	103	85.8%	19	105	84.7%
MO001000041	Northside Scattered Sites	128	64	60	93.8%	64	59	92.2%	64	59	92.2%	64	59	92.2%	64	59	92.2%	64	59	92.2%
MO001000044	Murphy Park I	93	30	56	88.9%	29	57	89.1%	28	57	87.7%	24	57	82.6%	24	54	78.3%	24	54	78.3%
MO001000045	Murphy Park II	64	16	46	95.8%	16	47	97.9%	15	47	95.9%	13	49	96.1%	13	49	96.1%	12	48	92.3%
MO001000046	Murphy Park III	65	4	54	88.5%	4	54	88.5%	4	54	88.5%	2	55	87.3%	2	54	85.7%	2	53	84.1%
MO001000047	King Louis Square	36		36	100.0%		35	97.2%		35	97.2%		35	97.2%		34	94.4%		33	91.7%
MO001000048	Les Chateaux	40		34	85.0%		35	87.5%		35	87.5%		36	90.0%		36	90.0%		36	90.0%
MO001000049	King Louis Square II	44		43	97.7%		43	97.7%		43	97.7%		43	97.7%		43	97.7%		43	97.7%
MO001000050	Renaissance Pl @ Grand	62		54	87.1%		54	87.1%		54	87.1%		54	87.1%		51	82.3%		50	80.6%
MO001000052	King Louis III	24	2	22	100.0%	2	22	100.0%	2	22	100.0%	2	22	100.0%	2	22	100.0%	2	22	100.0%
MO001000054	Sr. Living at Renaissance Pl	75	1	69	93.2%		70	93.3%		69	92.0%		71	94.7%		71	94.7%		69	92.0%
MO001000055	Gardens at Renaissance Pl	22		20	90.9%		21	95.5%		21	95.5%		21	95.5%		21	95.5%		21	95.5%
MO001000056	Cahill House	80		79	98.8%		76	95.0%		76	95.0%		75	93.8%		73	91.3%		74	92.5%
MO001000057	Renaissance Pl @ Grand II	36	2	34	100.0%	2	34	100.0%	2	34	100.0%	2	34	100.0%	2	33	97.1%	1	33	94.3%
MO001000058	Cambridge Heights	46	29	17	100.0%	29	17	100.0%	29	17	100.0%	29	17	100.0%		16	34.8%		14	30.4%
MO001000059	Renaissance Place @ Grand III	50	2	48	100.0%	2	48	100.0%	2	48	100.0%	2	48	100.0%	2	46	95.8%	2	46	95.8%
MO001000060	Cambridge Heights II	44	21	20	87.0%	21	20	87.0%	21	20	87.0%	21	20	87.0%		20	45.5%		20	45.5%
MO001000061	Kingsbury Terrace	120		115	95.8%		115	95.8%	2	114	96.6%	2	112	94.9%	2	113	95.8%	2	112	94.9%
MO001000062	Sr. Living at Cambridge Heights	75		71	94.7%		72	96.0%		72	96.0%		71	94.7%		67	89.3%		67	89.3%
MO001000063	Arlington Grove	70		67	95.7%		66	94.3%		66	94.3%		66	94.3%		66	94.3%		65	92.9%
MO001000064	North Sarah	59	5	47	87.0%	5	49	90.7%	4	48	87.3%	3	48	85.7%	3	49	87.5%	3	50	89.3%
MO001000065	North Sarah II	46	6	34	85.0%	6	34	85.0%	5	34	82.9%	5	34	82.9%	4	35	83.3%	4	35	83.3%
MO001000066	North Sarah III	35	1	31	91.2%	1	31	91.2%	1	31	91.2%	1	31	91.2%	1	30	88.2%	1	30	88.2%
MO001000067	Preservation Square I	19		19	100.0%		19	100.0%		18	94.7%		18	94.7%		17	89.5%		17	89.5%
TOTAL		2,732	487	2,104	93.7%	485	2,091	93.1%	489	2,086	93.0%	478	2,090	92.7%	426	2,073	89.9%	429	2,065	89.7%

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

Public Housing Occupancy

AMP #	4/1/2026			5/1/2026			6/1/2026		
	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %
MO001000002	186	88	92.6%	187	86	91.5%	187	86	91.5%
MO001000010	2	119	96.0%	2	119	96.0%	2	119	96.0%
MO001000013		104	96.3%		104	96.3%		104	96.3%
MO001000017		92	92.9%		92	92.9%		91	91.9%
MO001000019	97	186	93.9%	97	189	95.5%	95	188	94.0%
MO001000028		115	95.0%		117	96.7%		114	94.2%
MO001000034		144	97.3%		141	95.3%		141	95.3%
MO001000037	10	55	80.9%	10	55	80.9%	9	54	78.3%
MO001000038	19	108	87.1%	19	106	85.5%	15	107	83.6%
MO001000041	64	58	90.6%	64	57	89.1%	37	57	62.6%
MO001000044	24	55	79.7%	24	55	79.7%	24	53	76.8%
MO001000045	11	49	92.5%	11	49	92.5%	11	49	92.5%
MO001000046	2	53	84.1%	2	52	82.5%	2	51	81.0%
MO001000047		33	91.7%		33	91.7%		33	91.7%
MO001000048		38	95.0%		37	92.5%		37	92.5%
MO001000049		43	97.7%		43	97.7%		43	97.7%
MO001000050		51	82.3%		49	79.0%		48	77.4%
MO001000052	2	22	100.0%	2	21	95.5%	2	21	95.5%
MO001000054		69	92.0%		69	92.0%		69	92.0%
MO001000055		21	95.5%		21	95.5%		21	95.5%
MO001000056		76	95.0%		75	93.8%		74	92.5%
MO001000057	1	33	94.3%		32	88.9%		32	88.9%
MO001000058		14	30.4%		14	30.4%		12	26.1%
MO001000059	2	46	95.8%	2	46	95.8%	2	46	95.8%
MO001000060		20	45.5%		19	43.2%		20	45.5%
MO001000061	2	112	94.9%	2	114	96.6%	2	114	96.6%
MO001000062		65	86.7%		65	86.7%		65	86.7%
MO001000063		65	92.9%		65	92.9%		64	91.4%
MO001000064	3	50	89.3%	3	51	91.1%	3	51	91.1%
MO001000065	3	36	83.7%	3	37	86.0%	3	37	86.0%
MO001000066	1	30	88.2%	1	29	85.3%	1	29	85.3%
MO001000067		16	84.2%		16	84.2%		17	89.5%
TOTAL	429	2,066	89.7%	429	2,058	89.4%	395	2,047	87.6%

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

Move-Out Analysis
June 1 - June 30, 2026

	June 2026		October 2025 - June 2026	
Abandonment of Unit	3	12.0%	16	7.1%
Deceased	3	12.0%	28	12.5%
Did Not Like Unit	-	-	1	0.4%
Evicted-Legal Action	6	24.0%	47	21.0%
Incarcerated	-	-	-	-
Moved-In Legal	-	-	4	1.8%
Moved to HCV Prog S8	-	-	1	0.4%
Moved with Notice	9	36.0%	96	42.9%
Moved without Notice	-	-	9	4.0%
One Strike	1	4.0%	3	1.3%
Nursing Home Placement	2	8.0%	7	3.1%
Purchased Home	-	-	-	-
Relocation Transfer	-	-	2	0.9%
Transfer to Diff PH Unit	1	4.0%	10	4.5%
Total	25	100%	224	100%

Demographic Report

June 1 - June 30, 2026

	Disabled	Non-Disabled	Total
Number of Familes	641	1,490	2,131
Average Family Size	1.4	2.3	2.0
Average Age of Head of Household	58.6	46.1	49.8
Number of Youth Family Members (<18)	-	-	1,763
Average Age of Youth Family Members	-	-	11.0
Number of Senior (62+) Head of Household	314	336	650
Average Household Income	\$13,057	\$12,391	\$12,591
Number of Head of Households Employed	593	969	1,562
Average Monthly Rent	\$265.67	\$222.00	\$235.14
Average Cost of Uilties Paid by SLHA	\$5.62	\$31.60	\$23.79
Average Length of Occupancy (Years)	9.6	6.2	7.2

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	-	4	4
Any Other Combination	2	17	19
Asian Only	-	2	2
Black/African American Only	15	2,034	2,049
Native Hawaiian/Other Pacific Islander Only	-	-	-
White Only	2	40	42
White, American Indian/Alaskan Native	-	1	1
White, Black/African American	0	14	14
Total	19	2,112	2,131

NIBRS Crime Comparison by Neighborhood

JUNE MONTHLY

2026 vs 2025

Neighborhood Columbus Square

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	0	1	-1	-100%	4
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	1	0	1	∞	5
Rape	11A	1	0	1	∞	1
Sodomy	11B	0	0	0		0
Sexual Assault with an Object	11C	0	0	0		0
Criminal Sexual Contact	11D	0	0	0		1
Aggravated Assault	13A	3	20	-17	-85%	20
Aggravated Assault with Firearm	13A	1	20	-19	-95%	10
Simple Assault	13B	5	4	1	25%	21
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		11	25	-14	-56.0%	56

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	0	1	-1	-100%	0
Carjacking	120	0	0	0		0
Arson	200	1	0	1	∞	4
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	2	0	2	∞	8
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	0	0	0		0
Theft From Building	23D	3	1	2	200%	5
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	0	5	-5	-100%	7
Theft From Motor Vehicle Parts/Accessories	23G	1	1	0	0%	3
All Other Larceny	23H	2	5	-3	-60%	13
Motor Vehicle Theft	240	1	1	0	0%	9
Counterfeiting/Forgery	250	0	0	0		0
False Pretense/Swindle/Confidence Game	26A	0	0	0		0
Credit Card/Automatic Teller Machine Fraud	26B	0	0	0		1
Impersonation	26C	0	0	0		0
Welfare Fraud	26D	0	0	0		0
Wire Fraud	26E	0	0	0		0
Identity Theft	26F	0	0	0		0

NIBRS Crime Comparison by Neighborhood

JUNE MONTHLY

2026 vs 2025

Neighborhood Columbus Square

Property	NIBRS	2026	2025	Diff	Change	YTD
Hacking/Computer Invasion	26G	0	0	0		0
Embezzlement	270	0	0	0		0
Stolen Property Offenses	280	1	0	1	∞	4
Destruction/Damage/Vandalism of Property	290	4	10	-6	-60%	24
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		15	24	-9	-37.5%	78

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	2	0	2	∞	8
Drug Equipment Violations	35B	0	0	0		3
Pornography/Obscene Material	370	1	0	1	∞	2
Betting/Wagering	39A	0	0	0		0
Operating/Promoting/Assisting Gambling	39B	0	0	0		0
Gambling Equipment Violations	39C	0	0	0		0
Sports Tampering	39D	0	0	0		0
Prostitution	40A	0	0	0		0
Assisting or Promoting Prostitution	40B	0	0	0		0
Purchasing Prostitution	40C	0	0	0		0
Weapons Law Violations	520	4	5	-1	-20%	26
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	2	1	1	100%	5
Driving Under the Influence	90D	0	0	0		0
Drunkenness	90E	0	0	0		0
Family Offenses, Nonviolent	90F	0	0	0		0
Liquor Law Violations	90G	0	0	0		1
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	0	0	0		4
Total Society Crime		9	6	3	50.0%	49

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	3	5	-2	-40%	31
Total Unspecified Crime		3	5	-2	-40.0%	31

NIBRS Crime Comparison by Neighborhood

JUNE MONTHLY

2026 vs 2025

Neighborhood Covenant Blu Grand Center

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	0	0	0		2
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	0	0	0		2
Rape	11A	0	0	0		0
Sodomy	11B	0	0	0		1
Sexual Assault with an Object	11C	0	0	0		0
Criminal Sexual Contact	11D	0	1	-1	-100%	0
Aggravated Assault	13A	1	2	-1	-50%	18
Aggravated Assault with Firearm	13A	0	2	-2	-100%	6
Simple Assault	13B	3	2	1	50%	39
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	5	5	0	0.0%	66

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	2	0	2	∞	8
Carjacking	120	1	0	1	∞	1
Arson	200	0	0	0		0
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	3	1	2	200%	14
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	2	1	1	100%	5
Theft From Building	23D	1	3	-2	-67%	15
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	4	2	2	100%	14
Theft From Motor Vehicle Parts/Accessories	23G	3	0	3	∞	8
All Other Larceny	23H	4	1	3	300%	11
Motor Vehicle Theft	240	3	2	1	50%	16
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

JUNE MONTHLY

2026 vs 2025

Neighborhood Covenant Blu Grand Center

Property	NIBRS	2026	2025	Diff	Change	YTD
Hacking/Computer Invasion	26G	0	0	0		0
Embezzlement	270	0	0	0		0
Stolen Property Offenses	280	1	1	0	0%	7
Destruction/Damage/Vandalism of Property	290	8	7	1	14%	49
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		31	18	13	72.2%	148

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	0	0	0		8
Drug Equipment Violations	35B	0	0	0		2
Pornography/Obscene Material	370	0	0	0		0
Betting/Wagering	39A	0	0	0		0
Operating/Promoting/Assisting Gambling	39B	0	0	0		0
Gambling Equipment Violations	39C	0	0	0		0
Sports Tampering	39D	0	0	0		0
Prostitution	40A	0	0	0		0
Assisting or Promoting Prostitution	40B	0	0	0		0
Purchasing Prostitution	40C	0	0	0		0
Weapons Law Violations	520	1	4	-3	-75%	14
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	1	0	1	∞	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	0	0		8
Total Society Crime		2	4	-2	-50.0%	34

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	2	5	-3	-60%	38
Total Unspecified Crime		2	5	-3	-60.0%	38

NIBRS Crime Comparison by Neighborhood

JUNE 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	1	1	0	0%	1
Sexual Assault with an Object	11C	0	0	0		0
Criminal Sexual Contact	11D	0	0	0		0
Aggravated Assault	13A	4	2	2	100%	6
Aggravated Assault with Firearm	13A	2	0	2	∞	4
Simple Assault	13B	1	2	-1	-50%	8
Intimidation	13C	1	0	1	∞	2
Incest	36A	0	0	0		0
Statutory Rape	36B	0	0	0		0
Human Trafficking, Commercial Sex Acts	64A	0	0	0		0
Human Trafficking, Involuntary Servitude	64B	0	0	0		0
Total Person Crime		7	5	2	40.0%	17

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	1	2	-1	-50%	1
Carjacking	120	0	0	0		0
Arson	200	0	0	0		0
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	0	0	0		1
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	0	0	0		0
Theft From Building	23D	0	1	-1	-100%	2
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	3	9	-6	-67%	29
Theft From Motor Vehicle Parts/Accessories	23G	1	1	0	0%	1
All Other Larceny	23H	0	4	-4	-100%	3
Motor Vehicle Theft	240	0	2	-2	-100%	4
Counterfeiting/Forgery	250	0	0	0		0
False Pretense/Swindle/Confidence Game	26A	0	0	0		0
Credit Card/Automatic Teller Machine Fraud	26B	0	0	0		0
Impersonation	26C	0	0	0		0
Welfare Fraud	26D	0	0	0		0
Wire Fraud	26E	0	0	0		0
Identity Theft	26F	0	0	0		0

NIBRS Crime Comparison by Neighborhood

JUNE 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	1	0	1	∞	2
Destruction/Damage/Vandalism of Property	290	3	12	-9	-75%	31
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		9	31	-22	-71.0%	74

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	0	0	0		3
Drug Equipment Violations	35B	0	0	0		1
Pornography/Obscene Material	370	0	0	0		0
Betting/Wagering	39A	0	0	0		0
Operating/Promoting/Assisting Gambling	39B	0	0	0		0
Gambling Equipment Violations	39C	0	0	0		0
Sports Tampering	39D	0	0	0		0
Prostitution	40A	0	0	0		0
Assisting or Promoting Prostitution	40B	0	0	0		0
Purchasing Prostitution	40C	0	0	0		0
Weapons Law Violations	520	4	1	3	300%	10
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	1	0	1	∞	5
Driving Under the Influence	90D	0	0	0		0
Drunkenness	90E	0	0	0		0
Family Offenses, Nonviolent	90F	0	0	0		1
Liquor Law Violations	90G	0	0	0		0
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	0	0	0		3
Total Society Crime		5	1	4	400.0%	23

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	4	4	0	0%	25
Total Unspecified Crime		4	4	0	0.0%	25

NIBRS Crime Comparison by Neighborhood

JUNE MONTHLY

2026 vs 2025

Neighborhood Peabody Darst Webbe

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	1	0	1	∞	2
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	0	0	0		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	6	-5	-83%	7
Aggravated Assault with Firearm	13A	0	5	-5	-100%	3
Simple Assault	13B	4	0	4	∞	8
Intimidation	13C	2	0	2	∞	7
Incest	36A	0	0	0		0
Statutory Rape	36B	0	0	0		0
Human Trafficking, Commercial Sex Acts	64A	0	0	0		0
Human Trafficking, Involuntary Servitude	64B	0	0	0		0
Total Person Crime		8	6	2	33.3%	24

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

NIBRS Crime Comparison by Neighborhood

JUNE 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	1	-1	-100%	1
Destruction/Damage/Vandalism of Property	290	3	4	-1	-25%	21
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		10	10	0	0.0%	57

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	0	0	0		2
Drug Equipment Violations	35B	0	0	0		1
Pornography/Obscene Material	370	0	0	0		0
Betting/Wagering	39A	0	0	0		0
Operating/Promoting/Assisting Gambling	39B	0	0	0		0
Gambling Equipment Violations	39C	0	0	0		0
Sports Tampering	39D	0	0	0		0
Prostitution	40A	0	0	0		0
Assisting or Promoting Prostitution	40B	0	0	0		0
Purchasing Prostitution	40C	0	0	0		0
Weapons Law Violations	520	0	1	-1	-100%	6
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	2	0	2	∞	7
Driving Under the Influence	90D	0	0	0		0
Drunkenness	90E	0	0	0		0
Family Offenses, Nonviolent	90F	0	0	0		0
Liquor Law Violations	90G	0	0	0		0
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	1	0	1	∞	7
Total Society Crime		3	1	2	200.0%	23

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	2	0	2	∞	19
Total Unspecified Crime		2	0	2	∞	19

MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: July 8, 2026

SUBJECT: Property Management Board Report

Property Management Department:

Summary

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

Occupancy & Leasing

Occupancy for June dipped slightly from the previous month and stood at 94.79%. While the portfolio remains below SLHA's internal 96% benchmark, it continues to exceed HUD's occupancy performance expectations. Property Management will continue to focus on sites operating below the internal benchmark through targeted leasing follow-up, vacancy monitoring and coordination with Facilities and Compliance to reduce barriers to occupancy.

Unit Turns & Maintenance

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

Occupancy and HUD Compliance

Property Management completed 14 move-ins during June 2026. The occupancy rate at the end of June 2026 was 94.79%, representing a 0.54 percentage-point decrease from May.

April 2026	May 2026	June 2026
94.86%	95.33%	94.79%

Rent Collection Summary

In June 2026, the portfolio generated \$ 219,528.41 in rent charges, with \$ 156,046.09 collected, resulting in a 71.08 % collection rate. Collection performance varied across the portfolio, with Baden, West Pine and Parkview exceeding the agency benchmark, while Euclid Plaza, Clinton- Peabody, Lasalle Park, Southside Scattered Sites and Kingsbury remained near target. These sites reflect consistent lease enforcement and structured payment monitoring.

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

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

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

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: June's work order activity remained consistent with normal property operations, with the portfolio recording 323 new work orders and 193 completed work orders during the month. Southside Scattered Sites, Clinton-Peabody, Cochran and King Louis III generated additional work orders related to NSPIRE pre-inspection activity. Property Management and Facilities are working to close out outstanding items, with continued monitoring of site-level work order activity and prioritization of health, safety and occupancy-related repairs.

Recertifications: Property Management closed out June with 40 late recertifications, resulting in a 97.60% recertification rate. Staff will continue monitoring overdue recertifications weekly, with additional follow-up required at sites that have not reduced late files.

April 2026	May 2026	June 2026
48	37	40

Work Order Period Activity

Period Date From: 06/01/2026 - Period Date To: 06/30/2026

Property	Opening Balance	Created	Closed	Closing Balance
Armand & Ohio	2	0	0	2
Badenfest Elderly	3	6	5	4
Badenhaus Elderly	3	25	24	4
Clinton-Peabody	10	27	15	22
Cochran Plaza	14	20	13	21
Euclid Plaza Elderly	6	2	0	8
Folsom	7	1	0	8
James House	52	20	61	11
King Louis III	5	33	0	38
Kingsbury Terrace	3	8	2	9
Lafayette Apartments	32	4	0	36
Lafayette Townhomes	77	14	0	91
LaSalle Park	38	35	19	54
Lookaway	5	7	3	9
Marie Fanger	16	10	0	26
McMillian Manor II	9	3	3	9
McMillian Manor	6	1	0	7
Parkview Elderly	102	68	46	124
Samuel Shepard	0	1	0	1
South Broadway	28	16	0	44
Tiffany Turnkey	35	4	0	39
Towne XV	2	1	1	2
Walnut Park	4	2	0	6
West Pine	14	14	1	27
Total	474	323	193	604

PUBLIC HOUSING CASH ACTIVITY AS OF 05/01

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	5/1/26 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	5/1/26 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$16,398,520.66	FED AGRICULTURAL	6/8/2026	\$246,521.70
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$25,905.19	SAFFRA NATIONAL BANK	4/1/2027	\$250,000.00
		FEDERAL HOME LOAN	various	\$197,837.60
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$540,498.06	HENDERSON STATE BANK	2/22/2027	\$249,906.68
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$702,129.66	SALLIE MAE BANK	6/30/2026	\$230,665.96
		BAR HARBOR BANK & TRUST	7/27/2026	\$244,880.24
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$319,751.72	OAKSTAR BANK	8/4/2026	\$249,878.50
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$111,589.37	MERRICK BANK	11/19/2026	\$103,203.23
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,994.02	BANK OF AMERICA	12/18/2026	\$250,000.00
		SONATA BANK	3/25/2027	\$245,000.00
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,912.58	WELLS FARGO	3/30/2027	\$250,000.00
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$238,550.00	ALMA BANK	6/30/2026	\$250,000.00
		CFG BANK	10/30/2026	\$244,906.80
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$3,007.11	FANNIE MAE	11/23/2026	\$242,965.56
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$8,986.93	CORP AMERICA FAMILY	8/28/2026	\$245,000.00
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$219,747.63	GOLDMAN SACHS	8/4/2026	\$235,378.91
		PINNACLE BANK	7/31/2027	\$249,997.84
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$729,284.59	FIRST BANK OF THE LAKE	10/26/2026	\$249,906.39
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$863,424.47	DELTA NATL BANK	6/26/2026	\$240,490.25
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$147,678.38	FIRST FEDERAL BANK	3/31/2027	\$244,923.18
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$20,322,980.37	TOTAL INVESTMENTS		\$4,721,462.84

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

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	85,793.00	88,496.00	-2,703.00	132,744.00
Utility Reimb.-LIPH	-48,264.00	-48,152.00	-112.00	-72,228.00
Utility Reimbursement Refund	97.00	0.00	97.00	0.00
Total Rental Income	37,626.00	40,344.00	-2,718.00	60,516.00
Other Tenant Income				
Laundry and Vending	0.00	664.00	-664.00	1,000.00
Damages/Maintenance	0.00	1,000.00	-1,000.00	1,500.00
Late Charges	4,250.00	3,136.00	1,114.00	
Legal Fees - Tenant	477.00	0.00	477.00	4,700.00
Vacate Charges	285.00	0.00	285.00	0.00
Total Other Tenant Income	5,012.00	4,800.00	212.00	7,200.00
NET TENANT INCOME	42,638.00	45,144.00	-2,506.00	67,716.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,521,482.01	1,823,128.00	-301,645.99	2,734,700.00
Allocated Interest Income	0.00	96.00	-96.00	140.00
Fraud Recovery PH	-1,257.00	0.00	-1,257.00	0.00
Other Miscellaneous Income	64,052.00	0.00	64,052.00	0.00
Allocated Other Income	48,004.71	15,648.00	32,356.71	23,477.00
TOTAL GRANT AND OTHER INCOME	1,632,281.72	1,838,872.00	-206,590.28	2,758,317.00
TOTAL INCOME	1,674,919.72	1,884,016.00	-209,096.28	2,826,033.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	160,960.39	344,656.00	183,695.61	516,972.00
TOTAL TENANT SERVICES EXPENSES	41,046.30	26,336.00	-14,710.30	39,499.00
TOTAL UTILITY EXPENSES	225,534.94	344,848.00	119,313.06	517,265.00
Total Maint Salaries	185,640.97	136,104.00	-49,536.97	204,148.00
Total Materials	9,189.65	25,016.00	15,826.35	37,500.00
Total Contract Costs	172,063.13	223,200.00	51,136.87	334,800.00
TOTAL MAINTENACE EXPENSES	366,893.75	384,320.00	17,426.25	576,448.00
TOTAL PROTECTIVE SERVICES	79,063.70	233,408.00	154,344.30	350,117.00
TOTAL INSURANCE PREMIUMS	131,214.83	167,456.00	36,241.17	251,176.00
TOTAL GENERAL EXPENSES	9,615.96	383,040.00	373,424.04	574,556.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	1,014,329.87	1,884,016.00	869,686.13	2,826,033.00
Operating Transfers IN	78,389.70	0.00	78,389.70	0.00
TOTAL OTHER FINANCING SOURCES	78,389.70	0.00	78,389.70	0.00
NET INCOME	738,979.55	0.00	738,979.55	0.00

James House
Income Statement
Period = Oct 2025-May 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	157,076.00	171,488.00	-14,412.00	257,232.00
Total Rental Income	157,076.00	171,488.00	-14,412.00	257,232.00
Other Tenant Income				
Damages/Maintenance	100.00	136.00	-36.00	200.00
Late Charges	8,490.00	10,000.00	-1,510.00	15,000.00
Legal Fees - Tenant	350.00	664.00	-314.00	1,000.00
Tenant Owed Utilities	-10.00	0.00	-10.00	0.00
Misc. Tenant Income	-356.00	0.00	-356.00	0.00
Total Other Tenant Income	8,574.00	10,800.00	-2,226.00	16,200.00
NET TENANT INCOME	165,650.00	182,288.00	-16,638.00	273,432.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	420,480.44	462,560.00	-42,079.56	693,843.00
Allocated Interest Income	0.00	8.00	-8.00	21.00
Fraud Recovery PH	-2,695.00	0.00	-2,695.00	0.00
Insurance Proceeds	67,393.36	0.00	67,393.36	0.00
Allocated Other Income	7,192.15	2,344.00	4,848.15	3,517.00
TOTAL GRANT AND OTHER INCOME	492,370.95	464,912.00	27,458.95	697,381.00
TOTAL INCOME	658,020.95	647,200.00	10,820.95	970,813.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	85,420.86	132,744.00	47,323.14	199,115.00
TOTAL TENANT SERVICES EXPENSES	8,034.22	8,752.00	717.78	13,124.00
TOTAL UTILITY EXPENSES	177,243.31	168,672.00	-8,571.31	253,000.00
Total Maint Salaries	78,994.84	77,920.00	-1,074.84	116,878.00
Total Materials	9,950.06	17,008.00	7,057.94	25,500.00
Total Contract Costs	244,828.34	100,896.00	-143,932.34	151,360.00
TOTAL MAINTENACE EXPENSES	333,773.24	195,824.00	-137,949.24	293,738.00
TOTAL PROTECTIVE SERVICES	42,893.42	53,752.00	10,858.58	80,626.00
TOTAL INSURANCE PREMIUMS	84,426.23	84,136.00	-290.23	126,210.00
TOTAL GENERAL EXPENSES	27,394.45	3,336.00	-24,058.45	5,000.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	759,185.73	647,200.00	-111,985.73	970,813.00
Operating Transfers IN	30,337.28	0.00	30,337.28	0.00
	30,337.28	0.00	30,337.28	0.00
NET INCOME	-70,827.50	0.00	-70,827.50	0.00

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

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	150,875.00	155,376.00	-4,501.00	233,064.00
Total Rental Income	150,875.00	155,376.00	-4,501.00	233,064.00
Other Tenant Income				
Laundry and Vending	0.00	1,336.00	-1,336.00	2,000.00
Late Charges	13,947.50	10,000.00	3,947.50	15,000.00
Legal Fees - Tenant	0.00	7,664.00	-7,664.00	11,500.00
Misc. Tenant Income	-75.00	0.00	-75.00	0.00
Total Other Tenant Income	13,872.50	19,000.00	-5,127.50	28,500.00
NET TENANT INCOME	164,747.50	174,376.00	-9,628.50	261,564.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	308,999.21	390,112.00	-81,112.79	585,166.00
Allocated Interest Income	0.00	8.00	-8.00	18.00
Fraud Recovery PH	-9,451.50	0.00	-9,451.50	0.00
Allocated Other Income	6,393.02	2,080.00	4,313.02	3,126.00
TOTAL GRANT AND OTHER INCOME	305,940.73	392,200.00	-86,259.27	588,310.00
TOTAL INCOME	470,688.23	566,576.00	-95,887.77	849,874.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	86,315.25	129,688.00	43,372.75	194,548.00
TOTAL TENANT SERVICES EXPENSES	6,447.75	8,272.00	1,824.25	12,407.00
TOTAL UTILITY EXPENSES	141,952.97	165,216.00	23,263.03	247,831.00
Total Maint Salaries	100,658.90	80,752.00	-19,906.90	121,129.00
Total Materials	17,320.20	13,160.00	-4,160.20	19,750.00
Total Contract Costs	103,445.11	60,760.00	-42,685.11	91,100.00
TOTAL MAINTENACE EXPENSES	221,424.21	154,672.00	-66,752.21	231,979.00
TOTAL PROTECTIVE SERVICES	44,468.45	53,352.00	8,883.55	80,026.00
TOTAL INSURANCE PREMIUMS	47,393.12	52,056.00	4,662.88	78,083.00
TOTAL GENERAL EXPENSE	1,783.84	3,336.00	1,552.16	5,000.00
TOTAL OPERATING EXPENSES	549,785.59	566,576.00	16,790.41	849,874.00
Operating Transfers IN	37,512.52	0.00	37,512.52	0.00
NET INCOME	-41,584.84	0.00	-41,584.84	0.00

West Pine
Income Statement
Period = Oct 2025-May 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Rental Income				
Tenant Rent	161,452.00	164,624.00	-3,172.00	246,936.00
Total Rental Income	161,452.00	164,624.00	-3,172.00	246,936.00
Other Tenant Income				
Laundry and Vending	0.00	1,000.00	-1,000.00	1,500.00
Damages/Maintenance	0.00	136.00	-136.00	200.00
Late Charges	5,340.00	6,000.00	-660.00	9,000.00
Legal Fees - Tenant	490.50	336.00	154.50	500.00
Misc. Tenant Income	-4,022.00	0.00	-4,022.00	0.00
Vacate Charges	193.00	0.00	193.00	0.00
Total Other Tenant Income	2,001.50	7,472.00	-5,470.50	11,200.00
NET TENANT INCOME	163,453.50	172,096.00	-8,642.50	258,136.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	255,164.31	453,312.00	-198,147.69	679,955.00
Allocated Interest Income	0.00	8.00	-8.00	17.00
Fraud Recovery PH	-3,441.00	0.00	-3,441.00	0.00
Allocated Other Income	5,936.38	1,936.00	4,000.38	2,903.00
TOTAL GRANT AND OTHER INCOME	257,659.69	455,256.00	-197,596.31	682,875.00
TOTAL INCOME	421,113.19	627,352.00	-206,238.81	941,011.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	116,644.70	111,240.00	-5,404.70	166,877.00
TOTAL TENANT SERVICES EXPENSES	4,457.74	8,016.00	3,558.26	12,015.00
TOTAL UTILITY EXPENSES	134,634.44	155,952.00	21,317.56	233,935.00
Total Maint Salaries	77,813.34	80,008.00	2,194.66	119,998.00
Total Materials	17,950.97	15,000.00	-2,950.97	22,500.00
Total Contract Costs	76,189.69	95,840.00	19,650.31	143,742.00
TOTAL MAINTENACE EXPENSES	171,954.00	190,848.00	18,894.00	286,240.00
TOTAL PROTECTIVE SERVICES	60,886.85	53,352.00	-7,534.85	80,026.00
TOTAL INSURANCE PREMIUMS	126,767.57	103,280.00	-23,487.57	154,918.00
TOTAL GENERAL EXPENSES	4,540.27	4,664.00	123.73	7,000.00
TOTAL OPERATING EXPENSES	619,885.57	627,352.00	7,466.43	941,011.00
Operating Transfers IN	52,026.81	0.00	52,026.81	0.00
NET INCOME	-146,745.57	0.00	-146,745.57	0.00

Parkview Elderly
Income Statement

Period = Oct 2025-May 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	390,306.00	433,880.00	-43,574.00	650,820.00
Total Rental Income	390,306.00	433,880.00	-43,574.00	650,820.00
Other Tenant Income				
Laundry and Vending	0.00	664.00	-664.00	1,000.00
Late Charges	8,803.00	13,336.00	-4,533.00	20,000.00
Legal Fees - Tenant	1,481.00	664.00	817.00	1,000.00
NSF Charges	35.00	0.00	35.00	0.00
Misc. Tenant Income	1,947.00	0.00	1,947.00	0.00
Vacate Charges	13,618.00	0.00	13,618.00	0.00
Total Other Tenant Income	25,884.00	14,664.00	11,220.00	22,000.00
NET TENANT INCOME	416,190.00	448,544.00	-32,354.00	672,820.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	608,008.16	720,760.00	-112,751.84	1,081,136.00
Allocated Interest Income	0.00	32.00	-32.00	48.00
Non-Dwelling Rent	9,416.00	9,416.00	0.00	14,124.00
Other Miscellaneous Income	2,126.86	0.00	2,126.86	0.00
Insurance Proceeds	6,243.39	0.00	6,243.39	0.00
Allocated Other Income	16,838.74	5,488.00	11,350.74	8,235.00
TOTAL GRANT AND OTHER INCOME	642,633.15	735,696.00	-93,062.85	1,103,543.00
TOTAL INCOME	1,058,823.15	1,184,240.00	-125,416.85	1,776,363.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	235,714.80	301,424.00	65,709.20	452,138.00
TOTAL TENANT SERVICES EXPENSES	11,174.95	14,048.00	2,873.05	21,072.00
TOTAL UTILITY EXPENSES	427,879.39	271,584.00	-156,295.39	407,371.00
Total Maint Salaries	174,324.77	164,256.00	-10,068.77	246,384.00
Total Materials	14,403.81	33,000.00	18,596.19	49,500.00
Total Contract Costs	70,923.19	152,664.00	81,740.81	229,000.00
TOTAL MAINTENACE EXPENSES	259,651.77	349,920.00	90,268.23	524,884.00
TOTAL PROTECTIVE SERVICES	92,861.64	107,880.00	15,018.36	161,816.00
TOTAL INSURANCE PREMIUMS	110,194.45	121,056.00	10,861.55	181,582.00
TOTAL GENERAL EXPENSES	24,457.11	18,328.00	-6,129.11	27,500.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	1,161,934.11	1,184,240.00	22,305.89	1,776,363.00
Operating Transfers IN	68,354.14	0.00	68,354.14	0.00
NET INCOME	-34,756.82	0.00	-34,756.82	0.00

Baden House Elderly/Badenfest

Income Statement

Period = Oct 2025-May 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	178,511.00	157,904.00	20,607.00	236,856.00
Utility Reimb.-LIPH	-1,945.00	-1,776.00	-169.00	-2,664.00
Total Rental Income	176,566.00	156,128.00	20,438.00	234,192.00
Other Tenant Income				
Laundry and Vending	0.00	336.00	-336.00	500.00
Damages/Maintenance	450.00	664.00	-214.00	1,000.00
Late Charges	8,295.00	9,336.00	-1,041.00	14,000.00
Misc. Tenant Income	27.00	0.00	27.00	0.00
Vacate Charges	100.00	0.00	100.00	0.00
Total Other Tenant Income	8,872.00	10,336.00	-1,464.00	15,500.00
NET TENANT INCOME	185,438.00	166,464.00	18,974.00	249,692.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	319,205.96	409,936.00	-90,730.04	614,901.00
Allocated Interest Income	0.00	8.00	-8.00	20.00
Fraud Recovery PH	-410.00	0.00	-410.00	0.00
Allocated Other Income	7,077.98	2,304.00	4,773.98	3,461.00
TOTAL GRANT AND OTHER INCOME	325,873.94	412,248.00	-86,374.06	618,382.00
TOTAL INCOME	511,311.94	578,712.00	-67,400.06	868,074.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	98,583.69	163,384.00	64,800.31	245,097.00
TOTAL TENANT SERVICES EXPENSES	2,475.79	8,656.00	6,180.21	12,985.00
TOTAL UTILITY EXPENSES	135,475.44	145,336.00	9,860.56	218,000.00
Total Maint Salaries	90,948.94	85,328.00	-5,620.94	127,995.00
Total Materials	22,274.60	14,952.00	-7,322.60	22,426.00
Total Contract Costs	52,019.60	69,480.00	17,460.40	104,228.00
TOTAL MAINTENANCE EXPENSES	165,243.14	169,760.00	4,516.86	254,649.00
TOTAL PROTECTIVE SERVICES	49,007.20	53,752.00	4,744.80	80,626.00
TOTAL INSURANCE PREMIUMS	33,347.36	35,816.00	2,468.64	53,717.00
TOTAL GENERAL EXPENSES	17,437.73	2,000.00	-15,437.73	3,000.00
TOTAL OPERATING EXPENSES	501,570.35	578,712.00	77,141.65	868,074.00
Operating Transfers IN	35,858.73	0.00	35,858.73	0.00
NET INCOME	45,600.32	0.00	45,600.32	0.00

LaSalle Park
Income Statement
Period = Oct 2025-May 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	210,025.00	227,768.00	-17,743.00	341,652.00
Utility Reimb.-LIPH	-76,498.00	-75,632.00	-866.00	-113,448.00
Utility Reimbursement Refund	792.00	0.00	792.00	0.00
Total Rental Income	134,319.00	152,136.00	-17,817.00	228,204.00
Other Tenant Income				
Laundry and Vending	0.00	2,536.00	-2,536.00	3,800.00
Damages/Maintenance	60.00	264.00	-204.00	400.00
Late Charges	7,689.00	5,000.00	2,689.00	7,500.00
Legal Fees - Tenant	0.00	1,000.00	-1,000.00	1,500.00
Tenant Owed Utilities	63.00	0.00	63.00	0.00
Vacate Charges	870.50	0.00	870.50	0.00
Total Other Tenant Income	8,682.50	8,800.00	-117.50	13,200.00
NET TENANT INCOME	143,001.50	160,936.00	-17,934.50	241,404.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	681,021.80	809,144.00	-128,122.20	1,213,713.00
Allocated Interest Income	0.00	48.00	-48.00	74.00
Fraud Recovery PH	-1,683.00	0.00	-1,683.00	0.00
Allocated Other Income	25,857.46	8,432.00	17,425.46	12,645.00
TOTAL GRANT AND OTHER INCOME	705,196.26	817,624.00	-112,427.74	1,226,432.00
TOTAL INCOME	848,197.76	978,560.00	-130,362.24	1,467,836.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	192,513.36	239,568.00	47,054.64	359,356.00
TOTAL TENANT SERVICES EXPENSES	9,145.45	15,952.00	6,806.55	23,925.00
TOTAL UTILITY EXPENSES	125,016.11	200,656.00	75,639.89	301,000.00
Total Maint Salaries				
	111,925.43	133,568.00	21,642.57	200,353.00
Total Materials				
	17,901.76	33,800.00	15,898.24	50,702.00
Total Contract Costs				
	99,450.37	163,672.00	64,221.63	245,500.00
TOTAL MAINTENACE EXPENSES	229,277.56	331,040.00	101,762.44	496,555.00
TOTAL PROTECTIVE SERVICES	32,573.31	95,808.00	63,234.69	143,706.00
TOTAL INSURANCE PREMIUMS	86,190.56	65,256.00	-20,934.56	97,882.00
TOTAL GENERAL EXPENSES	27,040.51	30,272.00	3,231.49	45,412.00
TOTAL OPERATING EXPENSES	701,756.86	978,552.00	276,795.14	1,467,836.00
OTHER FINANCING SOURCES				
Operating Transfers IN	32,417.31	95,808.00	-63,390.69	143,706.00
TOTAL OTHER FINANCING SOURCES	32,417.31	95,808.00	-63,390.69	143,706.00
NET INCOME	178,858.21	95,816.00	83,042.21	143,706.00

Northside Scattered Sites

Income Statement

Period = Oct 2025-May 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	48,457.00	62,776.00	-14,319.00	94,164.00
Utility Reimb.-LIPH	-45,330.00	-42,624.00	-2,706.00	-63,936.00
Utility Reimbursement Refund	-140.00	0.00	-140.00	0.00
Total Rental Income	2,987.00	20,152.00	-17,165.00	30,228.00
Other Tenant Income				
Laundry and Vending	0.00	336.00	-336.00	500.00
Late Charges	4,860.00	4,000.00	860.00	6,000.00
Legal Fees - Tenant	0.00	1,336.00	-1,336.00	2,000.00
Misc. Tenant Income	814.23	0.00	814.23	0.00
Vacate Charges	-1,203.00	0.00	-1,203.00	0.00
Total Other Tenant Income	4,471.23	5,672.00	-1,200.77	8,500.00
NET TENANT INCOME	7,458.23	25,824.00	-18,365.77	38,728.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	667,012.22	623,360.00	43,652.22	935,045.00
Allocated Interest Income	0.00	48.00	-48.00	73.00
Fraud Recovery PH	3,162.00	0.00	3,162.00	0.00
Other Miscellaneous Income	0.23	0.00	0.23	0.00
Insurance Proceeds	5,000.00	0.00	5,000.00	0.00
Allocated Other Income	25,343.75	8,264.00	17,079.75	12,394.00
TOTAL GRANT AND OTHER INCOME	700,518.20	631,672.00	68,846.20	947,512.00
TOTAL INCOME	707,976.43	657,496.00	50,480.43	986,240.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	144,510.99	165,384.00	20,873.01	248,056.00
TOTAL TENANT SERVICES EXPENSES	16,712.94	15,560.00	-1,152.94	23,337.00
TOTAL UTILITY EXPENSES	132,186.15	141,592.00	9,405.85	212,383.00
Total Maint Salaries	88,197.10	81,152.00	-7,045.10	121,725.00
Total Materials	28,400.01	35,496.00	7,095.99	53,250.00
Total Contract Costs	432,296.93	142,272.00	-290,024.93	213,434.00
TOTAL MAINTENANCE EXPENSES	548,894.04	258,920.00	-289,974.04	388,409.00
TOTAL PROTECTIVE SERVICES	593.70	536.00	-57.70	800.00
TOTAL INSURANCE PREMIUMS	76,972.63	72,168.00	-4,804.63	108,255.00
TOTAL GENERAL EXPENSES	7,930.17	3,336.00	-4,594.17	5,000.00
TOTAL OPERATING EXPENSES	927,800.62	657,496.00	-270,304.62	986,240.00
NET INCOME	-219,824.19	0.00	-219,824.19	0.00

Southside Scattered Sites

Income Statement

Period = Oct 2025-May 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	132,633.48	142,216.00	-9,582.52	213,324.00
Utility Reimb.-LIPH	-26,232.00	-26,064.00	-168.00	-39,096.00
Total Rental Income	106,401.48	116,152.00	-9,750.52	174,228.00
Other Tenant Income				
Laundry and Vending	0.00	5,336.00	-5,336.00	8,000.00
Cleaning Fee	100.00	0.00	100.00	0.00
Late Charges	4,939.50	3,336.00	1,603.50	5,000.00
Legal Fees - Tenant	490.00	1,664.00	-1,174.00	2,500.00
Misc. Tenant Income	1,285.00	0.00	1,285.00	0.00
Vacate Charges	427.00	0.00	427.00	0.00
Total Other Tenant Income	7,241.50	10,336.00	-3,094.50	15,500.00
NET TENANT INCOME	113,642.98	126,488.00	-12,845.02	189,728.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	435,859.71	592,456.00	-156,596.29	888,687.00
Allocated Interest Income	0.00	24.00	-24.00	37.00
Fraud Recovery PH	-6,270.48	0.00	-6,270.48	0.00
Other Miscellaneous Income	0.33	0.00	0.33	0.00
Allocated Other Income	12,957.28	4,224.00	8,733.28	6,337.00
TOTAL GRANT AND OTHER INCOME	442,546.84	596,704.00	-154,157.16	895,061.00
TOTAL INCOME	556,189.82	723,192.00	-167,002.18	1,084,789.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	177,288.42	202,792.00	25,503.58	304,193.00
TOTAL TENANT SERVICES EXPENSES	5,136.98	11,080.00	5,943.02	16,613.00
TOTAL UTILITY EXPENSES	126,444.65	145,968.00	19,523.35	218,959.00
Total Maint Salaries	87,654.67	154,512.00	66,857.33	231,774.00
Total Materials	42,505.65	29,448.00	-13,057.65	44,180.00
Total Contract Costs	108,458.93	100,144.00	-8,314.93	150,220.00
TOTAL MAINTENANCE EXPENSES	238,619.25	284,104.00	45,484.75	426,174.00
TOTAL PROTECTIVE SERVICES	156.00	800.00	644.00	1,200.00
TOTAL INSURANCE PREMIUMS	139,772.08	74,768.00	-65,004.08	112,150.00
TOTAL GENERAL EXPENSES	1,508.17	3,664.00	2,155.83	5,500.00
TOTAL OPERATING EXPENSES	688,925.55	723,192.00	34,266.45	1,084,789.00
NET INCOME	-132,735.73	0.00	-132,733.73	0.00

Cochran Plaza
Income Statement
Period = Oct 2025-May 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	66,981.00	62,440.00	4,541.00	93,660.00
Utility Reimb.-LIPH	-41,079.00	-35,048.00	-6,031.00	-52,572.00
Total Rental Income	25,902.00	27,392.00	-1,490.00	41,088.00
Other Tenant Income				
Damages/Maintenance	0.00	400.00	-400.00	600.00
Late Charges	5,880.00	3,336.00	2,544.00	5,000.00
Legal Fees - Tenant	0.00	1,664.00	-1,664.00	2,500.00
Vacate Charges	-1,402.00	0.00	-1,402.00	0.00
Total Other Tenant Income	4,478.00	5,400.00	-922.00	8,100.00
NET TENANT INCOME	30,380.00	32,792.00	-2,412.00	49,188.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	393,422.81	518,048.00	-124,625.19	777,057.00
Allocated Interest Income	0.00	24.00	-24.00	43.00
Fraud Recovery PH	-1,723.00	0.00	-1,723.00	0.00
Other Miscellaneous Income	651.17	0.00	651.17	0.00
Allocated Other Income	15,012.18	4,896.00	10,116.18	7,342.00
TOTAL GRANT AND OTHER INCOME	407,363.16	522,968.00	-115,604.84	784,442.00
TOTAL INCOME	437,743.16	555,760.00	-118,016.84	833,630.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	118,693.27	129,397.36	10,704.09	194,099.00
TOTAL TENANT SERVICES EXPENSES	5,606.78	11,192.00	5,585.22	16,792.00
TOTAL UTILITY EXPENSES	93,423.27	119,240.00	25,816.73	178,860.00
Total Maint Salaries	81,379.79	112,056.00	30,676.21	168,096.00
Total Materials	2,471.03	13,752.00	11,280.97	20,650.00
Total Contract Costs	59,759.52	78,760.00	19,000.48	118,124.00
TOTAL MAINTENACE EXPENSES	143,610.34	204,568.00	60,957.66	306,870.00
TOTAL PROTECTIVE SERVICES	17,068.23	50,896.00	33,827.77	76,339.00
TOTAL INSURANCE PREMIUMS	38,031.28	38,112.00	80.72	57,170.00
TOTAL GENERAL EXPENSES	-17,179.68	2,336.00	19,515.68	3,500.00
TOTAL OPERATING EXPENSES	399,253.49	555,760.00	156,506.51	833,630.00
OTHER FINANCING SOURCES				
Operating Transfers IN	17,068.23	0.00	17,068.23	0.00
TOTAL OTHER FINANCING SOURCES	17,068.23	0.00	17,068.23	0.00
NET INCOME	55,557.90	0.00	55,557.90	0.00

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

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	32,764.00	38,600.00	-5,836.00	57,900.00
Utility Reimb.-LIPH	-7,820.00	-7,728.00	-92.00	-11,592.00
Total Rental Income	24,944.00	30,872.00	-5,928.00	46,308.00
Other Tenant Income				
Late Charges	1,260.00	664.00	596.00	1,000.00
Total Other Tenant Income	1,260.00	664.00	596.00	1,000.00
NET TENANT INCOME	26,204.00	31,536.00	-5,332.00	47,308.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	91,703.70	104,128.00	-12,424.30	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	3,196.50	1,040.00	2,156.50	1,563.00
TOTAL GRANT AND OTHER INCOME	94,801.20	105,168.00	-10,366.80	157,755.00
TOTAL INCOME	121,005.20	136,704.00	-15,698.80	205,063.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	13,869.95	25,424.00	11,554.05	38,149.00
TOTAL TENANT SERVICES EXPENSES	1,118.10	6,240.00	5,121.90	9,353.00
TOTAL UTILITY EXPENSES	19,286.06	24,000.00	4,713.94	36,000.00
Total General Maint Expense	9,106.25	8,688.00	-418.25	13,031.00
Total Materials	1,354.22	8,896.00	7,541.78	13,364.00
Total Contract Costs	19,302.19	31,656.00	12,353.81	47,480.00
TOTAL MAINTENACE EXPENSES	29,762.66	49,240.00	19,477.34	73,875.00
TOTAL PROTECTIVE SERVICES	5,257.44	15,536.00	10,278.56	23,304.00
TOTAL INSURANCE PREMIUMS	11,064.00	14,256.00	3,192.00	21,382.00
TOTAL GENERAL EXPENSES	1,126.47	2,000.00	873.53	3,000.00
TOTAL OPERATING EXPENSES	81,484.68	136,704.00	55,219.32	205,063.00
Operating Transfers IN	5,257.44	0.00	5,257.44	0.00
TOTAL OTHER FINANCING SOURCES	5,257.44	0.00	5,257.44	0.00
NET INCOME	44,777.96	0.00	44,777.96	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-May 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	376,230.10	51,888.00	324,342.10	77,837.20
Investment Inc -Restricted Non-Allocated	181.83	0.00	181.83	0.00
TOTAL GRANT AND OTHER INCOME	376,411.93	51,888.00	324,523.93	77,837.20
TOTAL INCOME	376,411.93	51,888.00	324,523.93	77,837.20
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	31,307.22	41,432.00	10,124.78	62,148.20
TOTAL UTILITY EXPENSES	139,140.24	0.00	-139,140.24	0.00
TOTAL INSURANCE PREMIUMS	4,482.64	5,272.00	789.36	7,913.00
TOTAL GENERAL EXPENSES	252,172.26	5,184.00	-246,988.26	7,776.00
TOTAL OPERATING EXPENSES	427,102.36	51,888.00	-375,214.36	77,837.20
NET INCOME	-50,690.43	0.00	-50,690.43	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	248,838.00	31,344.00	217,494.00	47,013.68
Investment Inc -Restricted Non-Allocated	5,478.67	0.00	5,478.67	0.00
TOTAL GRANT AND OTHER INCOME	254,316.67	31,344.00	222,972.67	47,013.68
TOTAL INCOME	254,316.67	31,344.00	222,972.67	47,013.68
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	20,017.73	27,728.00	7,710.27	41,591.68
TOTAL UTILITY EXPENSES	91,645.26	0.00	-91,645.26	0.00
TOTAL INSURANCE PREMIUMS	4,720.39	3,616.00	-1,104.39	5,422.00
TOTAL GENERAL EXPENSES	146,071.26	0.00	-146,071.26	0.00
TOTAL OPERATING EXPENSES	262,454.64	31,344.00	-231,110.64	47,013.68
NET INCOME	-8,137.97	0.00	-8,137.97	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-May 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	201,370.24	33,624.00	167,746.24	50,431.88
Investment Inc -Restricted Non-Allocated	0.00	0.00	0.00	0.00
TOTAL GRANT AND OTHER INCOME	201,370.24	33,624.00	167,746.24	50,431.88
TOTAL INCOME	201,370.24	33,624.00	167,746.24	50,431.88
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	21,670.94	29,984.00	8,313.06	44,972.88
TOTAL UTILITY EXPENSES	59,041.59	0.00	-59,041.59	0.00
TOTAL INSURANCE PREMIUMS	3,468.00	3,640.00	172.00	5,459.00
TOTAL GENERAL EXPENSES	124,665.11	0.00	-124,665.11	0.00
TOTAL OPERATING EXPENSES	208,845.64	33,624.00	-175,221.64	50,431.88
NET INCOME	-7,475.40	0.00	-7,475.40	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	75,672.19	37,256.00	38,416.19	55,883.00
Investment Inc -Restricted Non-Allocated	20.65	0.00	20.65	0.00
TOTAL GRANT AND OTHER INCOME	75,692.84	37,256.00	38,436.84	55,883.00
TOTAL INCOME	75,692.84	37,256.00	38,436.84	55,883.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	9,706.99	11,832.00	2,125.01	17,742.68
TOTAL UTILITY EXPENSES	10,233.34	0.00	-10,233.34	0.00
TOTAL PROTECTIVE SERVICES	7,873.75	23,304.00	15,430.25	34,956.00
TOTAL INSURANCE PREMIUMS	2,590.64	2,120.00	-470.64	3,184.00
TOTAL GENERAL EXPENSES	50,088.81	0.00	-50,088.81	0.00
TOTAL OPERATING EXPENSES	80,493.53	37,256.00	-43,237.53	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	-306.36	0.00	-306.36	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-May 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	81,451.45	37,440.00	44,011.45	17,316.85
Capital Fund Rev-Trf In Police	0.00	22,659.00	-22,659.00	38,840.00
TOTAL GRANT AND OTHER INCOME	81,451.45	60,099.00	21,352.45	56,156.85
TOTAL INCOME	81,451.45	60,099.00	21,352.45	56,156.85
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	7,004.91	9,256.00	2,251.09	13,883.85
TOTAL TENANT SERVICES EXPENSES	-960.00	400.00	1,360.00	600.00
TOTAL UTILITY EXPENSES	34,068.50	0.00	-34,068.50	0.00
TOTAL PROTECTIVE SERVICES	8,745.87	25,896.00	17,150.13	38,840.00
TOTAL INSURANCE PREMIUMS	1,496.64	1,888.00	391.36	2,833.00
TOTAL GENERAL EXPENSES	39,427.31	0.00	-39,427.31	0.00
TOTAL OPERATING EXPENSES	89,783.23	37,440.00	-52,343.23	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	-3,339.65	0.00	-3,339.65	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	113,756.61	45,968.00	67,788.61	68,954.08
Investment Inc -Restricted Non-Allocated	12.80	0.00	12.80	0.00
TOTAL GRANT AND OTHER INCOME	113,769.41	45,968.00	67,801.41	68,954.08
TOTAL INCOME	113,769.41	45,968.00	67,801.41	68,954.08
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	11,355.81	14,952.00	3,596.19	22,429.08
TOTAL UTILITY EXPENSES	18,666.65	0.00	-18,666.65	0.00
TOTAL PROTECTIVE SERVICES	9,642.90	28,480.00	18,837.10	42,724.00
TOTAL INSURANCE PREMIUMS	2,299.36	2,536.00	236.64	3,801.00
TOTAL GENERAL EXPENSES	59,857.09	0.00	-59,857.09	0.00
TOTAL OPERATING EXPENSES	101,821.81	45,968.00	-55,853.81	68,954.08
OTHER FINANCING SOURCES				
Operating Transfers IN	5,504.16	0.00	5,504.16	0.00
TOTAL OTHER FINANCING SOURCES	5,504.16	0.00	5,504.16	0.00
NET INCOME	17,451.76	0.00	17,451.76	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-May 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	177,804.09	70,568.00	107,236.09	105,853.08
TOTAL GRANT AND OTHER INCOME	177,804.09	70,568.00	107,236.09	105,853.08
TOTAL INCOME	177,804.09	70,568.00	107,236.09	105,853.08
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	19,016.12	26,280.00	7,263.88	39,418.08
TOTAL TENANT SERVICES EXPENSES	2,772.13	624.00	-2,148.13	930.00
TOTAL UTILITY EXPENSES	46,630.89	0.00	-46,630.89	0.00
TOTAL PROTECTIVE SERVICES	13,579.81	40,136.00	26,556.19	60,203.00
TOTAL INSURANCE PREMIUMS	2,884.14	3,536.00	651.86	5,302.00
TOTAL GENERAL EXPENSES	83,201.26	0.00	-83,201.26	0.00
TOTAL OPERATING EXPENSES	168,084.35	70,568.00	-97,516.35	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	17,471.07	0.00	17,471.07	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	210,678.54	66,728.00	143,950.54	100,090.00
Investment Inc -Restricted Non-Allocated	10,359.93	0.00	10,359.93	0.00
TOTAL GRANT AND OTHER INCOME	221,038.47	66,728.00	154,310.47	100,090.00
TOTAL INCOME	221,038.47	66,728.00	154,310.47	100,090.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	9,992.46	13,872.00	3,879.54	20,806.64
TOTAL TENANT SERVICES EXPENSES	0.00	752.00	752.00	1,125.00
TOTAL UTILITY EXPENSES	106,459.23	0.00	-106,459.23	0.00
TOTAL PROTECTIVE SERVICES	16,420.42	48,552.00	32,131.58	72,825.00
TOTAL INSURANCE PREMIUMS	3,270.64	3,552.00	281.36	5,334.00
TOTAL GENERAL EXPENSES	97,401.03	0.00	-97,401.03	0.00
TOTAL OPERATING EXPENSES	233,543.78	91,004.00	-142,539.78	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	-3,132.56	0.00	-3,132.56	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-May 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	77,735.15	20,048.00	57,687.15	30,080.00
Investment Inc -Restricted Non-Allocated	1,074.04	0.00	1,074.04	0.00
TOTAL GRANT AND OTHER INCOME	78,809.19	20,048.00	58,761.19	30,080.00
TOTAL INCOME	78,809.19	20,048.00	58,761.19	30,080.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,172.15	4,136.00	963.85	6,205.40
TOTAL TENANT SERVICES EXPENSES	0.00	224.00	224.00	330.00
TOTAL UTILITY EXPENSES	28,456.86	0.00	-28,456.86	0.00
TOTAL PROTECTIVE SERVICES	4,808.94	14,240.00	9,431.06	21,363.00
TOTAL INSURANCE PREMIUMS	1,109.36	1,456.00	346.64	2,181.00
TOTAL GENERAL EXPENSES	35,235.60	0.00	-35,235.60	0.00
TOTAL OPERATING EXPENSES	72,782.91	20,048.00	-52,734.91	30,080.00
OTHER FINANCING SOURCES				
Operating Transfers IN	2,744.94	0.00	2,744.94	0.00
TOTAL OTHER FINANCING SOURCES	2,744.94	0.00	2,744.94	0.00
NET INCOME	8,771.22	0.00	8,771.22	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	205,624.46	20,032.00	185,592.46	30,043.00
Investment Inc -Restricted Non-Allocated	14,853.25	0.00	14,853.25	0.00
TOTAL GRANT AND OTHER INCOME	220,477.71	20,032.00	200,445.71	30,043.00
TOTAL INCOME	220,477.71	20,032.00	200,445.71	30,043.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	9,727.79	14,280.00	4,552.21	21,419.76
TOTAL TENANT SERVICES EXPENSES	783.11	800.00	16.89	1,200.00
TOTAL UTILITY EXPENSES	110,162.25	0.00	-110,162.25	0.00
TOTAL INSURANCE PREMIUMS	3,742.64	4,952.00	1,209.36	7,423.00
TOTAL GENERAL EXPENSES	79,210.32	0.00	-79,210.32	0.00
TOTAL OPERATING EXPENSES	203,626.11	20,032.00	-183,594.11	30,043.00
NET INCOME	16,851.60	0.00	16,851.60	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-May 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	139,892.06	39,184.00	100,708.06	58,776.00
Investment Inc -Restricted Non-Allocated	2,420.72	0.00	2,420.72	0.00
TOTAL GRANT AND OTHER INCOME	142,312.78	39,184.00	103,128.78	58,776.00
TOTAL INCOME	142,312.78	39,184.00	103,128.78	58,776.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	9,793.16	13,456.00	3,662.84	20,187.60
TOTAL TENANT SERVICES EXPENSES	0.00	360.00	360.00	540.00
TOTAL UTILITY EXPENSES	49,746.51	0.00	-49,746.51	0.00
TOTAL PROTECTIVE SERVICES	7,873.75	23,304.00	15,430.25	34,956.00
TOTAL INSURANCE PREMIUMS	2,098.00	2,064.00	-34.00	3,092.00
TOTAL GENERAL EXPENSES	90,389.16	0.00	-90,389.16	0.00
TOTAL OPERATING EXPENSES	159,900.58	39,184.00	-120,716.58	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	-13,093.47	0.00	-13,093.47	0.00

Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	112,493.49	50,592.00	61,901.49	75,885.48
Investment Inc -Restricted Non-Allocated	6,763.95	0.00	6,763.95	0.00
TOTAL GRANT AND OTHER INCOME	119,257.44	50,592.00	68,665.44	75,885.48
TOTAL INCOME	119,257.44	50,592.00	68,665.44	75,885.48
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	12,879.91	17,712.00	4,832.09	26,559.48
TOTAL TENANT SERVICES EXPENSES	74.69	464.00	389.31	690.00
TOTAL UTILITY EXPENSES	46,387.90	0.00	-46,387.90	0.00
TOTAL MAINTENACE EXPENSES	4,556.65	0.00	-4,556.65	0.00
TOTAL PROTECTIVE SERVICES	10,066.47	29,776.00	19,709.53	44,667.00
TOTAL INSURANCE PREMIUMS	2,223.36	2,648.00	424.64	3,969.00
TOTAL GENERAL EXPENSES	64,344.83	0.00	-64,344.83	0.00
TOTAL OPERATING EXPENSES	140,533.81	50,592.00	-89,941.81	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	-15,530.44	0.00	-15,530.44	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-May 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	211,878.06	58,552.00	153,326.06	87,825.00
Investment Inc -Restricted Non-Allocated	2,625.68	0.00	2,625.68	0.00
TOTAL GRANT AND OTHER INCOME	214,503.74	58,552.00	155,951.74	87,825.00
TOTAL INCOME	214,503.74	58,552.00	155,951.74	87,825.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	16,533.07	22,880.00	6,346.93	34,315.08
TOTAL TENANT SERVICES EXPENSES	0.00	496.00	496.00	750.00
TOTAL UTILITY EXPENSES	53,756.74	0.00	-53,756.74	0.00
TOTAL PROTECTIVE SERVICES	10,938.61	32,368.00	21,429.39	48,551.00
TOTAL INSURANCE PREMIUMS	2,579.36	2,808.00	228.64	4,209.00
TOTAL GENERAL EXPENSES	128,281.90	0.00	-128,281.90	0.00
TOTAL OPERATING EXPENSES	212,089.68	58,552.00	-153,537.68	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	8,657.81	0.00	8,657.81	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	147,948.80	51,968.00	95,980.80	77,956.00
Investment Inc -Restricted Non-Allocated	2,360.70	0.00	2,360.70	0.00
TOTAL GRANT AND OTHER INCOME	150,309.50	51,968.00	98,341.50	77,956.00
TOTAL INCOME	150,309.50	51,968.00	98,341.50	77,956.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	15,238.91	20,984.00	5,745.09	31,478.00
TOTAL UTILITY EXPENSES	95,549.85	0.00	-95,549.85	0.00
TOTAL PROTECTIVE SERVICES	9,644.33	28,480.00	18,835.67	42,724.00
TOTAL INSURANCE PREMIUMS	2,366.00	2,504.00	138.00	3,754.00
TOTAL GENERAL EXPENSES	34,437.88	0.00	-34,437.88	0.00
TOTAL OPERATING EXPENSES	157,236.97	51,968.00	-105,268.97	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	-1,422.56	0.00	-1,422.56	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-May 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	222,214.67	210,632.00	11,582.67	315,943.00
Investment Inc -Restricted Non-Allocated	15,427.77	0.00	15,427.77	0.00
TOTAL GRANT AND OTHER INCOME	237,642.44	210,632.00	27,010.44	315,943.00
TOTAL INCOME	237,642.44	210,632.00	27,010.44	315,943.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	14,937.18	20,736.00	5,798.82	31,106.00
TOTAL TENANT SERVICES EXPENSES	0.00	6,000.00	6,000.00	9,000.00
TOTAL UTILITY EXPENSES	155,000.00	134,768.00	-20,232.00	202,157.00
TOTAL INSURANCE PREMIUMS	0.00	49,120.00	49,120.00	73,680.00
TOTAL GENERAL EXPENSES	134,632.74	0.00	-134,632.74	0.00
TOTAL OPERATING EXPENSES	304,569.92	210,632.00	-93,937.92	315,943.00
Operating Transfers IN	4,913.96	0.00	4,913.96	0.00
NET INCOME	-62,013.52	0.00	-62,013.52	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	135,216.05	65,848.00	69,368.05	98,772.00
Investment Inc -Restricted Non-Allocated	147.79	0.00	147.79	0.00
TOTAL GRANT AND OTHER INCOME	135,363.84	65,848.00	69,515.84	98,772.00
TOTAL INCOME	135,363.84	65,848.00	69,515.84	98,772.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	10,232.21	13,744.00	3,511.79	20,623.00
TOTAL UTILITY EXPENSES	101,380.50	0.00	-101,380.50	0.00
TOTAL PROTECTIVE SERVICES	16,420.42	48,552.00	32,131.58	72,825.00
TOTAL INSURANCE PREMIUMS	3,019.36	3,480.00	460.64	5,224.00
TOTAL GENERAL EXPENSES	16,612.92	0.00	-16,612.92	0.00
TOTAL OPERATING EXPENSES	147,665.41	65,848.00	-81,817.41	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	-2,928.82	0.00	-2,928.82	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-May 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	279,853.70	31,192.00	248,661.70	46,791.00
Investment Inc -Restricted Non-Allocated	146.22	0.00	146.22	0.00
TOTAL GRANT AND OTHER INCOME	279,999.92	31,192.00	248,807.92	46,791.00
TOTAL INCOME	279,999.92	31,192.00	248,807.92	46,791.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	19,718.90	27,304.00	7,585.10	40,962.00
TOTAL UTILITY EXPENSES	97,652.73	0.00	-97,652.73	0.00
TOTAL INSURANCE PREMIUMS	3,274.00	3,888.00	614.00	5,829.00
TOTAL GENERAL EXPENSES	174,290.64	0.00	-174,290.64	0.00
TOTAL OPERATING EXPENSES	294,936.27	31,192.00	-263,744.27	46,791.00
NET INCOME	-14,936.35	0.00	-14,936.35	0.00

North Sarah (64)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	204,491.46	27,480.00	177,011.46	41,216.00
Investment Inc -Restricted Non-Allocated	63.55	0.00	63.55	0.00
TOTAL GRANT AND OTHER INCOME	204,555.01	27,480.00	177,075.01	41,216.00
TOTAL INCOME	204,555.01	27,480.00	177,075.01	41,216.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	16,783.98	23,544.00	6,760.02	35,324.00
TOTAL TENANT SERVICES EXPENSES	0.00	592.00	592.00	885.00
TOTAL UTILITY EXPENSES	54,425.01	0.00	-54,425.01	0.00
TOTAL INSURANCE PREMIUMS	2,993.36	3,336.00	342.64	5,007.00
TOTAL GENERAL EXPENSES	122,914.90	0.00	-122,914.90	0.00
TOTAL OPERATING EXPENSES	197,117.25	27,480.00	-169,637.25	41,216.00
NET INCOME	7,437.76	0.00	7,437.76	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-May 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	153,373.46	24,904.00	128,469.46	37,356.00
Investment Inc -Restricted Non-Allocated	190.14	0.00	190.14	0.00
TOTAL GRANT AND OTHER INCOME	153,563.60	24,904.00	128,659.60	37,356.00
TOTAL INCOME	153,563.60	24,904.00	128,659.60	37,356.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	11,704.91	15,896.00	4,191.09	23,845.00
TOTAL UTILITY EXPENSES	36,028.74	0.00	-36,028.74	0.00
TOTAL INSURANCE PREMIUMS	394.64	2,616.00	2,221.36	3,923.00
TOTAL GENERAL EXPENSES	87,378.95	6,392.00	-80,986.95	9,588.00
TOTAL OPERATING EXPENSES	135,507.24	24,904.00	-110,603.24	37,356.00
NET INCOME	18,056.36	0.00	18,056.36	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	110,794.89	14,648.00	96,146.89	21,968.00
Investment Inc -Restricted Non-Allocated	4,648.77	0.00	4,648.77	0.00
TOTAL GRANT AND OTHER INCOME	115,443.66	14,648.00	100,795.66	21,968.00
TOTAL INCOME	115,443.66	14,648.00	100,795.66	21,968.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	9,351.92	12,632.00	3,280.08	18,961.00
TOTAL UTILITY EXPENSES	28,899.03	0.00	-28,899.03	0.00
TOTAL INSURANCE PREMIUMS	3,402.64	2,008.00	-1,394.64	3,007.00
TOTAL GENERAL EXPENSES	82,035.80	0.00	-82,035.80	0.00
TOTAL OPERATING EXPENSES	123,689.39	14,648.00	-109,041.39	21,968.00
NET INCOME	-8,245.73	0.00	-8,245.73	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-May 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	58,755.44	9,936.00	48,819.44	14,903.00
Investment Inc -Restricted Non-Allocated	9.78	0.00	9.78	0.00
TOTAL GRANT AND OTHER INCOME	58,765.22	9,936.00	48,829.22	14,903.00
TOTAL INCOME	58,765.22	9,936.00	48,829.22	14,903.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,583.12	8,880.00	6,296.88	13,321.00
TOTAL UTILITY EXPENSES	9,402.33	0.00	-9,402.33	0.00
TOTAL INSURANCE PREMIUMS	2,114.00	1,056.00	-1,058.00	1,582.00
TOTAL GENERAL EXPENSES	50,997.18	0.00	-50,997.18	0.00
TOTAL OPERATING EXPENSES	65,096.63	9,936.00	-55,160.63	14,903.00
NET INCOME	-6,331.41	0.00	-6,331.41	0.00

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

	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028	LaSalle Park AMP 000034
Indicator #1 - Quick Ratio (QR)							
FDS #							
111 Cash -unrestricted	\$ 3,158,436.70	\$ 585,313.21	\$ 165,005.75	\$ 135,630.26	\$ 707,205.49	\$ 320,858.92	\$ 1,085,574.47
114 Cash - tenant security deposits	\$ 21,147.43	\$ 24,157.85	\$ 38,024.27	\$ 30,542.09	\$ 51,909.33	\$ 24,540.70	\$ 41,662.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 47,273.55	\$ 67,318.54	\$ 62,115.70	\$ 17,287.75	\$ 59,612.84	\$ 2,211.50	\$ 19,649.25
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 438,335.10	\$ 106,011.61	\$ 82,092.94	\$ 76,222.34	\$ 208,510.18	\$ 82,782.46	\$ 205,343.31
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 3,665,192.78	\$ 782,801.21	\$ 347,238.66	\$ 259,682.44	\$ 1,027,237.84	\$ 430,393.58	\$ 1,352,229.03
310 Total Current Liabilities	\$ 43,616.34	\$ 51,575.98	\$ 38,760.25	\$ 27,922.61	\$ 83,154.02	\$ 31,262.32	\$ 61,255.78
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
QR Denominator Total:	\$ 43,616.34	\$ 51,575.98	\$ 38,760.25	\$ 27,922.61	\$ 83,154.02	\$ 31,262.32	\$ 61,255.78
Quick Ratio:	84.03	15.18	8.96	9.30	12.35	13.77	22.08
Quick Ratio Score (max points 12):	12	12	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)							
FDS #							
111 Cash -unrestricted	\$ 3,158,436.70	\$ 585,313.21	\$ 165,005.75	\$ 135,630.26	\$ 707,205.49	\$ 320,858.92	\$ 1,085,574.47
114 Cash - tenant security deposits	\$ 21,147.43	\$ 24,157.85	\$ 38,024.27	\$ 30,542.09	\$ 51,909.33	\$ 24,540.70	\$ 41,662.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 47,273.55	\$ 67,318.54	\$ 62,115.70	\$ 17,287.75	\$ 59,612.84	\$ 2,211.50	\$ 19,649.25
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 438,335.10	\$ 106,011.61	\$ 82,092.94	\$ 76,222.34	\$ 208,510.18	\$ 82,782.46	\$ 205,343.31
310 (-) Total Current Liabilities	\$ 43,616.34	\$ 297,146.96	\$ 38,760.25	\$ 27,922.61	\$ 83,154.02	\$ 31,262.32	\$ 61,255.78
MENAR Numerator Total:	\$ 3,621,576.44	\$ 485,654.25	\$ 308,478.41	\$ 231,759.83	\$ 944,083.82	\$ 399,131.26	\$ 1,290,973.25
Average Monthly Operating Expenses:							
96900 Total Operating Expenses	\$ 1,014,329.87	\$ 759,185.73	\$ 486,793.31	\$ 619,885.57	\$ 1,161,934.11	\$ 501,570.35	\$ 701,756.86
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 126,791.23	\$ 94,898.22	\$ 60,849.16	\$ 77,485.70	\$ 145,241.76	\$ 62,696.29	\$ 87,719.61
MENAR:	28.56	5.12	5.07	2.99	6.50	6.37	14.72
MENAR Score (max points 11):	11	11	11	9.51	11	11	11

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

		Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028	LaSalle Park AMP 000034
Indicator #3 - Debt Service Coverage Ratio (DSCR)								
FDS #	Adjusted Operating Income:							
97000	Excess Operating Revenue over Operating Expenses	\$ 738,979.55	\$ (70,827.50)	\$ (41,584.84)	\$ (146,745.57)	\$ (34,756.82)	\$ 45,600.32	\$ 178,858.21
96700	Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 738,979.55	\$ (70,827.50)	\$ (41,584.84)	\$ (146,745.57)	\$ (34,756.82)	\$ 45,600.32	\$ 178,858.21
Annual Debt Service excluding CFFP debt*								
96710	Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720	Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020	Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:		0	0	0	0	0	0	0
DSCR Score (max points 2):		2	2	2	2	2	2	2
Overall AMP Score								
Indicator #1 - Quick Ratio (QR)		12	12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	11	11	9.51	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2	2
Project FASS score		25	25	25	23.51	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)		67	83	72	66	138	81	99
Weighted Value (Project FASS score times number of units)		1679	2069	1800	1552	3444	2017	2467
Total number of units in PHA's portfolio		67	83	72	66	138	81	99
Overall AMPs Financial Condition Indicator Score		25.00	25.00	25.00	23.51	25.00	25.00	25.00
*The denominator of FDS lines items is derived from the Operations Column of the FDS								

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

	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Quick Ratio (QR)				
FDS #				
111 Cash -unrestricted	\$ 1,083,627.58	\$ 492,304.96	\$ 775,710.49	\$ 434,319.00
114 Cash - tenant security deposits	\$ 17,427.00	\$ 32,403.61	\$ 30,166.42	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 53,860.75	\$ 46,952.88	\$ 21,449.21	\$ (1,341.69)
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 133,311.91	\$ 144,423.26	\$ 252,936.14	\$ 24,470.53
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,288,227.24	\$ 716,084.71	\$ 1,080,262.26	\$ 462,753.84
310 Total Current Liabilities	\$ 618,077.92	\$ 43,190.09	\$ 46,675.21	\$ 9,446.90
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ 580,000.00	\$ -	\$ -	\$ -
QR Denominator Total:	\$ 38,077.92	\$ 43,190.09	\$ 46,675.21	\$ 9,446.90
Quick Ratio:	33.83	16.58	23.14	48.98
Quick Ratio Score (max points 12):	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)				
FDS #				
111 Cash -unrestricted	\$ 1,083,627.58	\$ 492,304.96	\$ 775,710.49	\$ 434,319.00
114 Cash - tenant security deposits	\$ 17,427.00	\$ 32,403.61	\$ 30,166.42	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 53,860.75	\$ 46,952.88	\$ 21,449.21	\$ (1,341.69)
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 133,311.91	\$ 144,423.26	\$ 252,936.14	\$ 24,470.53
310 (-) Total Current Liabilities	\$ 38,077.92	\$ 43,190.09	\$ 46,675.21	\$ 9,446.90
MENAR Numerator Total:	\$ 1,250,149.32	\$ 672,894.62	\$ 1,033,587.05	\$ 453,306.94
Average Monthly Operating Expenses:				
96900 Total Operating Expenses	\$ 399,253.49	\$ 688,925.55	\$ 927,800.62	\$ 81,484.68
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 49,906.69	\$ 86,115.69	\$ 115,975.08	\$ 10,185.59
MENAR:	25.05	7.81	8.91	44.51
MENAR Score (max points 11):	11	11	11	11

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

	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #3 - Debt Service Coverage Ratio (DSCR)				
FDS # Adjusted Operating Income:				
97000 Excess Operating Revenue over Operating Expenses	\$ 55,557.90	\$ (132,735.73)	\$ (219,824.19)	\$ 44,777.76
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 55,557.90	\$ (132,735.73)	\$ (219,824.19)	\$ 44,777.76
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
DSCR Score (max points 2):	2	2	2	2
Overall AMP Score				
Indicator #1 - Quick Ratio (QR)	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2
Project FASS score	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	43	80	43	15
Weighted Value (Project FASS score times number of units)	1071	2010	1067	367
Total number of units in PHA's portfolio	43	80	43	15
Overall AMPs Financial Condition Indicator Score	25.00	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 May 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		744	920	830	755	1,547	908
OR Numerator Total:		744	920	830	755	1,547	908
11190 Unit Months Available		806	993	864	792	1,653	968
OR Denominator Total:		806	993	864	792	1,653	968
Occupancy Rate:		0.92308	0.92649	0.96065	0.95328	0.93587	0.93802
Occupancy Rate Score (max points 16):		4	4	12	8	4	4
Indicator #2 - Tenant Accounts Receivable (TAR)							
FDS #							
(Maximum points 5)							
126 Accounts Receivable - Tenants		\$ 55,249.82	\$ 78,464.92	\$ 71,733.22	\$ 20,576.50	\$ 75,592.49	\$ 3,801.50
TAR Numerator Total:		\$ 55,249.82	\$ 78,464.92	\$ 71,733.22	\$ 20,576.50	\$ 75,592.49	\$ 3,801.50
70500 Total Tenant Revenue		\$ 63,957.00	\$ 248,475.00	\$ 247,121.25	\$ 245,180.25	\$ 624,285.00	\$ 278,157.00
TAR Denominator Total:		\$ 63,957.00	\$ 248,475.00	\$ 247,121.25	\$ 245,180.25	\$ 624,285.00	\$ 278,157.00
TAR:		86.0%	32.0%	29.0%	8.0%	12.0%	1.0%
TAR Score (max points 5):		0	2	2	5	5	5
Indicator #3 - Accounts Payable (AP)							
FDS #							
(Maximum points 4)							
312 Accounts Payable - Current		\$ 10,537.89	\$ 20,068.45	\$ 8,302.76	\$ 5,319.00	\$ 29,769.38	\$ 3,147.21
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 10,537.89	\$ 20,068.45	\$ 8,302.76	\$ 5,319.00	\$ 29,769.38	\$ 3,147.21
96900 Total Operating Expenses /12		\$ 126,791.23	\$ 94,898.22	\$ 60,849.16	\$ 77,485.70	\$ 145,241.76	\$ 62,696.29
AP Denominator Total:		\$ 126,791.23	\$ 94,898.22	\$ 60,849.16	\$ 77,485.70	\$ 145,241.76	\$ 62,696.29
AP:		0.08	0.21	0.14	0.07	0.2	0.05
AP Score (max points 4):		4	4	4	4	4	4
Overall AMP Score							
Indicator #1 - Occupancy Rate (OR)		4	4	12	8	4	4
Indicator #2 - Tenant Accounts Receivable (TAR)		0	2	2	5	5	5
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4	4
Physical condition adjustment		1	1	1	1	1	1
Neighborhood environment adjustment		1	0	1	0	0	0
Project MASS score (Maximum points 25)		10	11	20	18	14	14
Number of units in Project		1340	196	126	99	266	117
Weighted Value (Project MASS score times number of units)		17999	1960	1386	1782	3724	1638
Total number of units in PHA's portfolio		1340	196	126	99	266	117
Overall AMPs Management Operations Indicator Score:		13.43	10.00	11.00	20.00	18.00	14.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of May 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	1,138	446	827	470	175
OR Numerator Total:	1,138	446	827	470	175
11190 Unit Months Available	1,184	514	965	512	176
OR Denominator Total:	1,184	514	965	512	176
Occupancy Rate:	0.96115	0.86770	0.85699	0.91797	0.99432
Occupancy Rate Score (max points 16):	12	0	0	1	16
Indicator #2 - Tenant Accounts Receivable (TAR)					
FDS # (Maximum points 5)					
126 Accounts Receivable - Tenants	\$ 24,771.82	\$ 56,940.00	\$ 49,184.42	\$ 22,051.21	\$ (1,000.00)
TAR Numerator Total:	\$ 24,771.82	\$ 56,940.00	\$ 49,184.42	\$ 22,051.21	\$ (1,000.00)
70500 Total Tenant Revenue	\$ 214,502.25	\$ 45,664.50	\$ 151,442.97	\$ 30,208.85	\$ 39,306.00
TAR Denominator Total:	\$ 214,502.25	\$ 45,664.50	\$ 151,442.97	\$ 30,208.85	\$ 39,306.00
TAR:	12.0%	125.0%	32.0%	73.0%	-3.0%
TAR Score (max points 5):	5	0	2	0	5
Indicator #3 - Accounts Payable (AP)					
FDS # (Maximum points 4)					
312 Accounts Payable - Current	\$ 14,372.99	\$ 22,472.03	\$ 14,598.55	\$ 18,227.38	\$ 3,463.23
313 Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:	\$ 14,372.99	\$ 22,472.03	\$ 14,598.55	\$ 18,227.38	\$ 3,463.23
96900 Total Operating Expenses /12	\$ 87,719.61	\$ 49,906.69	\$ 86,115.69	\$ 115,975.08	\$ 10,185.59
AP Denominator Total:	\$ 87,719.61	\$ 49,906.69	\$ 86,115.69	\$ 115,975.08	\$ 10,185.59
AP:	0.16	0.45	0.17	0.16	0.34
AP Score (max points 4):	4	4	4	4	4
Overall AMP Score					
Indicator #1 - Occupancy Rate (OR)	12	0	0	1	16
Indicator #2 - Tenant Accounts Receivable (TAR)	5	0	2	0	5
Indicator #3 - Accounts Payable (AP)	4	4	4	4	4
Physical condition adjustment	1	1	1	1	0
Neighborhood environment adjustment	1	1	0	1	1
Project MASS score (Maximum points 25)	23	6	7	7	25
Number of units in Project	148	69	116	92	3
Weighted Value (Project MASS score times number of units)	3404	414	812	644	75
Total number of units in PHA's portfolio	148	69	116	92	3
Overall AMPs Management Operations Indicator Score:	23.00	6.00	7.00	7.00	25.00

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 05/31/2026

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 5,536,400.98

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 187,370.85
	TOTAL INVESTED		\$ 187,370.85

SLHA - Housing Choice Voucher Income Statement

Period = Oct 2025-May 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
REVENUE				
GRANT INCOME				
Section 8 HAP Earned	38,552,274.00	37,151,688.00	1,400,586.00	55,727,530.00
Section 8 Admin. Fee Income	3,317,025.00	3,014,800.00	302,225.00	4,522,203.00
Port-In Admin Fees Earned	9,333.35	0.00	9,333.35	0.00
Port In HAP Earned	196,866.72	0.00	196,866.72	0.00
TOTAL GRANT INCOME	42,075,499.07	40,166,488.00	1,909,011.07	60,249,733.00
OTHER INCOME				
Operating Shortfall Revenue	0.00	358,080.00	-358,080.00	537,115.00
Other Miscellaneous Income	5,245.71	0.00	5,245.71	0.00
TOTAL OTHER INCOME	5,245.71	358,080.00	-352,834.29	537,115.00
TOTAL INCOME	42,080,744.78	40,524,568.00	1,556,176.78	60,786,848.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,332,647.21	3,091,320.00	758,672.79	4,636,959.00
TOTAL TENANT SERVICES EXPENSES	5,872.39	1,664.00	-4,208.39	2,500.00
TOTAL UTILITY EXPENSES	27,450.25	27,904.00	453.75	41,856.00
Total Materials	2,962.87	1,800.00	-1,162.87	2,700.00
Total Contract Costs	30,896.25	40,232.00	9,335.75	60,342.00
TOTAL MAINTENACE EXPENSES	33,859.12	42,032.00	8,172.88	63,042.00
TOTAL PROTECTIVE SERVICES	20,721.48	25,760.00	5,038.52	38,640.00
TOTAL INSURANCE PREMIUMS	106,625.79	155,200.00	48,574.21	232,821.00
TOTAL GENERAL EXPENSES	1,774.61	29,000.00	27,225.39	43,500.00
TOTAL OPERATING EXPENSES	2,528,950.85	3,372,887.26	843,936.41	5,059,318.00
TOTAL HOUSING ASSISTANCE PAYMENTS	39,753,452.92	37,151,688.00	-2,601,764.92	55,727,530.00
TOTAL EXPENSES	42,282,403.77	40,524,568.00	-1,757,835.77	60,786,848.00
NET INCOME	-201,658.99	0.00	-201,658.99	0.00

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Carla Matthews, Director of Operations for HCV

Date: July 8, 2026

Subject: Housing Choice Voucher Board Report

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

HCV Programs

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

1) Housing Choice Voucher (Section 8)

The general Section 8 program assists very low-income, elderly and disabled families in affording decent and safe housing in the private market. There are approximately 5,646 active participants in the Section 8 program and approximately 5,179 families are on the waitlist. During this reporting period, no new HCV vouchers were issued and 418 families are currently searching for housing. Our current success rate is 72%.

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.

April 2026	May 2026	June 2026
100%	100%	100%

Recent trends indicate that some of our more vulnerable families experience greater difficulties locating suitable housing. To prevent households from being penalized during the process, HCV works closely with program participants to connect them with housing navigation support and extends the voucher terms per 24 CFR 982.303(b)(1).

HCV has also enacted regularly scheduled landlord briefings to expand the pool of interested landlord participants and improve leasing ability. Landlord briefings are typically held on the first Tuesday of each month.

A briefing was held on June 2, 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 246 active participants. Four referrals were received during the month of June.

3) Emergency Housing Vouchers

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

4) HUD-VASH Vouchers

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program is a special rental assistance program for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs. There are 227 active participants in the HUD-VASH program. During this reporting period, three referrals were received and 29 additional families are actively searching for housing.

5) Bridge to Homeownership Vouchers

The Bridge to Homeownership program allows families that are assisted under the HCV program to use their voucher/subsidy to buy a home and receive monthly mortgage payment assistance. The Bridge to Homeownership program has 17 active participants. With the recent relaunch of the program, the agency hosted its first HCV Homeownership briefing session in several years on June 16, 2026.

6) Mainstream Vouchers

SLHA also administers a Mainstream Voucher program that targets vouchers directly to non-elderly persons with disabilities. The Mainstream Voucher program currently has a total of 81 Mainstream vouchers, with 67 active families under lease and seven families are searching for housing. To promote maximum program utilization, HCV has taken the following steps: partnered with the Department of Human Services (DHS) to utilize available vouchers via the Emergency Winter Housing Pilot Program.

7) Tenant Protection Vouchers

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

assistance. There are 178 active participants in the TPV program. One 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

Seven hundred twenty-six (726) annual recertifications were completed during this reporting period. The recertification process is now available to our participants online. SLHA will offer a paper form recertification at a participant's request as a reasonable accommodation. Currently, 185 annual recertifications are over 14 months past due. Staff is working to resolve outstanding recertifications by conducting weekly reviews of recertifications that are due and overtime is offered to staff for completion of recertifications.

Housing Quality Standards Inspections

During the reporting period, HCV conducted 615 inspections: 249 biennial inspections, 228 reinspections, 97 initial inspections, eight quality control inspections and 33 special inspections. This represents a constant tread in the number of inspections over the past three months.

	April 2026	May 2026	June 2026
Biennial Inspections	296	129	249
Reinspection	215	243	228
Initial Inspections	95	77	97
Quality Control	14	15	8
Special Inspections	18	21	33
Total	639	485	615

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.

	April 2026	May 2026	June 2026
HCV Participants	4936	4949	4955
Landlords	2004	2026	2027
Total	6940	6975	6982

Family Self Sufficiency

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

New Business/Upcoming Events

HCV staff has been focused on the Section Eight Management Assessment Program (SEMAP). The HUD-measured indicators are currently being reviewed monthly in an effort to maintain the current High Performer Designation.

St. Louis Housing Authority

S8 Waitlist Breakdown Summary

By Bedroom Size

Waiting List	Bedroom Size							Other	Total
	0	1	2	3	4	5	6		
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
June 1, 2026 - June 30, 2026

HCV Programs	Disabled	Non-Disabled	Total
Number of Families	2396	3250	5646
Average Length of Occupancy (Years)	6	4	5
Average Age of Head of Household	58	44	51
Average Household Income	\$ 14,374.30	\$ 15,835.05	\$ 15,104.67
Average Family Size	2	3	2
Average Age of Head of Household	58	44	51
Average Monthly Rent	\$241.49	\$272.88	\$257.18
Number of Head of Households Employed	2211	2234	4445
Number of Senior (62+) Head of Household	1096	326	1422
Average Age of Youth Family Members	10	10	10
Number of Youth Family Members (<18)	487	5159	5646

Head of Household - Race / Ethnicity	Non Hispanic	Hispanic	Total
American Indian or Alaska Native Only	11		11
Any Other Combination	10		10
Asian Only	10		10
Black/African American Only	5338	3	5341
Native Hawaiian/Other Pacific Islander Only	7	1	8
White Only	264	2	266
White, Black/African American	6		6
Total	5646	6	5652

St. Louis Housing Authority
June 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	251	249	2	130	0	72	40	0	0	7	99%
Initials	97	97	0	45	0	32	17	0	0	3	100%
Reinspections	228	228	0	122	0	75	28	0	0	3	100%
Quality Controls	8	8	0	5	0	3	0	0	0	0	100%
Specials	33	33	0	5	0	23	4	0	0	1	100%
Total	617	615	2	307	0	205	89	0	0	14	100%

Inspection Deficiency Statistical Report

Property: HCV

Inspected Date: 06/01/2026 - 06/30/2026

Primary Status: Fail

	Total Observations
Absence of a functioning toilet in unit (only one 24 hr)	2
Absent or insecure railings	2
Accessible windows cannot be locked	3
Air Conditioner (owner supplied) does not work; outside is above 90 degrees Fahrenheit (24 hr)	7
All burners not working (all burners have to be operable)	9
All operating knobs must be present	3
Badly cracked outlet	4
Badly cracked outlets	1
Broken or frayed wire	9
Broken wiring	1
Broken/missing steps or boards	7
Cannot open	7
Ceiling material is bulging and/or buckling and must be repaired	1
Ceiling surface is wet and has mold-like substances	30
Clogged	13
Cracked pane	6
Damaged floor boards	6
Dangerously loose, cracked panes	1
Does not shut	6
Door lock(s) are not operable	14
Electrical problem or condition that could result in shock or fire (24 hr)	6
Entry of significant ground water into unit (flooding of basement)	18
Evidence of severe leakage of water or the presence of sewer gas	1
Evidence of sewer back-up	10
Excessive paint issues	3
Exhaust fan does not work	3
Exposed fuse/breaker box connections	3
Falling material	50
Fire hazards	1
Flooding danger	1
Frayed wiring	2
Gas leak	2
Gutter in poor condition	8
Gutters not securely attached	5
Gutters, downspouts and soffits have serious decay allowing significant water and air infiltration	4
Hazardous gas hook-evidence of strong gas smell	1
Heating equipment not capable of providing adequate heat	6
Heavy accumulation of large piles of trash and garbage in or around unit	9
Holes or cracks	98
Holes or cracks - air penetration	15
Holes or cracks - ceiling	1
Improper flues for venting exhaust gases	1
Improper types of wiring, connections or insulation	5
Improperly operating furnace	1
Inadequate lighting	2
Internal water damage	5
Lack of security for the unit (24 hr)	4
Large cracks or holes	4
Large holes (8 1/2 x 11")	1
Large piles of garbage	8
Large sections of crumbling brick, stone or concrete	2
Large sections of damaged or missing parts (floor boards)	1
Leaking	51
Leaks	9
Light fixture hanging from electrical wires without other firm support of fixture	5
Lock(s) not fasten securely to door	1

Lock(s) striker plate not operable or fasten securely to frame (jamb)	22
Locks exterior door	24
Loose or damaged structural members	7
Loose sections of plaster which are in danger of falling	1
Major leak at main water drain and feed pipes	1
Major plumbing leaks or flooding, waterlogged ceiling or floor in imminent danger of failing (24 hr)	2
Mechanism within toilet does not work	3
Microwave does not work & No Oven/Stove	1
Missing cover plate	10
Missing handrail	2
Missing height protection	3
Missing outlet	2
Missing pane	3
No adequate air circulation	9
No cold water	3
No discharge feed line	1
No fixture	1
No fixture or outlet	11
No flush toilet	10
No hot water	8
No hot water (24hr)	13
No natural light	1
No outside/public entrance	9
No Oven	1
No permanent fixture	3
No preparation space	1
No railing	3
No Refrigerator	2
No serving space	1
No sink	7
No smoke detector	46
No storage space	14
No tub or shower	13
No water service (Annual only 24 hr)	4
No window	1
No window or exhaust fan	1
Not connected to a system that delivers hot and cold running water	3
Not connected to an acceptable drainage system	24
Not connected to approvable system	1
Not enough equipment	22
Not served by approvable system	3
Not weatherized	15
One outlet	6
Other air pollution	1
Oven does not work	8
Overall Poor Condition	14
Overloaded circuits evidenced by frequently "blown/tripped" fuses	11
Permanent floor covering or floor boards which present serious tripping hazards	5
Poor condition	11
Presence of large holes	1
Presence of sewer gas	2
Refrigerator does not have capacity to store frozen food	2
Refrigerator not maintaining a low enough temperature to keep food from spoiling	10
Repair/replace leaking water heater	3
Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	1
Roof has serious defects, buckling or sagging, large holes indicting potential of structure collapse	1
Roof in poor condition	9
Roof leaks	10
Severe buckling or movement under walking stress	1
Severe buckling, bulging or leaning	2
Severe bulging	14
Severe floor damage caused by water from tub or shower	1

Severe leakage of water	1
Severe leaning	2
Sewer gas	2
Signs of rats, mice or vermin	9
Sink is not connected to a properly operating drain system	8
Sink is not connected to water system to provide hot or cold water	3
Smoke detector not working	20
Stove and oven (or range) with top burners not present	1
Stove does not work	18
Stove is missing oven door handle	3
Temperature too high	4
There is no covered refuse disposal (covered dumpster, trash chute, local pick-up)	1
Toilet does not flush	1
Toilet does not work	5
Toilet is clogged	1
Tripping hazard	13
Unit has evidence of roach infestation	10
Unit has mice or rats as evidenced by mice and rat holes and or droppings	6
Unit's exterior door(s) to do not provide access to or egress from unit	1
Unsafe hallway	13
Unsafely equipped	1
Unsafely installed	1
Unsecured handrail	5
Unsupported fixture	17
Un-vented oil, kerosene, gas heat	2
Un-vented space or room heater	3
Water damage to interior ceiling (indicating leaks)	13
Window does not have a tight seal, allowing serious drafts to enter unit	1
Total	1069

FINANCE

St. Louis Housing Authority Balance Sheet

Period = May 2026

Book = Accrual

	Current Balance
ASSETS	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	5,958,130.18
Cash Non-Fed Gala Fundraiser	17.64
Cash SLHA Property Management	2,917,806.45
Petty Cash	500.00
Cash General Disbursing	13,794,388.24
Cash Non-Fed Rent	384,233.93
Cash Non-Fed-Link Market	20,496.94
Cash Clinton Peabody TAB	2,845.21
Cash City Faces	24,679.97
Cash James House TAB	27,544.95
Cash Euclid TAB	43,072.21
Cash West Pine TAB	393.49
Cash Parkview TAB	55,157.55
Cash Lafayette Sr TAB	7,151.30
Cash California Gard TAB	3,503.55
Cash Badenhause TAB	4,569.72
Cash LaSalle Youth Festival	-2,562.33
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	3,216.92
Cash -Kingsbury	5,574.48
Cash Cambridge Sr TAB	613.92
Cash Payroll	89,192.11
Total Unrestricted Cash	23,340,587.94
Restricted Cash	
Cash Restricted-Security Deposits	994.00
Cash Restricted-FSS Escrow	410,622.38
Cash Restricted-HAP	-664,230.05
Cash Restricted-Trust/Escrow Reserves	3,550,335.40
Cash Restricted-SLHA Mgt Security Deposits	316,726.70
Cash Restricted-Endowment/Homeownership	863,424.47
Cash Restricted-Cochran Program Income	375,132.89
Cash Restricted-Rev Bonds Debt Service	40,699.55
Total Restricted Cash	4,893,705.34
TOTAL CASH	28,234,293.28
 ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	925,352.17
Allowance for Doubtful Accounts-Tenants	-81,749.45
A/R Repayment Agreement	16,941.83
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	80,690.22
Accrued Interest Receivable	2,695.21
TOTAL ACCOUNTS AND NOTES RECEIVABLE	2,726,540.24

St. Louis Housing Authority Balance Sheet

Period = May 2026

Book = Accrual

	Current Balance
OTHER CURRENT ASSETS	
Investments-Unrestricted	4,368,259.61
Investments-Restricted	1,252,472.82
Investments Restricted -WC Self Insurance	379,477.01
Prepaid Insurance Auto	23,871.68
Prepaid Insurance Property	300,388.50
Prepaid Insurance Liability	78,469.82
Prepaid Insurance Fidelity Bond	1,302.60
Prepaid Insurance Workers Comp	43,267.90
Insurance Surplus Deposits	1,409,454.77
TOTAL OTHER CURRENT ASSETS	7,856,964.71
TOTAL CURRENT ASSETS	38,817,798.23
 NONCURRENT ASSETS:	
FIXED ASSETS	
Development Cost	60,648,442.21
Development Cost Contra	-60,648,442.21
Land	13,227,104.61
Buildings	233,609,610.88
Furniture and Equipment-Dwelling	153,860.00
Furniture and Equipment-Nondwelling	502,680.60
Vehicles - Nondwelling	349,860.92
Leashold Improvements -Solar Panels	437,840.00
Site Improvement	11,601,366.43
Construction in Progress	16,910,308.43
Accum Depreciation-Buildings	-193,465,495.18
Accum Depreciation-Furn & Equip Dwellings	-153,860.00
Accum Depreciation-Furn & Equip Nondwelling	-462,804.60
Accum Depreciation-Vehicles	-349,860.92
Accum Depreciation-Leashold Improvements	-321,082.63
Accum Depreciation-Site Improvements	-4,900,212.96
Operations	14,139,749.15
Capital Funds Operations	2,055,857.00
Capital Funds 568 Police/Security	463,553.10
Administration & Other Costs	6,197,052.48
Project Coordinator	867,820.69
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	6,202,290.75
Soft Cost Contra	-33,021,862.39
CFG-Hard Cost Contra	-17,892,165.48
CFG-Site Improvement	1,646,553.61
CFG-Site Improvement-Soft	102,524.51
CFG-Dwelling Structure	15,090,471.15
CFG-Dwelling Structure-Soft	132,380.89
CFG-Dwelling Equipment	300,540.33

St. Louis Housing Authority Balance Sheet

Period = May 2026

Book = Accrual

	Current Balance
CFG-Non-Dwelling Structure	63,540.00
CFG-Non-Dwelling Equipment	545,303.40
CFG_Non-Dwelling Equip-Soft	10,976.94
CFG - Demolition	960.00
CFG-Relocation	70,748.16
CFG-Bond Debt Obligation	6,291,893.00
CFG-Contra Bond Debt Obligation	-6,291,893.00
TOTAL FIXED ASSETS (NET)	77,157,432.41
NOTES, LOANS & MORTGAGES RECEIVABLE	
Notes & Mortgages Receivable	110,729,848.09
Notes & Mortg Interest Receivable	2,078,066.85
Discount Notes/Amortization	-46,785,780.42
Darst HO- Notes & Mortgage Rec	4,284,023.95
Darst HO- Discount Notes/Amortization	-4,284,023.95
Blumeyer HO- Notes & Mortgage Rec	1,428,908.39
Blumeyer HO- Discount Notes/Amortization	-1,428,908.39
Cochran HO- Notes & Mortgage Rec	795,651.67
Cochran HO- Discount Notes/Amortization	-569,417.00
Notes & Mortgages - SOLAR	5,608,174.00
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLE	71,856,543.19
OTHER ASSETS	
Right of Use Asset -Leases	151,306.88
Right of Use Asset -Leases	74,645.18
Right of Use- Accum/Amort-Leases	-144,770.10
Right of Use -Accum/Amort-Leases	-74,645.18
TOTAL OTHER ASSETS	6,536.78
TOTAL NONCURRENT ASSETS	149,020,512.38
TOTAL ASSETS	187,838,310.61

LIABILITIES & EQUITY

LIABILITIES:

CURRENT LIABILITIES:

A/P Vendors and Contractors	-1,458,403.34
A/P Vendors -Non Control	1,549,796.88
A/P Vendors and Contractors	46,945.48
Tenant Security Deposits	178,082.20
Security Deposit Interest	320.97
Security Deposit Clearing Account	1,126.90
Security Deposit-Pet	372.00
Garnishment Clearing Account	-2,025.13
United Way	2,544.08
Dental Deduction	-5,722.68
Union Dues	-494.64
United Negro College Fund	26.00
Arts & Education	77.40
Garnishments	2,073.06
Deferred Comp PEBSCO	-680.00
Retirement Pension	1,438.14
Deferred Comp SBG	175.03
Roth 457 Deduction SBG	1,796.91
Retirement Insurance	20,088.82

St. Louis Housing Authority Balance Sheet

Period = May 2026

Book = Accrual

	Current Balance
Section 125 Childcare Deduction	8,780.41
Section 125 Medical Deduction	-7,538.71
Medical Insurance	-148,267.70
Long Term Disability	-9,693.72
Vision Insurance	-550.95
Voluntary/Term Life Ins Deduction	-1,263.18
Colonial Life Ins Deduction	13,017.10
Landlord Back-up Withholdings	3,671.50
A/P -Other	1,880.00
Current Portion of LT Debt - Bonds	950,000.00
Accrued Interest Payable-Bonds	1.25
Accrued Compensated Absences-Current	145,715.39
Lease Liability-Short Term	4,542.48
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	32,911.83
TOTAL CURRENT LIABILITIES	1,333,677.11
 NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	381,398.03
FSS Escrow	223,132.02
Lease Liability -Long Term	1,994.30
Bonds Payable-Long Term	45,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
TOTAL NONCURRENT LIABILITIES	651,524.35
TOTAL LIABILITIES	1,985,201.46
 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	31,865,248.31
Unrestricted Net Assets -Retained Earnings	2,878,147.65
TOTAL RETAINED EARNINGS:	103,806,531.15
TOTAL EQUITY	185,853,109.15
TOTAL LIABILITIES AND EQUITY	187,838,310.61

St. Louis Housing Authority Income Statement

Period = May 2026

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	215,395.66	1,614,873.48
Utility Reimb.-LIPH	-24,427.00	-247,168.00
Utility Reimbursement Refund	855.00	812.00
Total Rental Income	191,823.66	1,368,517.48
Other Tenant Income		
Cleaning Fee	0.00	100.00
Damages/Maintenance	50.00	610.00
Late Charges	9,589.00	73,754.00
Legal Fees - Tenant	671.00	3,288.50
NSF Charges	0.00	35.00
Tenant Owed Utilities	-10.00	53.00
Misc.Tenant Income	-51.00	-379.77
Vacate Charges	-645.50	12,888.50
Total Other Tenant Income	9,603.50	90,349.23
NET TENANT INCOME	201,427.16	1,458,866.71
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	1,088,765.36	7,076,358.49
HUD PHA Operating Grants/Subsidy	790,666.00	2,317,569.00
Capital Fund Revenue	-6,668.83	-54,744.15
Section 8 HAP Earned	5,067,387.00	38,552,274.00
Section 8 Admin. Fee Income	409,373.00	3,317,025.00
Port-In Admin Fees Earned	2,557.04	9,333.35
Port In HAP Earned	77,480.48	196,866.72
Other Government Grants	0.00	101,325.51
Capital Fund Grants	367,299.80	3,937,935.56
Capital Fund Grants-Soft Costs	195,040.86	1,788,454.65
TOTAL GRANT INCOME	7,991,900.71	57,242,398.13
OTHER INCOME		
Interest Income	0.00	12,740.10
Investment Income - Unrestricted	15,138.94	141,528.96
Investment Inc -Restricted Non-Allocated	7,921.14	67,445.53
Investment Income - WC Self Insurance	0.00	5,693.77
Fraud Recovery PH	1,622.34	-23,867.98
Non-Dwelling Rent	1,177.00	9,416.00
Vending Income-James House TAB	300.91	3,909.33
Vending Income-Parkview	1,899.61	9,984.23
Vending Income-Badenhaus TAB	135.91	963.47
Vending Income -Kingsbury	295.83	1,757.66
Contributions- Clinton Peabody	0.00	2,635.00
Contributions -LaSalle Youth Festival	0.00	2,500.00
Other Miscellaneous Income	4,506.12	243,565.93
Other Income-Bank Rent	3,216.67	25,733.36
Pension Forfeitures	0.00	11,785.45
Insurance Proceeds	0.00	67,393.36
Insurance Proceeds	0.00	11,243.39

St. Louis Housing Authority Income Statement

Period = May 2026

Book = Accrual

	Period to Date	Year to Date
PH & HAP FSS Forfeitures	3,528.00	9,690.65
TOTAL OTHER INCOME	39,742.47	604,118.21
TOTAL INCOME	8,233,070.34	59,305,383.05

EXPENSES

OPERATING EXPENSES

ADMINISTRATIVE

Administrative Salaries

Administrative Salaries	249,020.49	2,213,153.99
Administrative Salaries	74,059.22	659,146.63
Administrative Salaries-PT	11,061.82	61,183.62
Manager/Superintendent Salaries	0.00	1,534.50
Admin Salaries-Overtime	231.02	5,735.98
FICA	17,792.64	158,349.38
Health Benefits	38,017.78	323,712.71
Retirement Benefits	32,092.22	273,045.67
Unemployment Insurance	98.44	5,725.16
Long Term Disability	267.91	2,650.68
Dental	1,312.19	11,365.95
Cell Phones	822.32	7,830.90
Beneflex HSA	4,277.07	32,482.86
WC MO 2nd Injury Fund	484.69	983.01
WC Self-Insurers Qtrly Taxes	0.00	529.65
FICA	5,412.78	48,600.26
Health Benefits	14,495.45	110,720.08
Retirement Benefits	8,844.66	74,050.59
Unemployment Insurance	0.00	2,590.72
Long Term Disability	66.98	635.33
Dental	551.01	4,823.76
Cell Phones	92.42	783.66

Total Administrative Salaries	459,001.11	3,999,635.09
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Legal Expense

Legal Services	571.64	81,772.67
Legal Services	546.50	17,651.50

Total Legal Expense	1,118.14	99,424.17
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Other Admin Expenses

Staff Training	606.50	17,238.82
Travel/Mileage	392.16	10,717.13
Auditing Fees	0.00	106,705.25
Port Out Admin Fee Paid	5,421.62	35,436.14

Total Other Admin Expenses	6,420.28	170,097.34
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Miscellaneous Admin Expenses

Office Supplies	2,571.69	13,063.14
Office Supplies	1,831.79	5,195.05
Postage	0.00	21,642.40
Postage	0.00	444.06
Advertising	1,768.75	17,162.96
Advertising	0.00	294.78
Fiscal Agent Fees	0.00	2,900.00
Printing & Publications	515.53	2,758.55
Printing & Publications	0.00	293.78

St. Louis Housing Authority Income Statement

Period = May 2026

Book = Accrual

	Period to Date	Year to Date
Membership Fees	2,399.40	26,451.24
Telephone	0.00	19,784.68
Telephone	13,412.57	90,366.87
Maint Agreement-Office Equipment	1,079.68	3,239.04
Maint Agreement-Office Equipment	300.00	5,700.00
Maint Agreement-Computer Equipment	0.00	996.99
Maint Agreement-Computer Equipment	0.00	209.08
Professional/Technical Services	220,520.67	833,795.01
Consultants-LaSalle Youth Festival	0.00	4,926.69
Software License Fees	810.00	11,541.73
Internet / Cable	439.97	29,479.99
Computer Supplies	0.00	22,206.35
Computer Supplies	0.00	-619.90
Meeting Expense	0.00	103.46
Other Admin Expense	10,897.49	63,091.89
Other Admin Expense	0.00	12,511.62
Bank Fees	1,152.59	10,533.03
Bank Fees -FSS	61.86	505.00
Office Equipment Repairs	0.00	297.50
Subscription-News/Magazines	0.00	114.95
D/A Testings/Results	231.60	633.23
Copying Expense	1,037.28	20,692.98
Allocated OH-Administrative Expense	958.19	29,330.66
Allocated OH-Legal Expense	0.00	8.21
Allocated OH-Tenant Services Expense	0.00	477.18
Allocated OH-Utilities Expense	702.61	6,862.54
Allocated OH-Materials Expense	0.00	1,306.50
Allocated OH-Maintenance Expense	1,567.31	6,859.20
Allocated OH-Protective Services Expense	418.70	2,516.29
Allocated OH-Insurance Expense	53.84	21,931.42
Allocated OH-General Expense	2.94	57.79
Total Miscellaneous Admin Expenses	262,734.46	1,289,665.94
TOTAL ADMINISTRATIVE EXPENSES	729,273.99	5,558,822.54
TENANT SERVICES		
Tenant Services Salaries	5,401.26	44,733.62
FICA	410.34	3,420.70
Health Benefits	737.48	5,641.72
Retirement Benefits	718.62	6,211.55
Unemployment Insurance	0.00	118.78
Dental	33.22	237.52
Cell Phones	46.16	432.79
Relocation Costs	862.42	35,981.17
Relocation Costs	0.00	1,209.36
Tenant Srv Rec/Pub/Other	0.00	1,218.32
Tenant Services- Ameren	0.00	300.00
Tenant Srv Rec/Pub/Other-Clinton TAB	0.00	163.83
Tenant Srv Rec/Pub/Other-James House TAB	0.00	3,292.56
Tenant Srv Rec/Pub/Other-Euclid TAB	0.00	1,816.90
Tenant Srv Rec/Pub/Other-Parkview	420.94	4,749.84
Tenant Srv Rec/Pub/Other-Lafayette TAB	0.00	373.75

St. Louis Housing Authority Income Statement

Period = May 2026

Book = Accrual

	Period to Date	Year to Date
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grand	90.16	3,283.11
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	144.60	2,106.85
Tenant Participation Funds	377.08	3,528.57
Tenant Participation Fund-James House TAB	0.00	328.05
Tenant Srv Lobby Monitors	9,734.94	62,162.37
Tenant Services Other-Circle of Friends (SLU)	1,180.69	16,326.28
TOTAL TENANT SERVICES EXPENSES	20,157.91	202,912.33
UTILITIES		
Mixed Finance Utilities	169,575.10	1,372,734.15
Water	29,383.18	224,858.91
Electricity	71,633.33	583,938.84
Gas	18,246.54	172,497.79
Sewer	104,364.25	796,674.52
TOTAL UTILITY EXPENSES	393,202.40	3,150,704.21
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance -Salaries & Grounds	68,534.12	576,291.73
Maint Labor -Janitorial Cleaning	18,173.78	157,797.61
Maintenance Labor-Overtime	6,036.00	81,076.55
FICA	6,797.67	61,130.62
Health Benefits	11,313.87	107,947.00
Retirement Benefits	10,409.26	90,993.75
Unemployment Insurance	0.00	3,203.13
Long Term Disability	103.86	967.93
Dental	757.09	6,554.10
Cell Phones	84.16	682.58
Total General Maint Expense	122,209.81	1,086,645.00
Materials		
Materials Generic	171.22	293.39
Materials-Custodial	0.00	4,081.79
Materials-Custodial	8,991.17	38,072.02
Materials-Electrical	1,440.50	6,696.85
Materials-Plumbing	2,932.85	14,131.63
Materials-Lawn/Grounds/Snow Removal	0.00	5,167.08
Materials-Tools/Equipment	768.86	2,682.58
Materials-Boiler	504.00	504.00
Materials-Boiler	1,008.00	1,604.43
Materials-Other	0.00	29.98
Materials-Other	10,576.03	28,409.79
Materials-HVAC	6,096.45	24,375.68
Materials-Gas/Oil Vehicles	0.00	73.30
Materials-Appliances	0.00	450.00
Materials-Appliances	11,360.95	41,543.21
Materials-Hardware	1,121.59	1,397.08
Materials-Paint	0.00	2,808.04
Materials-Flooring	0.00	2,197.90
Materials-Cabinets/Countertops Doors/Windows	1,862.50	13,735.00

St. Louis Housing Authority Income Statement

Period = May 2026

Book = Accrual

	Period to Date	Year to Date
Total Materials	46,834.12	188,253.75
Contract Costs		
Contract-Elevators	0.00	340.00
Contract-Elevators	1,702.00	128,910.53
Contract-Trash Removal	3,950.92	28,916.26
Contract-Trash Removal	29,803.41	187,133.07
Contract-Custodian	8,542.50	22,880.00
Contract-Custodian	89.98	3,403.18
Contract-Plumbing	0.00	3,820.00
Contract-Plumbing	0.00	42,515.26
Contract-Uniform Cleaning	5,420.91	15,035.98
Contract-Snow Removal	0.00	7,246.25
Contract-Snow Removal	0.00	28,208.96
Contract-Grounds/Lawn	0.00	888.25
Contract-Grounds/Lawn	0.00	57,873.25
Contract-Auto Gas	0.00	5,603.86
Contract-Auto Gas	982.36	3,900.03
Contract-HVAC	0.00	28,808.96
Contract-HVAC	7,359.44	91,653.53
Contract-Fire Protection	283.75	951.25
Contract-Fire Protection	3,985.86	30,355.57
Contract-Vehicle Repairs	0.00	4,169.69
Contract-Vehicle Repairs	0.00	2,786.21
Contract-Other	0.00	6,337.92
Contract-Exterior Building Repairs	3,205.00	9,321.88
Contract-Parking Lot Repairs	0.00	641.79
Contract-Electrical	0.00	1,025.29
Contract-Electrical	1,725.00	9,484.44
Contract-Pest Control/Extermination	0.00	1,941.80
Contract-Pest Control/Extermination	17,267.00	43,093.44
Contract-Flooring Installation	0.00	14,460.53
Contract-Painting/Wall Repairs	6,501.50	112,910.07
Contr-Cabinet/Counters/Door/Windows	0.00	803.00
Contr-Cabinet/Counters/Door/Windows	37,100.00	105,495.92
Contract-Lease Automobiles	5,223.00	23,836.24
Contract-Bed Bug Eradication	8,100.00	15,500.00
Contracts -Disaster Relief Expenses	1,106.30	483,061.59
Total Contract Costs	142,348.93	1,523,314.00
TOTAL MAINTENACE EXPENSES	311,392.86	2,798,212.75
PROTECTIVE SERVICES		
Security Alarm Service	0.00	6,143.85
Security/Law Enforcement	35,913.54	285,553.41
Security Enforcement-Police	106,934.70	249,147.95
Security Enforcement/Sec Guards	3,768.34	29,392.69
TOTAL PROTECTIVE SERVICES	146,616.58	570,237.90
INSURANCE PREMIUMS		
Workers Comp Claims	68,690.27	214,938.16
Auto Insurance	5,967.90	50,604.04
Property Insurance	74,040.65	588,899.05

St. Louis Housing Authority Income Statement

Period = May 2026

Book = Accrual

	Period to Date	Year to Date
Cyber Security Insurance	0.00	12,095.16
Fidelity Bond Insurance	325.65	2,605.20
Liability Insurance	19,591.93	156,917.38
Excess Workers Comp Insurance	6,181.12	52,202.58
TOTAL INSURANCE PREMIUMS	174,797.52	1,078,261.57
GENERAL EXPENSES		
Bad Debt-Tenant Rents	0.00	50,831.08
Interest Exp-Mortg Rev Bonds-Kingsbury	0.00	18,429.50
Interest Exp-Mortg Rev Bonds-Cochran	0.00	27,847.50
Other General Expense	215,794.32	1,965,547.35
Other General Exp-Gala	0.00	7.54
Other General Expense	2,000.00	2,001.27
Other General Exp-Disaster Relief	0.00	5,386.95
PH FSS Escrow Expense	4,655.99	41,990.55
Expense Clearing	0.00	-55,529.29
TOTAL GENERAL EXPENSES	222,450.31	2,056,512.45
TOTAL OPERATING EXPENSES	1,997,891.57	15,415,663.75
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	4,556,771.00	36,964,542.00
Tenant Utility Payments-Voucher	190,600.00	1,582,383.00
Portable Out HAP Payments	193,246.02	1,161,745.87
FSS Escrow Payments	8,441.00	44,782.05
TOTAL HOUSING ASSISTANCE PAYMENTS	4,949,058.02	39,753,452.92
OTHER FINANCING SOURCES		
Equity Transfer Capital Assets IN	367,299.80	3,937,934.56
Equity Transfer Capital Assets OUT	367,299.80	3,937,935.56
Operating Transfers IN	57,140.74	423,443.47
Operating Transfers OUT	114,446.45	522,004.22
TOTAL OTHER FINANCING SOURCES	-57,305.71	-98,561.75
UTILITY CONSUMPTION		
Water Consumption	9,583.21	83,157.34
Water Consumption Contra	9,583.21	83,157.34
Electric Consumption	713,899.00	5,261,863.00
Electric Consumption Contra	713,899.00	5,261,863.00
Gas Consumption	10,809.00	133,222.00
Gas Consumption Contra	10,809.00	133,222.00
Sewer Consumption	14,920.00	113,122.00
Sewer Consumption Contra	14,920.00	113,122.00
TOTAL UTILITY CONSUMPTION	0.00	0.00
TOTAL EXPENSES	7,004,255.30	55,267,678.42
NET INCOME	1,228,815.04	4,037,704.63

DEVELOPMENT

MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: July 8, 2026

Subject: Development and Modernization Department Board Report

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

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

RD 22-03 – Clinton-Peabody Apartments Redevelopment – The Clinton-Peabody resident engagement meeting was held on June 18, 2026.

SLHA staff and POAH gave residents an update on efforts to begin Phase I. The closing for financing was completed June 30, 2026 and a Notice to Proceed to the general contractor will be issued in July. A ground breaking is scheduled for July 17, 2026.

The Resident Initiatives Department gave updates on the summer camp that is occurring at the Al Chappelle Community Center and the Summer Food Service Program.

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

Partner Announcements were made by the Community Development Institute, Roanoke Construction, Employment Connections, Archwell Health and Npower.

After the announcements, residents participated in some Juneteenth celebrations, including trivia in which residents could win prizes.

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

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

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

King Louis Square (KLS) and King Louis Square II (KLSII) – Work continues on the closing for the MHDC financing and RAD conversion of these units. The developer received some comments from HUD related to the financing and is working through those questions. The process will continue into July.

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

Murphy Park II & III RAD/Section 18 Blend Conversion – SLHA staff and McCormack Baron are working toward a RAD/Section 18 Blend Conversion for Murphy Park II and III. They have been meeting weekly to work through the process and to ensure the process is moving forward. The developer is expected to be invited to submit their financing plan in July.

HUD approval for the RAD/Section 18 Blend Conversion was received in the form of a CHAP dated April 28, 2026. Two additional resident meetings were held June 10 and 24, 2026 to discuss progress and design updates.

Projects

RD 25-11 – Invitation for Bids for Unit Repairs at McMillan Manor I – The contract for McMillan Manor I was approved by CDA on June 22, 2026, which allows for work to begin in July. The rehab work involves six (6) units, which are all vacant, and will return them to occupancy when they are expected to be completed later in the fall.

RD 25-12 – Invitation for Bids for Unit Repairs at McMillan Manor II – The contract for McMillan Manor II was approved by CDA on June 22, 2026, which allows for work to begin in July. The rehab work involves six (6) units, which are all vacant, and will return them to occupancy when they are expected to be completed later in the fall.

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

Lookaway Unit Repairs (5 Units) CDA Grant Make-Ready (heavy) – SLHA was awarded \$2 million from the City of St. Louis Community Development Administration (CDA) and has finalized the contract with CDA. These units were delivered to Property Management on June 2, 2026 for occupancy. The file will be closed out in the coming months.

The successful completion of this project has returned five (5) units to occupancy.

RD 25-14 – NSSS Electrification and Unit Repairs (Thirty-Four (34) Units) – Four (4) units at Samuel Shepard will be delivered in July due to a delay in the delivery of appliances. The contractor continues work at Page Manor on nine (9) units. Development and Modernization will be adding an additional unit to the list in July.

In total, 18 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 (10 units) and Samuel Shepard (8 units).

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

RD 25-02 – West Pine Elevator Replacement – The second elevator received its service inspection certificate on June 25, 2026. Some minor work remains. The file will be closed out in the coming months.

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

RD 24-08 – Cochran Plaza Security Upgrades – Staff training on the system occurred in May. Staff was expecting to find out about the integration into the STMPD RTCC in June, but that confirmation was not yet provided. Staff is hoping for the integration in July.

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

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

Section 18

Hodiamont Board Up – Development and Modernization staff had several calls with HUD related to the Section 18 application in August. The SAC office has requested an appraisal. Staff contacted an appraiser that specializes in this type of environment and has been providing additional information as requested. An appraiser for the property was engaged in April and began his work in May. The appraiser made a site visit in June.

Projects Ready for Close-Out

***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.

Work was completed and the file was closed out on June 10, 2026.

RD 25-01 – California Gardens Security Cameras (ESSG) 2024 – The system has been installed and the contractor finished installing some additional equipment to fine tune the system after it was put in service. The file was closed out on June 17, 2026.

Grant Applications

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

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

Solicitations

RD 26-38 – James House ****Emergency**** HVAC Replacement – In the aftermath of the EF3 tornado that struck James House on May 16, 2025, the roof was damaged and needed to be replaced. Through the course of that work, it was determined that the HVAC system components located on the roof were sufficiently damaged by the storm and needed to be replaced. Staff has been working with an engineer to determine the best system to use and will be putting the replacement project out to bid in July.

RD 26-35 – LaSalle Apartments Leasing Office Roof – The asphalt shingle roof on the leasing office has reached the end of its useful life and needs to be replaced. Development and Modernization staff will put the solicitation out for bid in July.

RD 26-36 – California Gardens Renovation (formerly North & East Buildings) – This work will include the renovation and replacement of the elevator, all PTAC units and rehabilitation of twenty-eight (28) units at California Gardens. This solicitation will include the entire site and will be a comprehensive rehabilitation of the property.

Re-Solicitations

RD 25-24A – Al Chappelle Roof Replacement Resolicitation – Since more than six months have passed since bids were received, the project is being resolicited. The A/E team revised the solicitation documents, which were reissued mid-April. The bid due date was extended and two bids were received on June 22, 2026. Staff is working on the award documents and will have the contract awarded to the lowest responsive bidder in July.

Pre-Solicitation

N/A

Planning

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 completed.

Phase 2b – McMillan I (6 units) and McMillan II (6 units) has been contracted.

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.

Cancelled Solicitations

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

DEVELOPMENT AND MODERNIZATION JUNE MONTHLY ACTIVITY REPORT

Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review				
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Uploaded Quest CDN	Section 106 Review Submitted to SHPO	SHPO Approval Date	Part 50 or Part 58	Environmental Review Record Submitted to HUD	HUD Approval of Environmental Review
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	0	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A			Part 58		
MO001000002	Al Chappelle Building	N/A	Roof & HVAC Replacement	1	N/A	N/A	N/A	N/A	N/A	Grice-Trivers Joint Venture	12/20/2024	100%	100%	100%	100%	100%	12/17/2020	(CDA)	Part 58	7/14/2025	7/30/2025
MO00100041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	22	5/1/2021	4/30/2024	5/1/2022	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	TBD	9/22/2020, Tier II required
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	0	N/A	N/A	N/A	Hurst-Rosche	45841	100%	100%	100%	100%	100%	N/A	N/A	N/A	N/A	N/A
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	0	N/A	N/A	N/A	Hurst-Rosche	9/22/2023	100%	100%	100%	100%	100%	4/27/2020	5/11/2020	Part 50	9/21/2020	10/2/2020
MO0010000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	3/22/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	9/23/2020	9/23/2020
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/17/2024	100%	100%	100%	100%	100%	9/8/2023	9/26/2023	Part 50	9/26/2023	1/26/2024
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	10	7/1/2024	6/30/2026	7/1/2024	St. Louis Design Alliance	11/7/2024	100%	100%	100%	100%	100%	N/A	N/A	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
MO0010000038	California Gardens	N/A	South Building Renovation	1	10	24	11/1/2025	11/1/2027	TBD	St. Louis Design Alliance	5/22/2024	100%	100%	85%	40%	0%	-	8/25/2025	Part 50	10/20/2025	12/10/2025
MO0010000038	California Gardens	N/A	North & East Buildings Renovation	2	18	24	11/1/2025	11/1/2027	TBD	St. Louis Design Alliance	5/22/2024	100%	100%	85%	40%	0%	-	8/25/2025	Part 50	10/20/2025	12/10/2025
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	2	3/3/2025	3/3/2027	TBD	St. Louis Design Alliance	3/27/2025	100%	100%	100%	100%	100%	N/A	N/A (CDA)	Part 58	9/26/2025	1/7/2025
MO0010000041	McMillan Manor I	N/A	Unit Repairs	2	6	N/A	N/A	N/A	N/A	St. Louis Design Alliance	3/27/2025	100%	100%	100%	100%	100%	N/A	N/A (CDA)	Part 58	4/28/26%	N/A (Tier 2)
MO0010000041	McMillan Manor II	N/A	Unit Repairs	5	6	N/A	N/A	N/A	N/A	St. Louis Design Alliance	3/27/2025	100%	100%	100%	100%	100%	N/A	N/A (CDA)	Part 58	4/28/2026	N/A (Tier 2)
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	N/A	N/A	N/A	N/A	Hurst-Rosche, Inc.	4/18/2025	100%	100%	100%	0%	0%	-	2/10/2026	Part 50	TBD	6/5/2026
MO001000019	Parkview Apartments	N/A	Unit Repairs	1	40	40	(9/1/24)	8/31/2026	TBD	St. Louis Design Alliance	8/22/2025	100%	100%	100%	100%	100%	N/A	N/A (CDA)	N/A	N/A	N/A
MO001000061	Kingsbury Terrace Apartments	N/A	Roof Replacement	1	120	N/A	N/A	N/A	N/A	Hurst-Rosche, Inc.	11/3/2025	100%	100%	100%	100%	100%	-	11/4/2025	Part 50	1/23/2026	4/22/2026
MO001000010	James House	N/A	HVAC Replacement	1	0	-	N/A	N/A	N/A	Hurst-Rosche, Inc.	7/3/2025	100%	100%	20%	0%	50%	-	11/25/2025	Part 50	-	3/17/2026
MO001000034	LaSalle Park Apartments	N/A	Management Building Roof Replacement	1	0	N/A	N/A	N/A	N/A	Grice-Trivers Joint Venture	6/1/2026	100%	100%	40%	0%	0%	-	11/4/2025	Part 50	1/23/2026	4/22/2026
MO001000019	Parkview Apartments	N/A	Sewer Assessment	1	294	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A	50%	50%	0%	-	11/25/2025	Part 50	-	3/17/2026

DEVELOPMENT AND MODERNIZATION JUNE MONTHLY ACTIVITY REPORT

Project Information						Acquisition Plan Info.					Section 3		
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	# of Construction/Contract Days	Estimate Value	Date to Advertise	Pre-Bid Mtg Date	Contract Date	Contract Award - General Contractor / Developer	Contract Amount	% Sec 3 Bus
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	365	\$ 1,271,329				Habitat for Humanity Saint Louis	\$ 409,250	
MO001000002	Al Chappelle Building	N/A	Roof & HVAC Replacement	1	N/A	180	\$ 950,000	TBD	4/26/2026	TBD	TBD	TBD	TBD
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	180	\$ 550,000	N/A	5/19/2025	6/6/2025	Roady Exteriors	\$ 601,000.00	0%
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	120	\$ 500,000	4/14/2024	4/30/2024	9/6/2024	Utilitra, LLC	\$552,450.21	0%
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%
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	90	\$ 650,000	3/5/2026	3/9/2026	TBD	TBD	TBD	TBD
MO0010000038	California Gardens	N/A	North & East Buildings Renovation	2	18	365	\$ 2,600,000	7/16/2026	7/30/2026	TBD	TBD	TBD	TBD
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	90	\$ 250,000	7/9/2025	7/15/2025	12/18/2025	LPI Construction Management	\$ 320,000.00	0%
MO0010000041	McMillan Manor I	N/A	Unit Repairs	2	6	90	\$ 300,000	2/11/2026	2/19/2026	6/25/2026	Unified Contracting	\$ 517,042.50	14%
MO0010000041	McMillan Manor II	N/A	Unit Repairs	5	6	90	\$ 350,000	2/11/2026	2/19/2026	TBD	TBD	TBD	TBD
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	TBD	TBD	TBD	TBD	TBD	N/A	N/A	N/A
MO001000019	Parkview Apartments	N/A	Unit Repairs	1	40	120	\$ 640,000	11/3/2025	11/18/2025	1/22/2026	Raineri Construction	\$ 652,360.00	0%
MO001000061	Kingsbury Terrace Apartments	N/A	Roof Replacement	1	120	180	\$ 650,000	1/18/2026	1/27/2026	5/5/2026	Shay Roofing	\$ 405,504.00	0%
MO001000010	James House	N/A	HVAC Replacement	1	0	TBD	\$ 550,000	TBD	7/14/2026	8/4/2026	TBD	TBD	TBD
MO001000034	LaSalle Park Apartments	N/A	Management Building Roof Replacement	1	0	90	\$ 75,000	N/A	7/9/2026	7/23/2026	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	Sewer Assessment	1	294	TBD	\$ 366,000	TBD	TBD	TBD	TBD	TBD	TBD

DEVELOPMENT AND MODERNIZATION JUNE MONTHLY ACTIVITY REPORT

Project Information						Contract Performance Status								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	NTP Date	Original Completion Date	Modification - Extended Completion	Substantial Completion/Punch List Completed	Unit Turnover Starts	Unit Turnover Complete	Original Target % Complete (as of today)	Actual % Complete [Enter]	Contract Closeout Completion Date
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	TBD	-	N/A				-		
MO001000002	Al Chappelle Building	N/A	Roof & HVAC Replacement	1	N/A	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	N/A	N/A	-	TBD	-		
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	6/19/2025	12/16/2025	4/1/2026	3/26/2026	N/A	N/A	100%	100%	6/10/2026
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	1/7/2025	5/7/2025	8/8/2025	5/26/2026	N/A	N/A	100%	95%	
MO0010000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	7/25/2025	9/23/2025	6/10/2026	5/21/2026	N/A	N/A	100%	100%	6/17/2026
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	9/12/2025	3/12/2027	TBD	TBD	N/A	N/A	55%	90%	
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	9/19/2025	3/25/2026	4/20/2026	TBD	N/A	N/A	100%	65%	
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	TBD	TBD	N/A	TBD	N/A	N/A	0%	0%	
MO0010000038	California Gardens	N/A	South Building Renovation	1	10	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO0010000038	California Gardens	N/A	North & East Buildings Renovation	2	18	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	1/8/2026	4/8/2026	5/8/2026	5/13/2026	TBD	TBD	100%	95%	
MO0010000041	McMillan Manor I	N/A	Unit Repairs	2	6	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO0010000041	McMillan Manor II	N/A	Unit Repairs	5	6	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%	
MO001000019	Parkview Apartments	N/A	Unit Repairs	1	40	2/17/2026	7/6/2026	N/A	TBD	N/A	N/A	100%	75%	
MO001000061	Kingsbury Terrace Apartments	N/A	Roof Replacement	1	120	TBD	TBD	TBD	N/A	N/A	N/A	0%	0%	
MO001000010	James House	N/A	HVAC Replacement	1	0	TBD	TBD	N/A	TBD	N/A	N/A	0%	0%	
MO001000034	LaSalle Park Apartments	N/A	Management Building Roof Replacement	1	0	TBD	TBD	TBD	N/A	N/A	N/A	0%	0%	
MO001000019	Parkview Apartments	N/A	Sewer Assessment	1	294	TBD	TBD	N/A	TBD	N/A	N/A	0%	0%	

DEVELOPMENT AND MODERNIZATION JUNE MONTHLY ACTIVITY REPORT

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	
N/A	Homeownership, La Salson	II	New Home Construction	5	5	Construction on new houses began fall 2025.
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	SLHA was awarded a \$750,000.00 grant from the city of St. Louis for envelope & MEP repairs. Two bids were received on September 4. Due to the excessive time since bids were received, the project will be rebid in April/May. Bids for the resolicitation were due June 22, 2026. Three bids were received. Dev & Mod staff are analyzing the bids for anticipated award in July.
MO001000041	Hodiamont - Section 18 Disposiition	1	Emergency Unit Repairs	3	22	All residents have been relocated. In anticipation of a Section 18 Application, The Environmental Review is complete. HUD has returned the application for a new appraisal. The appraiser will conduct his site visit in June.
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	Construction activities continue.
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	Closeout activities were completed June 10, 2026.
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	Installation and configuration of the camera system was completed in November. Utiltra and SLHA IT continue to work on connection issues. Fence parts continue to be delayed but are anticipated to arrive in early July. Training and closeout activities are anticipated in July.
MO0010000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	Closeout activities were completed June 17, 2026.
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	Mobilization occurred on September 12, 2025. The west elevator (#2) was turned over to SLHA on March 13, 2026. The east elevator (#1) passed final inspection and was turned over on June 25, 2026. Completion is projected for July 2026 pending arrival of new roof and penthouse doors.
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. Four units at Sam Shepard were completed in May and work at Towne XV was completed. Work at Sam Shepard and Page Manor will continue in July.
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 was issued February 19, 2026. Two bids were received on March 24, 2026. Coordination with Ameren resulted in a Post-Bid Addendum, issued to both bidders for updated pricing, which is due May 12, 2026. Revised bids were received and are being analyzed by Dev & Mod Staff. Because of delays in the solicitation schedule, the bids were cancelled and the scope of work added to the solicitation for the north & east buildings.
MO0010000038	California Gardens	N/A	Rehabilitation	2	18	This project has grown into a full renovation of the development, including unit repairs, PTAC replacements, a new elevator, reconstructed walkways, and new roofs. It is anticipated to go out to bid in July 2026.
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	LPI Construction Management mobilized in January 2026. The new front doors for the units have been delayed, but installation is anticipated in early August. Closeout activities began in May.
MO0010000041	McMillan Manor I	N/A	Unit Repairs	2	6	Solicitation was issued February 6, 2026. Two bids were received on March 12, 2026. Award was issued in April; CDA approved the procurement on June 22; the contract with Unified Contracting was executed on June 25, 2026.
MO0010000041	McMillan Manor II	N/A	Unit Repairs	5	7	Solicitation was issued February 6, 2026. Bid date was extended to April 28, 2026 to account for additional technical information which was issued on April 12, 2026. Two bids were received on April 28, 2026. Award was issued in May; CDA issued Procurement Approval on June 30, 2026. The contract will be executed in July.
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	The Exterior Assessment & HVAC Report is complete. This work is transitioning into design for West Pine RAD Redevelopment in June.
MO001000019	Parkview Apartments	N/A	CDA Unit Repairs	1	40	CDA has provided funding to complete unit repairs/make ready work on 40 units. Contract with Rainier Construction was executed on January 22, 2026; mobilization occurred in February. Fifteen units were turned over in May; the balance are scheduled for completion in June.
MO001000061	Kingsbury Terrace Apartments	N/A	Roof Replacement	1	120	Roof was damaged by May 2025 tornado. Contract was executed on May 5, 2026. Pre-Construction Conference was held May 14, 2026. Mobilization is anticipated in early September
MO001000010	James House	N/A	HVAC Replacement	1	0	HVAC equipment damaged in tornado must be replaced. The solicitation will go out to bid in July.
MO001000061	LaSalle Park Apartments	N/A	Roof Replacement	1	0	Solicitation Documents issued for advanced notice on July 2, 2026
MO001000019	Parkview Apartments	N/A	Sewer Assessment	1	294	Request for quotes exceeded small purchase limit. An Invitation for Bids solicitation is being prepared for release in July.

DEVELOPMENT AND MODERNIZATION JUNE MONTHLY ACTIVITY REPORT



West Pine Elevator Replacement



West Pine Elevator Replacement



**NSSS Electrification & Unit Repairs
(Page Manor)**



Parkview Unit Repairs

St. Louis Housing Authority
Capital Fund Summaries
Open Capital Fund

AT 6/30/2026

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150117	558	294,831.00	294,831.00	0.00	294,831.00	0.00	31-Aug-2025	31-Aug-2025
MO36R00150217	559	1,785,875.00	1,785,875.00	0.00	1,785,875.00	0.00	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	8,787,844.00	0.00	8,787,844.00	0.00	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	9,020,933.00	0.00	9,020,933.00	0.00	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	8,341,520.00	0.00	8,341,520.00	0.00	22-Feb-2023	22-Feb-2025
MO36E00150121	566	123,277.00	123,277.00	0.00	123,277.00	0.00	9-Sep-2022	9-Sep-2023
MO36P00150122	567	9,630,778.00	9,630,778.00	0.00	9,125,740.37	505,037.63	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	9,005,579.00	0.00	7,701,400.74	1,304,178.26	16-Feb-2026	16-Feb-2028
MO36E00150123	569	250,000.00	250,000.00	0.00	250,000.00	0.00	17-Sep-2024	17-Sep-2025
MO36H00150122	570	520,300.00	520,300.00	0.00	299,250.28	221,049.72	7-Sep-2025	7-Sep-2027
MO36P00150124	571	9,250,628.00	5,525,133.84	3,725,494.16	4,343,138.64	4,907,489.36	5-May-2027	5-May-2029
MO36E00150124	572	206,295.00	206,295.00	0.00	206,295.00	0.00	19-Jun-2025	19-Jun-2026
MO36P00150125	573	9,280,621.00	4,457,566.00	4,823,055.00	155,023.50	9,125,597.50	13-May-2027	13-May-2029
Totals		\$66,498,481.00	\$57,949,931.84	\$8,548,549.16	\$50,435,128.53	\$16,063,352.47		
			87.1%		75.8%			

RESIDENT INITIATIVES

MEMORANDUM

To: Latasha Barnes, Executive Director

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

Date: July 8, 2026

Subject: Resident Initiatives Board Report

In June 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	202	100%

Resident Engagement

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

- Utility Assistance (20)
- 103 Bus Tickets Distributed
- Employment (10)
- Violence Prevention (5)
- Financial Education (4)
- Rental Assistance (1)
- Education (5)

Community Outreach

In June, the ROSS Coordinators attended the following events to build awareness of the ROSS program and to increase enrollment:

6/1/26 - Summer Food Service Program started at Lasalle Park and Clinton-Peabody

UG Commissary is the food provider at both sites. The ROSS Coordinators helped and the Acting Director served meals on due to staffing of resident food servers.

6/4/26 - Summer Youth Hub Kickoff at Lasalle Park with Field Day

The Resident Initiatives team arrived at the Lasalle Park site with games, music, freeze pops and other activities. The Hub is held every Thursday from 12 p.m. until 2 p.m. through August 6th, with PCC partners involved that also provided life skills programming.



6/10/26 - Healthy Hair 2Day Meeting

The ROSS team attended the meeting in partnership with Circle of Friends to assist senior residents in learning about proper hair and skin care, as well as related health conditions, such as skin cancer. The ROSS Coordinator provided transportation to and from the event for residents.

6/11/26 - Lasalle Park Youth Hub

The Resident Initiatives team brought outdoor activities to Lasalle Park youth. PCC partner, Ready Readers, attended and read to the participants. Youth also participated in a CDA gardening activity to plant oregano, basil and parsley to take home.

6/12/26 - McMillan Food Boxes

The ROSS Coordinator completed the monthly food box delivery from St. Paul Church to the McMillan Manor property for two families.

6/15/26 - Bridge the Gap Summer Camp Kickoff

The Resident Initiatives team, in partnership with Lincoln University, attended the summer camp kickoff at Clinton-Peabody's Al Chappelle Center. The camp is open to approximately 48 youth, providing educational and community building activities, including field trips.

6/18/26 - Clinton-Peabody Monthly Coordinating Meeting

The ROSS Coordinator attended the meeting on behalf of the Resident Initiatives Department and assisted with the planning of the groundbreaking ceremony for new construction.

6/18/26 - Lasalle Park Youth Hub

The ROSS Coordinator and intern set up indoor and outdoor games in conjunction with the Summer Food program. PCC Partners, CDI Head Start and Mobile YMCA, both attended and correlated with the youth.



6/18/26 – Clinton-Peabody Monthly Resident Meeting

The Resident Initiatives team attended the meeting and the ROSS Coordinator gave department updates. PCC partner, CDI Head Start, attended to highlight what their programs offer to the local community.

6/22/26 - James House Crisis Response

The ROSS Coordinator visited James House, along with the Elderly and Disabled Coordinator, to oversee invited resource providers, including existing PCC partner, Affinia Healthcare, and new partner, STL Crisis Nursery. Food bags, diapers, baby food and other resources were distributed.



6/24/26 - Circle of Friends Riverboat Cruise

The ROSS team, FSS Coordinator and intern attended and assisted the Elderly and Disabled Coordinator with the Circle of Friends Riverboat Cruise outing. The ROSS Coordinator assisted with transportation to and from Laclede's Landing. The ROSS team, FSS Coordinators and Intern also took pictures, engaged, helped and directed participants on the outing.

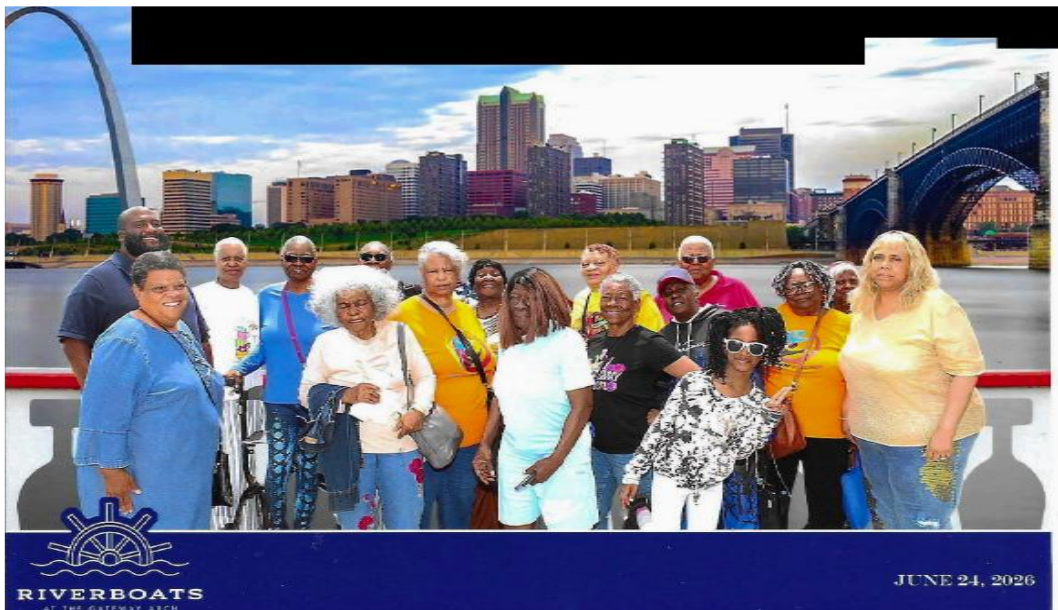
6/26/26 - ROSS Live at Euclid Plaza

The ROSS team hosted ROSS Live at Euclid Plaza. Residents were offered the opportunity to enroll or re-enroll in the program. PCC Partner, Employment Connection, tabled the event for residents to enroll in their WOW (World of Work) Job Readiness program.



Seniors/Disabled

The Elderly and Disabled Services Program Coordinator continued providing case management services, and facilitated and oversaw facilitators of the Circle of Friends group enrolled across SLHA developments. In June, a quarterly birthday celebration for Circle of Friends members who had a birthday in the months of April through June 2026 participated in a Gateway Riverboat tour, with transportation and lunch provided. The tour sightseeing was on the surrounding areas and history of St. Louis. Other focus groups this month included mental health awareness and Juneteenth celebrations of African American History. Upcoming activities consist of: Cardinals game on July 7 and August 11. Circle of Friends regular scheduled meetings will continue.



Family Self Sufficiency

As of June 2026, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had seventy-six (76) participants, thirty (30) with established escrow accounts and thirteen (13) actively receiving a monthly escrow credit. In addition, there were seventy-six (74) participants in Public Housing Family Self-Sufficiency (FSS-PH) program, of which twenty-one (21) participants have established escrow accounts and fifteen (15) receiving monthly escrow credit. There were two (2) new families enrolled in the FSS-PH Program and one (1) new family enrolled in the FSS-HCV Program.

FSS Staff	Participants				
	Total	Escrow	New	Established Escrow (#/ %)	Receiving Monthly Credit (#/%)
HCV	76	30	1	30/39%	13/43%
PH	74	21	2	21/28%	15/71%

6/1/26 - Summer Food Program Kickoff at Clinton Peabody

The FSS Coordinators attended the Summer Food Program Kickoff at Clinton Peabody to monitor operations, support program staff, and assist as needed. The kickoff event aimed to introduce families to the summer meal schedule, raise awareness about available nutrition resources, and promote consistent participation. Coordinators' involvement helped ensure a smooth launch and reinforced the program's commitment to reducing food insecurity among youth and families.

6/4/26 - LaSalle Park Youth Summer Hub Fun Day

The FSS Coordinators assisted with structured recreational activities, and other interactive components designed to foster a positive and inclusive environment for youth at LaSalle. PCC partners remain actively engaged, delivering life skills programming that supports youth development and contributes to strengthened community connections amongst local resources.



6/15/2026 - Bridge the Gap Summer Camp w/Lincoln University

FSS Coordinators attended the first day of the Bridge the Gap Summer Camp at Clinton Peabody to support a smooth program launch. The coordinators assisted staff, helped prepare the activity area, and contributed to creating a welcoming and engaging environment by decorating the designated spaces. These efforts supported the camp's goals of fostering youth development, promoting educational enrichment, and strengthening the partnership with Lincoln University.

6/17/26 - Citywide TAB/Juneteenth Celebration

FSS Coordinators were asked to attend the June Citywide TAB and Juneteenth Celebration at North Sarah Apartments. Departmental updates were provided to attendees, outlining current program activities, upcoming initiatives, and ongoing resident support efforts. The FSS team also shared updates regarding bus ticket availability and distribution procedures to ensure residents remain informed about transportation resources.



Beautification

In June, the community improvement initiative, led by a Community Development Authority (CDA) grant, continued efforts to improve the look, environmental health and overall quality of life across several of SLHA locations.

6/16/26 - CDA Check In

Checked in with CDA monitor regarding grant reporting, reviewed close-out requirements and provided updates regarding solicitations for Northside Scattered Sites, Euclid Plaza, Parkview, West Pine and Renaissance Place at Grand for the construction plus signage companies to submit needed paperwork to move forward with the next steps.

TABs

In June, the St. Louis Tenant Affairs Board held its monthly meeting in support of SLHA's Juneteenth celebration at North Sarah Apartments on June 17, 2026. During the meeting, the Resident Initiatives team attended and shared program updates for ROSS, FSS and CDA with the City-Wide TAB. Board members were also encouraged to purchase bus tickets with their non-government funds, when permitted, to help better serve residents at their sites.

Bridge the Gap Summer Institute Camp/Activities

The Executive Director and the Property Management and Resident Initiatives teams successfully launched SLHA's second annual summer camp at the Al Chapelle Community Center in collaboration with Lincoln University Cooperative Extension. The camp officially began on June 15 and is open to all SLHA youth ages 8 to 15. Campers will engage in a dynamic curriculum focused on STEM, social-emotional learning and community building. In addition to daily programming, participants will enjoy several field trips and group activities with SLHA's local PCC partners.

Week 1 Report – June 15-19, 2026

Second Step – Lesson Covered- Key Highlights/Student Engagement

- Example – Safe vs. Inappropriate Touches and Safety Protocols at home and at camp
- Campers excelled at conversing and using creative thinking through scenarios. Younger students studied the Second Step list about what to do when lost or in a safety crisis. Students also practice their parents' phone numbers and home addresses.

Next Wave/ Hydroponics – Lessons Covered – Key Highlights/Student Engagement

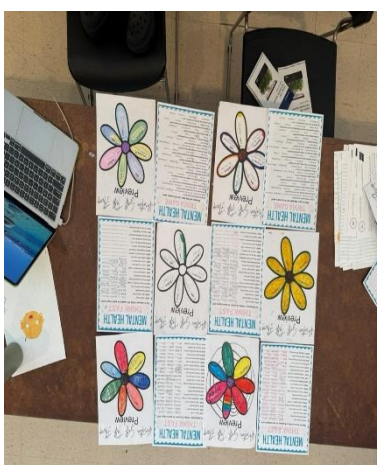
- Students began setup of hydroponic systems. *Pieces were missing, so it's paused until next week. Extra time spent with Second Step conversations.

Fitness Activities – Student Engagement

- Students spent time in between curriculum playing active games, such as Sharks and Minnows, Dodgeball, Night at the Museum, Four Corners, Table Tennis, Simon Says and Tag.

Other Activities – Student Engagement

- SLHA brought in outside organizations to do self-expression painting and activities, and games surrounding mental and emotional health. Time was also spent doing get to know your activities and there was a bit of free time.



Week 2 Report – June 22-25, 2026

Second Step – Lesson Covered- Key Highlights/Student Engagement

- Example – Safe vs. Inappropriate Touches and Safety Protocols at home and at camp
- Campers spent time thinking about and sharing if and who they felt safe with. Students brainstormed different scenarios and examples of feeling unsafe (around or with people) and how to handle those situations. Campers also spoke about hygiene and self-regulation.

Next Wave/ Hydroponics – Lessons Covered – Key Highlights/Student Engagement

- Students discussed and observed plants in systems thus far. We discussed why hydroponics is helpful to communities and made connection to the plants growing and how the campers are growing as humans.

Fitness Activities – Activities/Student Engagement

- Students spent time in between curriculum playing activities games, such as Sharks and Minnows, Dodgeball, Night at the Museum, Four Corners, Table Tennis, Simon Says and Tag.
- Campers also thoroughly enjoyed the field trip Discover Nature Day! The campers seemed to favor (besides the waterslides of course) learning to fish, learning about crawfish and the pig races. On behalf of the AI Chapelle/ SLHA campers and staff, thank you to all involved with coordination!

Other Activities – Activities/Student Engagement

- Campers spent time:
 - Creating with Air Dry Clay
 - Created Galaxy's in a Jar
 - Relationship building with other campers



Week 3 Report – June 29-July 2, 2026

Second Step – Lesson Covered- Key Highlights/Student Engagement

- Example – Safe vs. Inappropriate Touches and Safety Protocols at home and at camp
- Campers went through Lesson 2 in Second Step: The always ask first rule. Campers went through scenarios of how this applies at camp, on field trips and in other settings, such as school. Campers also reviewed safe and unsafe touches.

Next Wave/ Hydroponics – Lessons Covered – Key Highlights/Student Engagement

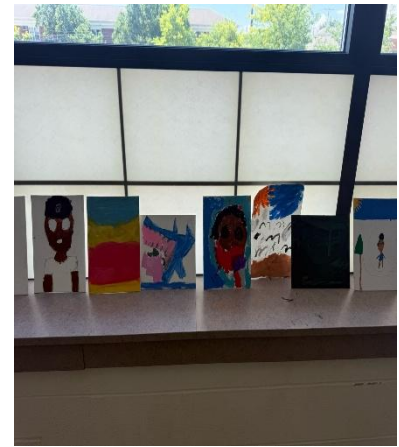
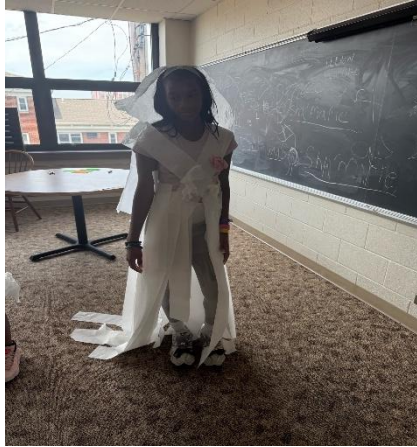
- Campers went over Lesson 5 in the Next Wave curriculum: Monitoring Plants. Campers recorded and discussed how the plants were doing and what they have to do next.

Fitness Activities – Activities/Student Engagement

- Campers spent time in between curriculum playing activities games, such as Sharks and Minnows, Dodgeball, Night at the Museum, Four Corners, Table Tennis, Simon Says and Tag.
- Campers learned a few line dances and taught staff a Tik Tok dance.

Other Activities – Activities/Student Engagement

- Campers spent time:
 - Creating journals and discussing self-care
 - Created slime
 - Created self-portraits to emphasize self-love
 - Older campers learned to create projects with Resin
 - Campers created dresses out of toilet paper (to encourage a few campers who are interested in fashion and to encourage teamwork)



Other Business and Upcoming Events

The Resident Initiatives Department is hosting an FSS Graduation on July 30, 2026.


ST. LOUIS
HOUSING
AUTHORITY

FAMILY SELF-SUFFICIENCY (FSS)
GRADUATION
CEREMONY
& LIFE BUILDER EXPO

JULY
THURSDAY **30** 5:00 PM
2026

CONTEMPORARY ART MUSEUM - ST. LOUIS
3750 WASHINGTON BLVD.
ST. LOUIS, MO 63108

QR CODE

QUESTIONS? Renee Wren at 314-286-4258 or vwren@slha.org

LEGAL

MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Paul Werner, Director of Policy and Procurement

Date: July 8, 2026

Subject: Procurement Board Report

Capital Fund

A. Contracts Awarded

- RD 25-11 Invitation for Bids for Unit Repairs at McMillan Manor. The general scope of work for this project will consist of, but not be limited to, furnishing all labor and materials for the replacement/repair of all water damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, HVAC, door and door hardware, windows and attachment components as noted in the plans and specifications. The solicitation was issued on February 6, 2026 and the pre-bid walk-through was held on February 19, 2026. Two bids were received on March 12, 2026. The project was awarded to Unified Contracting, LLC on April 1, 2026. Contract was executed June 25, 2026 and construction is anticipated to start in July.
- RD 25-12 Invitation for Bids for Unit Repairs at McMillan Manor II. The general scope of work for this project will consist of, but not be limited to, furnishing all labor and materials for the replacement/repair of all water damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, HVAC, door and door hardware, windows and attachment components as noted in the plans and specifications. The solicitation was issued on February 6, 2026 and the pre-bid walk-through was held on February 19, 2026. Due to the condition of one building, additional technical information was required and an additional walk-through was held on April 9, 2026. The bid opening was rescheduled for April 28, 2026. Two bids were received. The project was awarded to Raineri construction in June. Contract execution is anticipated in July.

B. Solicitations Pending

- RD 25-24 Invitation for Bids for Al Chappelle Community Center. The scope of work for this project will consist of the removal and replacement of the existing roofing system, drip edges, flashing and HVAC units and repairs to the existing toilet rooms at the Al Chappelle Community Center located at 1401 LaSalle Lane, St. Louis, MO 63104 inside the Clinton-Peabody development. The solicitation was issued on July 29, 2025. Bids were due on September 4, 2025. The revised bid package went out to bid on April 15, 2026. The pre-bid meeting was held onsite on April 23, 2026 and an additional site visit opportunity was held on April 20, 2026. Bids were due June 2, 2026. Three bids were received and award is anticipated in July.
- RD 26-35 Invitation for Bids for LaSalle Park Management Office Roof. The general scope of work for this project will consist of, but not be limited to, furnishing all labor and materials for the replacement of the asphalt shingle roof and gutters at the Management Office. The solicitation will be issued in July.

Property Management

A. Contracts Awarded

- PM 26-23 Invitation for Bids for Security Door Installation and Rentals. The scope of work for this project includes security door installation, removal and monthly rentals. A solicitation was issued on March 9, 2026. One bid was received on April 1, 2026. The contract was awarded to Door and Window Guard Systems, Inc. (DAWGS) on June 2, 2026.

B. Solicitations Pending

- PM 26-29 Invitation for Bids for Fire Sprinkler and Safety Equipment Services. The scope of work for this project will consist of routine and annual maintenance, testing, inspections, replacement and repair services for fire sprinkler systems and safety equipment at West Pine, Lafayette Apartments, Kingsbury and Euclid Plaza. The solicitation was issued on April 18, 2026. Bids were due on May 14, 2026. Two bids were received and are being evaluated.
- PM 26-30 Invitation for Bids for Elevator Services. The scope of work for this project will consist of annual inspections, testing, repairs and maintenance of elevator equipment at West Pine, Lafayette Apartments, Kingsbury, James House, Euclid Plaza, Parkview, Badenhause and Badenfest. The solicitation was issued April 18, 2026. Bids were due May 14, 2026. One bid was received and is being evaluated.

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

COMMUNICATIONS

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Val Joyner, Director of Communications

Date: July 8, 2026

Subject: Communications Board Report

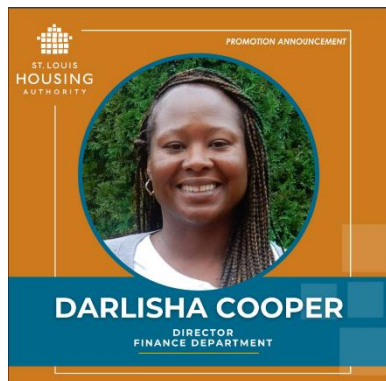
ACTIVITY	TOTAL	DETAILS
News and Announcements	1	Online rent payments
Outreach		
News coverage		
New Social Media Campaign(s)		
Facebook Posts	13	Highest Performing • Hiring: Assistant Property Manager 2,763 Impressions; 37 Engagements; 2 new follows • Promotion: Darlisha Cooper 1,721 Impressions; 23 Engagements; 0 new follows
Twitter Posts	12	Highest Performing • Community Listening Session Promo 65 Impressions; 1 Engagement • Hiring: Procurement Specialist 34 Impressions; 0 Engagement
LinkedIn Posts	9	Highest Performing • Promotion: Darlisha Cooper 123 Impressions; 5 Engagements • Above & Beyond: Janelle Mack 85 Impressions; 3 Engagements

Social media analytics:

Facebook Total Followers: 4,135	JUNE 2026	MAY 2026	APRIL 2026	MARCH 2026
Reach	14,688 (-32%)	20,379 (+28%)	15,298 (-10%)	16,868 (-58%)
Post Engagement	296 (+48%)	181 (-39%)	269 (+17%)	227 (-102%)
Visits	991 (+12%)	1,116 (-10%)	1,238 (-26%)	1,608 (+20%)
New Followers	46 (-49%)	76 (+13%)	67 (+143%)	11 (-177%)

LinkedIn Total Followers: 609	JUNE 2026	MAY 2026	APRIL 2026	MARCH 2026
Impressions	1,056 (+5%)	1,008 (-42%)	1,714 (+6%)	1,613 (+32%)
Page Views	136 (-12%)	154 (-30%)	114 (-43%)	176 (+75%)
Unique Visitors	59 (-23%)	74 (+30%)	57 (-8%)	62 (+53%)
Post Reactions	17 (+27%)	13 (-72%)	47 (+21%)	38 (+11%)

Monthly Highlights:



1. [Promotion: Darlisha Cooper](#)
2. [Above & Beyond: Janelle Mack](#)
3. [Hiring: Procurement Specialist](#)

HUMAN RESOURCES

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Kena K. Johnson, Acting Director of Human Resources

Date: July 8, 2026

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF JUNE 30, 2026

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
95	0	6	101

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Bianca White	Contract and Compliance Specialist (Programmatic)

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>
Naomi Griffith	Executive Intern

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>
Darlisha Cooper	Acting Director of Finance	Director of Finance

Status Change Acting Positions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
Sredrick Robinson	FSS Coordinator – PH	Acting Director of Resident Initiatives

Title Change:

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

Status Change (Temporary to Regular Full-Time):

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

Status Change (Temporary to Regular Part-Time):

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

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

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

Transfers

<u>Name</u>	<u>Former Department</u>	<u>Current Location</u>
Ronald Jordan	Facilities Specialist	HQS Inspector

Recruitment**number of position vacancies published this month: 2****number of position vacancies carried over from previous month: 8****Applications****Received This Month****Position Vacancies Published this Month:**

Contract and Compliance Specialist	5
Procurement Specialist	15

Additional Applications Received this Month:

Assistant Property Manager	10
Clerk Typist II	12
Communications Specialist	67
Contract and Compliance Specialist (Programmatic)	1
HQS Inspector	9
Housing Specialist	18
Janitor	15
Senior Maintenance Technician	3

Position Applied for by Residents:

HQS Inspector	1
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EEO COMPLAINTS:

None this reporting period.

EMPLOYEE TRAINING – LOCAL:

<u>Name</u>	<u>Training</u>	<u>Hour</u>
Bianca White	Cyber Awareness Challenge 2025	1.20
Althelia Powell-Thomas	Implementing Performance Review in ADP Workforce Now (Instructor-led)	2.50
	Completing an Employee Review in ADP Workforce Now Performance	0.25
	Recruitment in ADP	1.00
Stacy D. Taylor	Compliance Through Case Study: Session 1 Leave, Accommodation & Workers' Comp	2.00
	Recruitment in ADP	1.00
Kena Johnson	Compliance Through Case Study: Session 1 Leave, Accommodation & Workers' Comp	2.00
	Recruitment in ADP	1.00
Veronica Lipscomb	FFY 2026 HCV Implementation	2.00
Val Joyner	Adult Mental Health First Aid USA	8.00
Latasha Barnes	Legal Ethics Updates 2026 – Part II	1.00

EMPLOYEE TRAINING OUT- OF- STATE:

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