



ST. LOUIS
HOUSING
AUTHORITY

MONTHLY ACTIVITY REPORTS



AUGUST 27

2026

MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: August 21, 2026

Subject: Monthly Activities Report

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

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 June 2026
- Financial Condition Indicators as of June 2026
- Management Operations Indicators as of June 2026

II. Housing Choice Voucher (Section 8) Program Activities

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

III. Finance

- Income Statement as of June 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: August 12, 2026

SUBJECT: Asset Management Board Report

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

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

NSPIRE: In April, SLHA issued Notices of Default to several mixed-finance properties for failure to comply with public housing requirements pertaining to HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE). MBM has resolved all outstanding items for Murphy Park Phases I and III (AMPs 44, 46), Renaissance Phase II (AMP 57) and North Sarah Phases I and II (AMPs 64, 65). MBM still has unresolved corrective actions for 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)	394
New Requests Submitted to HUD (# of units)	1
Extension Requests Submitted to HUD (# of units)	18

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

Current HUD Reporting Rate:

July	96.31%
HUD GOAL	95%

Prior Months:

June	May	April
93.37%	92.22%	86.48%

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			7/1/2026		
	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %
MO001000002	186	88	92.6%	187	86	91.5%	187	86	91.5%	187	85	90.4%
MO001000010	2	119	96.0%	2	119	96.0%	2	119	96.0%	2	117	94.4%
MO001000013		104	96.3%		104	96.3%		104	96.3%		103	95.4%
MO001000017		92	92.9%		92	92.9%		91	91.9%		89	89.9%
MO001000019	97	186	93.9%	97	189	95.5%	95	188	94.0%	95	185	92.5%
MO001000028		115	95.0%		117	96.7%		114	94.2%		116	95.9%
MO001000034		144	97.3%		141	95.3%		141	95.3%		140	94.6%
MO001000037	10	55	80.9%	10	55	80.9%	9	54	78.3%	9	55	79.7%
MO001000038	19	108	87.1%	19	106	85.5%	15	107	83.6%	15	107	83.6%
MO001000041	64	58	90.6%	64	57	89.1%	37	57	62.6%	37	61	67.0%
MO001000044	24	55	79.7%	24	55	79.7%	24	53	76.8%	23	54	77.1%
MO001000045	11	49	92.5%	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%	2	51	81.0%
MO001000047		33	91.7%		33	91.7%		33	91.7%		33	91.7%
MO001000048		38	95.0%		37	92.5%		37	92.5%		36	90.0%
MO001000049		43	97.7%		43	97.7%		43	97.7%		43	97.7%
MO001000050		51	82.3%		49	79.0%		48	77.4%		47	75.8%
MO001000052	2	22	100.0%	2	21	95.5%	2	21	95.5%	2	21	95.5%
MO001000054		69	92.0%		69	92.0%		69	92.0%		69	92.0%
MO001000055		21	95.5%		21	95.5%		21	95.5%		21	95.5%
MO001000056		76	95.0%		75	93.8%		74	92.5%		75	93.8%
MO001000057	1	33	94.3%		32	88.9%		32	88.9%		32	88.9%
MO001000058		14	30.4%		14	30.4%		12	26.1%		12	26.1%
MO001000059	2	46	95.8%	2	46	95.8%	2	46	95.8%	2	46	95.8%
MO001000060		20	45.5%		19	43.2%		20	45.5%		19	43.2%
MO001000061	2	112	94.9%	2	114	96.6%	2	114	96.6%	2	110	93.2%
MO001000062		65	86.7%		65	86.7%		65	86.7%		65	86.7%
MO001000063		65	92.9%		65	92.9%		64	91.4%		59	84.3%
MO001000064	3	50	89.3%	3	51	91.1%	3	51	91.1%	3	49	87.5%
MO001000065	3	36	83.7%	3	37	86.0%	3	37	86.0%	3	36	83.7%
MO001000066	1	30	88.2%	1	29	85.3%	1	29	85.3%	1	29	85.3%
MO001000067		16	84.2%		16	84.2%		17	89.5%		17	89.5%
TOTAL	429	2,066	89.7%	429	2,058	89.4%	395	2,047	87.6%	394	2,031	86.9%

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
July 1 - July 31, 2026

	July 2026		October 2025 - June 2026	
Abandonment of Unit	1	4.2%	17	6.5%
Deceased	1	4.2%	29	11.1%
Did Not Like Unit	-	-	1	0.4%
Evicted-Legal Action	4	16.7%	52	19.9%
Incarcerated	-	-	-	-
Moved-In Legal	-	-	4	1.5%
Moved to HCV Prog S8	-	-	1	0.4%
Moved with Notice	14	58.3%	121	46.4%
Moved without Notice	2	8.3%	12	4.6%
One Strike	-	-	3	1.1%
Nursing Home Placement	-	-	7	2.7%
Purchased Home	-	-	-	-
Relocation Transfer	-	-	2	0.8%
Transfer to Diff PH Unit	2	8.3%	12	4.6%
Total	24	100%	261	100%

Demographic Report

July 1 - July 31, 2026

	Disabled	Non-Disabled	Total
Number of Familes	641	1,476	2,117
Average Family Size	1.4	2.3	2.0
Average Age of Head of Household	58.4	46.2	49.9
Number of Youth Family Members (<18)	-	-	1,717
Average Age of Youth Family Members	-	-	10.5
Number of Senior (62+) Head of Household	310	337	647
Average Household Income	\$13,212	\$12,217	\$12,518
Number of Head of Households Employed	593	950	1,543
Average Monthly Rent	\$266.94	\$218.01	\$232.75
Average Cost of Uilties Paid by SLHA	\$5.65	\$32.78	\$24.57
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	16	2,019	2,035
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	20	2,097	2,117

NIBRS Crime Comparison by Neighborhood

JULY MONTHLY

2026 vs 2025

Neighborhood **Columbus Square**

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	0	0	0		4
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		5
Rape	11A	0	0	0		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	2	8	-6	-75%	22
Aggravated Assault with Firearm	13A	1	1	0	0%	11
Simple Assault	13B	1	5	-4	-80%	22
Intimidation	13C	0	0	0		4
Incest	36A	0	0	0		0
Statutory Rape	36B	0	0	0		0
Human Trafficking, Commercial Sex Acts	64A	0	0	0		0
Human Trafficking, Involuntary Servitude	64B	0	0	0		0
	Total Person Crime	3	13	-10	-76.9%	59

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	0	0	0		0
Carjacking	120	0	0	0		0
Arson	200	1	0	1	∞	5
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	1	2	-1	-50%	9
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	0	0	0		0
Theft From Building	23D	1	1	0	0%	6
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	4	2	2	100%	11
Theft From Motor Vehicle Parts/Accessories	23G	1	1	0	0%	4
All Other Larceny	23H	5	4	1	25%	20
Motor Vehicle Theft	240	2	2	0	0%	11
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

JULY 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	1	0	0%	5
Destruction/Damage/Vandalism of Property	290	3	8	-5	-63%	27
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		19	21	-2	-9.5%	99

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	4	0	4	∞	12
Drug Equipment Violations	35B	1	0	1	∞	4
Pornography/Obscene Material	370	0	0	0		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	3	2	1	50%	29
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	0	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	2	2	0	0%	6
Total Society Crime		10	5	5	100.0%	59

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	5	8	-3	-38%	36
Total Unspecified Crime		5	8	-3	-37.5%	36

NIBRS Crime Comparison by Neighborhood

JULY 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	2	0	2	∞	4
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	0	0		0
Aggravated Assault	13A	7	3	4	133%	25
Aggravated Assault with Firearm	13A	1	1	0	0%	7
Simple Assault	13B	5	1	4	400%	44
Intimidation	13C	1	1	0	0%	5
Incest	36A	0	0	0		0
Statutory Rape	36B	0	0	0		0
Human Trafficking, Commercial Sex Acts	64A	0	0	0		0
Human Trafficking, Involuntary Servitude	64B	0	0	0		0
	Total Person Crime	15	5	10	200.0%	81

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	2	2	0	0%	10
Carjacking	120	0	0	0		1
Arson	200	0	0	0		0
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	1	1	0	0%	15
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	0	1	-1	-100%	5
Theft From Building	23D	5	1	4	400%	20
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	0	2	-2	-100%	14
Theft From Motor Vehicle Parts/Accessories	23G	2	3	-1	-33%	10
All Other Larceny	23H	1	3	-2	-67%	12
Motor Vehicle Theft	240	3	6	-3	-50%	19
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

JULY 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	2	1	1	100%	9
Destruction/Damage/Vandalism of Property	290	9	6	3	50%	58
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		25	26	-1	-3.8%	173

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	6	2	4	200%	20
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	0	1	-1	-100%	1
Driving Under the Influence	90D	0	0	0		0
Drunkenness	90E	0	0	0		0
Family Offenses, Nonviolent	90F	1	1	0	0%	2
Liquor Law Violations	90G	0	0	0		0
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	2	0	2	∞	10
Total Society Crime		9	4	5	125.0%	43

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	8	9	-1	-11%	46
Total Unspecified Crime		8	9	-1	-11.1%	46

NIBRS Crime Comparison by Neighborhood

JULY MONTHLY

2026 vs 2025

Neighborhood Lasalle Park

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	0	0	0		0
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	0	0	0		0
Rape	11A	0	0	0		0
Sodomy	11B	0	0	0		1
Sexual Assault with an Object	11C	0	0	0		0
Criminal Sexual Contact	11D	0	0	0		0
Aggravated Assault	13A	1	5	-4	-80%	8
Aggravated Assault with Firearm	13A	0	5	-5	-100%	5
Simple Assault	13B	3	2	1	50%	11
Intimidation	13C	0	2	-2	-100%	1
Incest	36A	0	0	0		0
Statutory Rape	36B	0	0	0		0
Human Trafficking, Commercial Sex Acts	64A	0	0	0		0
Human Trafficking, Involuntary Servitude	64B	0	0	0		0
	Total Person Crime	4	9	-5	-55.6%	21

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	0	0	0		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	3	0	3	∞	4
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	0	0	0		0
Theft From Building	23D	1	1	0	0%	3
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	2	7	-5	-71%	31
Theft From Motor Vehicle Parts/Accessories	23G	0	0	0		1
All Other Larceny	23H	0	4	-4	-100%	3
Motor Vehicle Theft	240	0	0	0		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

JULY 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	∞	3
Destruction/Damage/Vandalism of Property	290	4	11	-7	-64%	35
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		11	23	-12	-52.2%	85

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	1	0	1	∞	4
Drug Equipment Violations	35B	1	0	1	∞	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%	11
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	1	0	1	∞	6
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	1	0	1	∞	4
Total Society Crime		5	4	1	25.0%	28

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	3	5	-2	-40%	29
Total Unspecified Crime		3	5	-2	-40.0%	29

NIBRS Crime Comparison by Neighborhood

JULY MONTHLY

2026 vs 2025

Neighborhood Peabody Darst Webbe

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		0
Rape	11A	0	0	0		0
Sodomy	11B	0	0	0		0
Sexual Assault with an Object	11C	0	0	0		0
Criminal Sexual Contact	11D	0	0	0		0
Aggravated Assault	13A	0	1	-1	-100%	7
Aggravated Assault with Firearm	13A	0	1	-1	-100%	3
Simple Assault	13B	3	0	3	∞	11
Intimidation	13C	0	0	0		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		3	1	2	200.0%	27

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	0	0	0		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%	7
Pocket-picking	23A	0	0	0		1
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	1	7	-6	-86%	9
Theft From Building	23D	0	1	-1	-100%	3
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	2	0	2	∞	6
Theft From Motor Vehicle Parts/Accessories	23G	0	0	0		1
All Other Larceny	23H	0	1	-1	-100%	5
Motor Vehicle Theft	240	0	1	-1	-100%	3
Counterfeiting/Forgery	250	0	0	0		1
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

JULY MONTHLY

2026 vs 2025

Neighborhood Peabody Darst Webbe

Property	NIBRS	2026	2025	Diff	Change	YTD
Hacking/Computer Invasion	26G	0	0	0		0
Embezzlement	270	0	0	0		0
Stolen Property Offenses	280	0	0	0		1
Destruction/Damage/Vandalism of Property	290	2	4	-2	-50%	23
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		6	15	-9	-60.0%	64

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	0	2	-2	-100%	2
Drug Equipment Violations	35B	0	1	-1	-100%	1
Pornography/Obscene Material	370	0	0	0		0
Betting/Wagering	39A	0	0	0		0
Operating/Promoting/Assisting Gambling	39B	0	0	0		0
Gambling Equipment Violations	39C	0	0	0		0
Sports Tampering	39D	0	0	0		0
Prostitution	40A	0	0	0		0
Assisting or Promoting Prostitution	40B	0	0	0		0
Purchasing Prostitution	40C	0	0	0		0
Weapons Law Violations	520	1	2	-1	-50%	7
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	0	2	-2	-100%	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	0	0	0		7
Total Society Crime		1	7	-6	-85.7%	24

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	1	5	-4	-80%	20
Total Unspecified Crime		1	5	-4	-80.0%	20

MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: August 12, 2026

SUBJECT: Property Management Board Report

Property Management Department:

During July, 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 July dipped slightly from the previous month and stood at 93.53%. 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 July. 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. The portfolio recorded 23 move-outs in July. The majority (61%) was categorized as moved with notice, three units were vacated through eviction and two through transfers to a different public housing unit. Continued focus will be placed on reducing delays between vacancies, make-ready completion and lease-up.

Occupancy and HUD Compliance

Property Management completed eight move-ins during July 2026. The occupancy rate at the end of July 2026 was 93.53%, representing a 1.26 percentage-point decrease from June.

May 2026	June 2026	July 2026
95.33%	94.79%	93.53%

Rent Collection Summary

In July 2026, the portfolio generated \$206,070.69 in rent charges, with \$ 149,285.53 collected, resulting in a 72.44 % collection rate. This was an improvement from 71.08% in June, but remained below the agency goal of 80%. Collection performance varied across the portfolio, with Baden, West Pine and Parkview exceeding the agency benchmark.

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.

Since June, this outreach has resulted in 39 new repayment agreements, totaling \$49,758, providing residents with a structured opportunity to resolve outstanding balances and maintain housing stability. Because these agreements are relatively new, staff are closely monitoring payment activity, promptly following up on missed payments and working with residents to bring delinquent agreements into compliance.

Waiting List (housing needs of families)

- A. Senior Public Housing Wait List. Parkview Apartments' waiting list remains open following its senior designation. 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: The portfolio generated 424 work orders and closed 151 during July, increasing the outstanding balance by 273, from 595 to 868. The increase was driven primarily by Parkview, where 233 work orders were generated through NSPIRE inspections and corrective-action activity. Additional inspection-related work orders were generated at Southside Scattered Sites, Clinton-Peabody, Cochran Plaza, and King Louis III. Property Management and Facilities are reviewing outstanding work orders by property, age, priority, and responsible party, with immediate attention to emergency, health and safety, NSPIRE, and vacancy-related repairs.

Recertifications: Property Management closed out July with 41 late recertifications, resulting in a 97.50% recertification rate. Staff will continue monitoring overdue recertifications weekly, with additional follow-up required at sites that have not reduced late files.

May 2026	June 2026	July 2026
37	40	41

Work Order Period Activity

Period Date From: 07/01/2026 - Period Date To: 07/31/2026

Property	Opening Balance	Created	Closed	Closing Balance
Armand & Ohio	2	0	0	2
Badenfest Elderly	4	7	7	4
Badenhaus Elderly	4	21	20	5
Clinton - Peabody	22	30	0	52
Cochran Plaza	21	12	3	30
Euclid Plaza Elderly	8	0	0	8
Folsom	8	1	0	9
James House	11	16	23	4
King Louis III	38	2	0	40
Kingsbury Terrace	9	18	2	25
Lafayette Apartments	36	0	0	36
Lafayette Townhomes	91	9	0	100
LaSalle Park	47	49	49	47
Lookaway	9	3	4	8
Marie Fanger	26	0	0	26
McMillian Manor II	9	7	5	11
McMillian Manor	7	1	1	7
Parkview Elderly	124	233	36	321
Samuel Shepard	1	0	0	1
South Broadway	44	0	0	44
Tiffany Turnkey	39	3	0	42
Towne XV	2	1	0	3
Walnut Park	6	1	1	6
West Pine	27	10	0	37
Total	595	424	151	868

PUBLIC HOUSING CASH ACTIVITY AS OF 06/01

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	6/1/26 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	6/1/26 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$18,622,724.14	SAFFRA NATIONAL BANK	4/1/2027	\$250,000.00
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$25,906.58	FEDERAL HOME LOAN	various	\$197,837.60
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$541,880.20	HENDERSON STATE BANK	2/22/2027	\$249,906.68
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$703,925.12	BAR HARBOR BANK & TRUST	7/27/2026	\$244,880.24
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$320,569.41	OAKSTAR BANK	8/4/2026	\$249,878.50
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$111,874.76	MERRICK BANK	11/19/2026	\$103,203.23
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$7,011.89	BANK OF AMERICA	12/18/2026	\$250,000.00
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,930.23	SONATA BANK	3/25/2027	\$245,000.00
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$239,160.01	WELLS FARGO	3/30/2027	\$250,000.00
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$3,014.86	CFG BANK	10/30/2026	\$244,906.80
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$9,009.90	FANNIE MAE	11/23/2026	\$242,965.56
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$220,309.55	CORP AMERICA FAMILY	8/28/2026	\$245,000.00
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$731,149.48	GOLDMAN SACHS	8/4/2026	\$235,378.91
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,475,468.84	PINNACLE BANK	7/31/2027	\$249,997.84
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$147,679.62	FIRST BANK OF THE LAKE	10/26/2026	\$249,906.39
		FIRST FEDERAL BANK	3/31/2027	\$244,923.18
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$23,166,614.59	TOTAL INVESTMENTS		\$3,753,784.93

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

	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028	LaSalle Park AMP 000034
Indicator #1 - Quick Ratio (QR)							
FDS #							
111 Cash -unrestricted	\$ 3,244,552.07	\$ 597,284.11	\$ 174,926.24	\$ 157,629.22	\$ 767,706.06	\$ 345,744.51	\$ 1,122,066.01
114 Cash - tenant security deposits	\$ 21,147.43	\$ 24,157.85	\$ 38,124.27	\$ 30,642.09	\$ 52,663.33	\$ 24,640.70	\$ 41,662.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 49,429.55	\$ 74,892.12	\$ 70,299.70	\$ 14,410.75	\$ 58,075.43	\$ 4,834.00	\$ 18,277.85
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 422,122.55	\$ 98,962.70	\$ 76,168.80	\$ 70,758.59	\$ 194,783.24	\$ 78,614.04	\$ 197,458.56
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 3,737,251.60	\$ 795,296.78	\$ 359,519.01	\$ 273,440.65	\$ 1,073,228.06	\$ 453,833.25	\$ 1,379,464.42
310 Total Current Liabilities	\$ 53,712.69	\$ 187,225.84	\$ 43,709.75	\$ 46,260.18	\$ 139,156.98	\$ 39,532.85	\$ 59,816.63
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
QR Denominator Total:	\$ 53,712.69	\$ 187,225.84	\$ 43,709.75	\$ 46,260.18	\$ 139,156.98	\$ 39,532.85	\$ 59,816.63
Quick Ratio:	69.58	4.25	8.23	5.91	7.71	11.48	23.06
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	\$ 3,244,552.07	\$ 597,284.11	\$ 174,926.24	\$ 157,629.22	\$ 767,706.06	\$ 345,744.51	\$ 1,122,066.01
114 Cash - tenant security deposits	\$ 21,147.43	\$ 24,157.85	\$ 38,124.27	\$ 30,642.09	\$ 52,663.33	\$ 24,640.70	\$ 41,662.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 49,429.55	\$ 74,892.12	\$ 70,299.70	\$ 14,410.75	\$ 58,075.43	\$ 4,834.00	\$ 18,277.85
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 422,122.55	\$ 98,962.70	\$ 76,168.80	\$ 70,758.59	\$ 194,783.24	\$ 78,614.04	\$ 197,458.56
310 (-) Total Current Liabilities	\$ 53,712.69	\$ 297,146.96	\$ 43,709.75	\$ 46,260.18	\$ 139,156.98	\$ 39,532.85	\$ 59,816.63
MENAR Numerator Total:	\$ 3,683,538.91	\$ 498,149.82	\$ 315,809.26	\$ 227,180.47	\$ 934,071.08	\$ 414,300.40	\$ 1,319,647.79
Average Monthly Operating Expenses:							
96900 Total Operating Expenses	\$ 1,152,613.55	\$ 954,274.55	\$ 621,834.92	\$ 683,962.51	\$ 1,303,844.43	\$ 556,179.99	\$ 787,072.74
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 128,068.17	\$ 106,030.51	\$ 69,092.77	\$ 75,995.83	\$ 144,871.60	\$ 61,797.78	\$ 87,452.53
MENAR:	28.76	4.70	4.57	2.99	6.45	6.70	15.09
MENAR Score (max points 11):	11	11	11	9.5	11	11	11

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

		Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028	LaSalle Park AMP 000034
Indicator #3 - Debt Service Coverage Ratio (DSCR)								
FDS #	Adjusted Operating Income:							
97000	Excess Operating Revenue over Operating Expenses	\$ 799,579.02	\$ (162,556.19)	\$ (44,816.16)	\$ (151,800.93)	\$ (45,203.56)	\$ 60,769.46	\$ 204,776.75
96700	Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 799,579.02	\$ (162,556.19)	\$ (44,816.16)	\$ (151,800.93)	\$ (45,203.56)	\$ 60,769.46	\$ 204,776.75
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	9.5	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2	2
Project FASS score		25	25	25	23.5	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)		75	93	81	74	154	91	111
Weighted Value (Project FASS score times number of units)		1875	2327	2025	1745	3860	2269	2775
Total number of units in PHA's portfolio		75	93	81	74	154	91	111
Overall AMPs Financial Condition Indicator Score		25.00	25.00	25.00	23.50	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 June 30, 2026

	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Quick Ratio (QR)				
FDS #				
111 Cash -unrestricted	\$ 1,104,275.55	\$ 489,835.83	\$ 818,756.08	\$ 435,979.13
114 Cash - tenant security deposits	\$ 17,427.00	\$ 32,403.61	\$ 30,777.42	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 50,310.75	\$ 48,129.88	\$ 22,864.21	\$ 4,948.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 128,558.00	\$ 135,378.15	\$ 242,976.81	\$ 23,087.53
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,300,571.30	\$ 705,747.47	\$ 1,115,374.52	\$ 469,320.97
310 Total Current Liabilities	\$ 629,796.11	\$ 42,208.07	\$ 45,200.65	\$ 9,279.68
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ 580,000.00	\$ -		\$ -
QR Denominator Total:	\$ 49,796.11	\$ 42,208.07	\$ 45,200.65	\$ 9,279.68
Quick Ratio:	26.12	16.72	24.68	50.58
Quick Ratio Score (max points 12):	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)				
FDS #				
111 Cash -unrestricted	\$ 1,104,275.55	\$ 489,835.83	\$ 818,756.08	\$ 435,979.13
114 Cash - tenant security deposits	\$ 17,427.00	\$ 32,403.61	\$ 30,777.42	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 50,310.75	\$ 48,129.88	\$ 22,864.21	\$ 4,948.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 128,558.00	\$ 135,378.15	\$ 242,976.81	\$ 23,087.53
310 (-) Total Current Liabilities	\$ 49,796.11	\$ 42,208.07	\$ 45,200.65	\$ 9,279.68
MENAR Numerator Total:	\$ 1,250,775.19	\$ 663,539.40	\$ 1,070,173.87	\$ 460,041.29
Average Monthly Operating Expenses:				
96900 Total Operating Expenses	\$ 455,112.85	\$ 766,206.67	\$ 977,377.89	\$ 89,119.68
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 50,568.09	\$ 85,134.07	\$ 108,597.54	\$ 9,902.19
MENAR:	24.73	7.79	9.85	46.46
MENAR Score (max points 11):	11	11	11	11

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

	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #3 - Debt Service Coverage Ratio (DSCR)				
FDS # Adjusted Operating Income:				
97000 Excess Operating Revenue over Operating Expenses	\$ 55,599.95	\$ 142,090.93	\$ 183,237.37	\$ 54,234.10
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 55,599.95	\$ 142,090.93	\$ 183,237.37	\$ 54,234.10
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)	49	91	50	17
Weighted Value (Project FASS score times number of units)	1215	2277	1256	413
Total number of units in PHA's portfolio	49	91	50	17
Overall AMPs Financial Condition Indicator Score	25.01	25.00	25.00	25.00
*The denominator of FDS lines items is derived from the Operations Column of the FDS				

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of June 30, 2026

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Occupancy Rate (OR)							
FDS #							
11210 Unit Months Leased		830	1,039	934	846	1,735	1,022
OR Numerator Total:		830	1,039	934	846	1,735	1,022
11190 Unit Months Available		900	1,117	972	891	1,853	1,089
OR Denominator Total:		900	1,117	972	891	1,853	1,089
Occupancy Rate:		0.92222	0.93017	0.96091	0.94949	0.93632	0.93848
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		\$ 57,908.32	\$ 71,307.50	\$ 79,954.72	\$ 18,115.50	\$ 73,094.08	\$ 6,424.00
TAR Numerator Total:		\$ 57,908.32	\$ 71,307.50	\$ 79,954.72	\$ 18,115.50	\$ 73,094.08	\$ 6,424.00
70500 Total Tenant Revenue		\$ 2,184,196.11	\$ 64,582.00	\$ 232,883.44	\$ 251,681.33	\$ 246,840.67	\$ 619,979.20
TAR Denominator Total:		\$ 64,582.00	\$ 232,883.44	\$ 251,681.33	\$ 246,840.67	\$ 619,979.20	\$ 280,023.20
TAR:		90.0%	31.0%	32.0%	7.0%	12.0%	2.0%
TAR Score (max points 5):		0	2	2	5	5	5
Indicator #3 - Accounts Payable (AP)							
FDS #							
(Maximum points 4)							
312 Accounts Payable - Current		\$ 396,233.38	\$ 21,266.53	\$ 156,114.31	\$ 19,181.43	\$ 24,503.57	\$ 86,189.21
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 21,266.53	\$ 156,114.31	\$ 19,181.43	\$ 24,503.57	\$ 86,189.21	\$ 10,975.64
96900 Total Operating Expenses /12		\$ 128,068.17	\$ 106,030.51	\$ 69,092.77	\$ 75,995.83	\$ 144,871.60	\$ 61,797.78
AP Denominator Total:		\$ 128,068.17	\$ 106,030.51	\$ 69,092.77	\$ 75,995.83	\$ 144,871.60	\$ 61,797.78
AP:		0.17	1.47	0.28	0.32	0.59	0.18
AP Score (max points 4):		4	2	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	2	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	9	20	18	14	14
Number of units in Project		1340	196	126	108	99	266
Weighted Value (Project MASS score times number of units)		17655	1960	1134	2160	1782	3724
Total number of units in PHA's portfolio		1340	196	126	108	99	266
Overall AMPs Management Operations Indicator Score:		13.18	10.00	9.00	20.00	18.00	14.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of June 30, 2026

		LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Occupancy Rate (OR)						
FDS #						
11210 Unit Months Leased		1,279	500	934	527	196
OR Numerator Total:		1,279	500	934	527	196
11190 Unit Months Available		1,332	583	1,093	603	198
OR Denominator Total:		1,332	583	1,093	603	198
Occupancy Rate:		0.96021	0.85763	0.85453	0.87396	0.98990
Occupancy Rate Score (max points 16):		12	0	0	0	16
Indicator #2 - Tenant Accounts Receivable (TAR)						
FDS #	(Maximum points 5)					
126 Accounts Receivable - Tenants		\$ 23,587.42	\$ 53,595.00	\$ 51,004.58	\$ 23,410.21	\$ 5,290.00
TAR Numerator Total:		\$ 23,587.42	\$ 53,595.00	\$ 51,004.58	\$ 23,410.21	\$ 5,290.00
70500 Total Tenant Revenue		\$ 214,491.33	\$ 46,004.00	\$ 154,562.63	\$ 32,848.31	\$ 40,300.00
TAR Denominator Total:		\$ 214,491.33	\$ 46,004.00	\$ 154,562.63	\$ 32,848.31	\$ 40,300.00
TAR:		11.0%	117.0%	33.0%	71.0%	13.0%
TAR Score (max points 5):		5	0	2	0	5
Indicator #3 - Accounts Payable (AP)						
FDS #	(Maximum points 4)					
312 Accounts Payable - Current		\$ 12,830.07	\$ 34,542.22	\$ 14,169.36	\$ 15,953.82	\$ 507.22
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 12,830.07	\$ 34,542.22	\$ 14,169.36	\$ 15,953.82	\$ 507.22
96900 Total Operating Expenses /12		\$ 87,452.53	\$ 50,568.09	\$ 85,134.07	\$ 108,597.54	\$ 9,902.19
AP Denominator Total:		\$ 87,452.53	\$ 50,568.09	\$ 85,134.07	\$ 108,597.54	\$ 9,902.19
AP:		0.15	0.68	0.17	0.15	0.05
AP Score (max points 4):		4	4	4	4	4
Overall AMP Score						
Indicator #1 - Occupancy Rate (OR)		12	0	0	0	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	6	25
Number of units in Project		148	69	116	92	3
Weighted Value (Project MASS score times number of units)		3404	414	812	552	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	6.00	25.00

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 06/30/2026

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 5,177,508.92

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 180,520.46
	TOTAL INVESTED		\$ 180,520.46

SLHA - Housing Choice Voucher Income Statement

Period = Oct 2025-Jun 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
REVENUE				
GRANT INCOME				
Section 8 HAP Earned	43,503,072.00	41,795,649.00	1,707,423.00	55,727,530.00
Section 8 Admin. Fee Income	3,726,584.00	3,391,650.00	334,934.00	4,522,203.00
Port-In Admin Fees Earned	11,039.02	0.00	11,039.02	0.00
Port In HAP Earned	229,416.72	0.00	229,416.72	0.00
TOTAL GRANT INCOME	47,470,111.74	45,187,299.00	2,282,812.74	60,249,733.00
OTHER INCOME				
Operating Shortfall Revenue	0.00	402,840.00	-402,840.00	537,115.00
Other Miscellaneous Income	5,245.71	0.00	5,245.71	0.00
TOTAL OTHER INCOME	5,245.71	402,840.00	-397,594.29	537,115.00
TOTAL INCOME	47,475,357.45	45,590,139.00	1,885,218.45	60,786,848.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,702,729.93	3,477,735.00	775,005.07	4,636,959.00
TOTAL TENANT SERVICES EXPENSES	6,016.99	1,872.00	-4,144.99	2,500.00
TOTAL UTILITY EXPENSES	31,787.02	31,392.00	-395.02	41,856.00
Total Materials	3,238.69	2,025.00	-1,213.69	2,700.00
Total Contract Costs	34,764.75	45,261.00	10,496.25	60,342.00
TOTAL MAINTENANCE EXPENSES	38,003.44	47,286.00	9,282.56	63,042.00
TOTAL PROTECTIVE SERVICES	23,974.50	28,980.00	5,005.50	38,640.00
TOTAL INSURANCE PREMIUMS	158,121.06	174,600.00	16,478.94	232,821.00
TOTAL GENERAL EXPENSES	1,833.96	32,625.00	30,791.04	43,500.00
TOTAL OPERATING EXPENSES	2,962,466.90	3,794,497.26	832,030.36	5,059,318.00
TOTAL HOUSING ASSISTANCE PAYMENTS	44,652,502.92	41,795,649.00	-2,856,853.92	55,727,530.00
TOTAL EXPENSES	47,614,969.82	45,590,139.00	-2,024,830.82	60,786,848.00
NET INCOME	-139,612.37	0.00	-139,612.37	0.00



MEMORANDUM

To: Latasha Barnes, Executive Director

From: Carla Matthews, Director of Operations for HCV

Date: August 12, 2026

Subject: Housing Choice Voucher Board Report

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

HCV Programs

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

1) Housing Choice Voucher (Section 8)

The general Section 8 program assists very low-income, elderly and disabled families in affording decent and safe housing in the private market. There are approximately 5,646 active participants in the Section 8 program and approximately 5,179 families are on the waitlist. During this reporting period, no new HCV vouchers were issued and 373 families are currently searching for housing. Our current success rate is 69%.

The HCV program is actively working to maintain the current Section 8 utilization rate. HUD defines a program's utilization rate as the higher of the number of unit months leased divided by unit months available (leased/available), or total Housing Assistance Payment (HAP) spent divided by budget authority (HAP/Budget). HCV's current utilization rate based on budget authority during this reporting period is 100%. The current utilization rate remained stable within the most recent three-month trends.

May 2026	June 2026	July 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 July 7, 2026. The HCV team is exploring new and innovative ways to house clients, work with community partners and boost efforts to increase landlord participation. HCV will continue to track and monitor the effectiveness of current utilization strategies and 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 186 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. Two 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 207 active participants in the HUD-VASH program. During this reporting period, five referrals were received and 37 additional families are actively searching for housing.

5) Bridge to Homeownership Vouchers

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

6) Mainstream Vouchers

SLHA also administers a Mainstream Voucher program that targets vouchers directly to non-elderly persons with disabilities. The Mainstream Voucher program currently has a total of 81 Mainstream vouchers, with 67 active families under lease and nine 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 174 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

Eight hundred fifty-nine (859) 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, 158 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 654 inspections: 209 biennial inspections, 301 reinspections, 96 initial inspections, nine quality controls, one 24-hour and 38 special inspections. This represents a constant trend in the number of inspections over the past three months.

	May 2026	June 2026	July 2026
Biennial Inspections	296	129	209
Reinspection	215	243	301
Initial Inspections	95	77	96
24 Hour	0	0	1
Quality Control	14	15	9
Special Inspections	18	21	38
Total	639	485	654

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

SEMAP Indicators

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

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent
- Accurate verification of family income
- Timely annual reexaminations of family income
- Correct calculation of the tenant's share of the rent and the housing assistance payment
- Maintenance of a current schedule of allowances for tenant utility costs

- Ensure units comply with the housing quality standards before families enter into leases and PHAs enter into housing assistance contracts
- Timely annual housing quality inspections
- Performing of quality control inspections to ensure housing quality
- Ensure that landlords and tenants promptly correct housing quality deficiencies
- Ensure that all available housing choice vouchers are used
- Expand housing choice outside areas of poverty or minority concentration
- Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income.

Rent Café

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

	May 2026	June 2026	July 2026
HCV Participants	4936	4949	4976
Landlords	2004	2026	2039
Total	6940	6975	7015

Family Self Sufficiency

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

New Business/Upcoming Events

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

St. Louis Housing Authority

S8 Waitlist Breakdown Summary

By Bedroom Size

Waiting List	Bedroom Size								Total
	0	1	2	3	4	5	6	Other	
Housing Choice Voucher Pgm	65	3121	1328	472	151	31	8	3	5179
	65	3121	1328	472	151	31	8	3	5179

Demographic Report
Housing Choice Voucher Program
July 1, 2026 - July 31, 2026

HCV Programs	Disabled	Non-Disabled	Total
Number of Families	2174	3011	5185
Average Length of Occupancy (Years)	6	4	5
Average Age of Head of Household	58	44	51
Average Household Income	\$15,392.14	\$16,197.03	\$ 15,794.58
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	4871	3	4874
Native Hawaiian/Other Pacific Islander Only	7	1	8
White Only	264	2	266
White, Black/African American	6		6
Total	5179	6	5185

St. Louis Housing Authority
July 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	210	209	1	112	0	67	23	0	0	7	100%
Initials	96	96	0	49	0	27	20	0	0	0	100%
Reinspections	305	301	0	178	0	79	38	0	0	6	99%
Quality Controls	9	9	0	7	0	1	0	0	0	1	100%
24 Hour	1	1	0	0	0	0	0	0	0	0	100%
Specials	38	38	0	4	0	30	4	0	0	0	100%
Total	659	654	1	350	0	204	85	0	0	14	100%

Inspection Deficiency Statistical Report

Property: HCV

Inspected Date: 07/01/2026 - 07/31/2026

Primary Status: Fail

	Total Observations
Absent or insecure railings	1
Air Conditioner (owner supplied) does not work; outside is above 90 degrees Fahrenheit (24 hr)	25
All burners not working (all burners have to be operable)	7
All operating knobs must be present	3
Badly cracked outlet	4
Broken or frayed wire	4
Broken/missing steps or boards	7
Cannot open	6
Ceiling material is bulging and/or buckling and must be repaired	2
Ceiling surface is wet and has mold-like substances	32
Clogged	9
Cracked pane	13
Damaged floor boards	13
Does not shut	10
Door leading to outside or common public hall does not lock	1
Door lock(s) are not operable	17
Entry of significant ground water into unit (flooding of basement)	19
Evidence of severe leakage of water or the presence of sewer gas	3
Evidence of sewer back-up	10
Excessive paint issues	3
Exhaust fan does not work	2
Exhaust fan is inoperable and must be repaired or replaced (Bathroom)	1
Exposed fuse/breaker box connections	5
Falling material	51
Falling surface materials (other than wall paper or paint)	3
Frayed wiring	1
Gutter in poor condition	2
Gutters not securely attached	10
Gutters, downspouts and soffits have serious decay allowing significant water and air infiltration	3
Handrail missing (4 or more steps)	1
Hazardous gas hook-evidence of strong gas smell	1
Heating equipment not capable of providing adequate heat	3
Heavy accumulation of large piles of trash and garbage in or around unit	5
Holes or cracks	126
Holes or cracks - air penetration	17

Improper types of wiring, connections or insulation	10
Improperly operating furnace	3
Inadequate lighting	1
Internal water damage	5
Lack of security for the unit (24 hr)	1
Large cracks or holes	4
Large cracks or holes which penetrate both the finish floor and subfloor (allow weather and vermin to enter)	2
Large holes (8 1/2 x 11")	4
Large piles of garbage	2
Large sections of crumbling brick, stone or concrete	1
Large sections of damaged or missing parts (floor boards)	1
Leaking	43
Leaks	14
Lock(s) not fasten securely to door	5
Lock(s) striker plate not operable or fasten securely to frame (jamb)	21
Locks exterior door	29
Locks exterior window	1
Loose or damaged structural members	7
Loose sections of plaster which are in danger of falling	5
Loose, broken or missing step(s)	1
Major deterioration of wood support members resulting from water damage or termites	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)	3
Many missing parts such as ceiling tile	4
Mechanism within toilet does not work	1
Missing cover plate	13
Missing fixture	1
Missing handrail	2
Missing height protection	1
Missing outlet	5
Missing pane	1
No adequate air circulation	7
No cold water	6
No discharge feed line	4
No fixture	3
No fixture or outlet	14
No flush toilet	4
No hot water	10
No hot water (24hr)	12
No natural light	1
No outside/public entrance	16
No Oven	1

No permanent fixture	5
No preparation space	1
No pressure relief valve	2
No railing	1
No Refrigerator	6
No sink	3
No smoke detector	53
No storage space	12
No Stove	2
No tub or shower	18
No ventilation system, no window Install exhaust fan (Bathroom)	1
No window	4
Non-insulated wiring	1
Not connected to a system that delivers hot and cold running water	4
Not connected to an acceptable drainage system	12
Not enough equipment	20
Not weatherized	7
One outlet	2
Other air pollution	6
Other hazards-tripping	1
Oven does not work	17
Overall Poor Condition	4
Overloaded circuits evidenced by frequently "blown/tripped" fuses	24
Permanent floor covering or floor boards which present serious tripping hazards	2
Poor condition	16
Presence of large holes	2
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	11
Repair/replace leaking water heater	2
Roof in poor condition	9
Roof leaks	6
Severe buckling, bulging or leaning	3
Severe bulging	8
Severe floor damage caused by water from tub or shower	1
Sewer gas	1
Signs of rats, mice or vermin	10
Sink connectors have severe leakage of water or escape of sewer gas	2
Sink is not connected to a properly operating drain system	5
Sink is not connected to water system to provide hot or cold water	8
Smoke detector not working	14

Stove does not work	14
Stove is missing oven door handle	3
Temperature too high	1
There is no covered refuse disposal (covered dumpster, trash chute, local pick-up)	1
Toilet does not flush	3
Toilet does not work	8
Toilet is clogged	2
Toilet isn't connected to a sewer drain	1
Tripping hazard	21
Unit cannot be entered without go through another unit	1
Unit has evidence of roach infestation	13
Unit has mice or rats as evidenced by mice and rat holes and or droppings	1
Unit's exterior door(s) to do not provide access to or egress from unit	1
Unprotected cliffs/quarries	1
Unsafe hallway	10
Unsafely equipped	1
Unsafely installed	1
Unsecured handrail	10
Unsecured height protection	3
Unsupported fixture	15
Un-vented oil, kerosene, gas heat	1
Wall holes allowing significant drafts to enter the unit	1
Water damage to interior ceiling (indicating leaks)	9
Window does not have a tight seal, allowing serious drafts to enter unit	3
Window must be openable to provide adequate ventilation (other rooms)	1
Window(s) accessible from outside does not lock	1
Total	1128

FINANCE

St. Louis Housing Authority

Balance Sheet

Period = Jun 2026

Book = Accrual

Current Balance

Assets

Current Assets:

Total Unrestricted Cash	24,451,648.53
Total Restricted Cash	<u>5,140,315.12</u>
Total Cash	29,591,963.65

Accounts And Notes Receivables

A/R-Tenants	936,163.09
Allowance for Doubtful Accounts-Tenants	-81,749.45
A/R Repayment Agreement	30,698.67
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	105,543.16
Accrued Interest Receivable	<u>3,210.78</u>
Total Accounts and Notes Receivable	2,776,476.51
Total Current Other Assets	<u>7,032,164.77</u>
Total Current Assets	39,400,604.93

Noncurrent Assets:

Fixed Assets	
Total Fixed Assets (NET)	77,282,776.92
Total Notes, Loans and Mortgage Receivable	71,856,543.19

Total Noncurrent Assets	<u>149,139,320.11</u>
-------------------------	-----------------------

Total Assets 188,539,925.04

Liabilities & Equity

Current Liabilities

A/P Vendors and Contractors	-1,270,351.38
A/P Vendors -Non Control	1,549,796.88
A/P Vendors and Contractors	196,181.55
Tenant Security Deposits	177,784.37
Security Deposit Interest	320.97
Security Deposit Clearing Account	1,039.50
Security Deposit-Pet	122.00
Other Current Liabilities	<u>1,037,937.12</u>
Total Current Liabilities	1,692,831.01

Noncurrent Liabilities

Total Noncurrent Liabilities	<u>640,996.33</u>
Total Liabilities	2,333,827.34

Equity

Reserve Fund Balance	
Restricted Net Position	81,989,464.28
	<u>57,113.72</u>
Total Reserve Fund Balance	82,046,578.00

Retained Earnings

Invested in Capital Assets-Net of Debt	69,063,135.19
Unrestricted Net Assets-Retained Earnings	32,224,773.64
Unrestricted Net Assets -Retained Earnings	<u>2,878,147.65</u>
Total Retained Earnings	<u>104,166,056.48</u>
Total Equity	<u>186,212,634.48</u>

Total Liabilities and Equity 188,546,461.82

St. Louis Housing Authority Income Statement

Period = June 2026

Book = Accrual

	Year to Date	
Operating Revenue		
Total Rental Income	171,872.41	1,540,389.89
Total Other Tenant Income	7,407.96	97,757.19
Total Operating Income	179,280.37	1,638,147.08
Non-Operating Income		
Total Grant Income	6,915,293.28	64,157,691.41
Total Other Income	48,929.51	653,047.72
Total Non-Operating Income	6,964,222.79	64,810,739.13
Total Income	7,143,503.16	66,448,886.21
Expenses		
Total Administrative Expenses	822,042.29	6,420,175.21
Total Tenant Services Expenses	32,164.68	235,177.01
Total Utility Expenses	310,945.21	3,463,715.35
Total Maintenance Expenses	402,855.95	3,201,068.70
Total Protective Services	68,304.89	638,542.79
Total Insurance Premiums	148,123.43	1,226,385.00
Total General Expenses	46,316.91	2,158,371.33
Total Operating Expenses	1,830,753.36	17,343,435.39
Total Housing Assistance Payments	4,898,900.00	44,652,502.92
Total Other Financing Sources	-3,769.15	-52,536.94
Total Expenses	6,733,422.51	62,048,475.25
Net Income	410,080.65	4,400,410.96

DEVELOPMENT

MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: August 12, 2026

Subject: Development and Modernization Department Board Report

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

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

RD 22-03 – Clinton-Peabody Apartments Redevelopment – In lieu of the monthly resident engagement meeting for Clinton-Peabody residents, SLHA and POAH hosted a groundbreaking celebration to mark the beginning of construction for Clinton-Peabody Phase I.

The celebration occurred on July 17, 2026 at the Al Chappelle Community Center and included speakers with ties to the development, whether on the developer side or the financing side. It was a significant show of support for the development, and SLHA and POAH hosted representatives from all over the state.

In addition to the formal program, POAH hosted activities for kids and residents.

The Notice to Proceed was given to the contractor in July and work began on the physical construction of Phase I on July 5, 2026.

The next resident engagement meeting will be held on August 20, 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 July.

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) – Work continues on the closing for the MHDC financing and RAD conversion of these units. The developer has submitted its financing plan to HUD and is working

on moving to a financial closing on the redevelopment of KLS. This should occur in late summer/early August.

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.

King Louis Square II (KLSII) – The developer has had to place this conversion on hold while they work through the closing for KLS. An application has been submitted to MHDC for low-income housing tax credits in the 2026 QAP that the commission issued. If issued in December, the tax credits will allow for the redevelopment of KLSII in 2027.

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 ensure the process is moving forward. SLHA was able to initiate the concept call with HUD in July and the developer is expected to be invited to submit their financing plan in August.

Projects

RD 25-24A – Al Chappelle Roof Replacement – 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-May. The bid due date was extended and two bids were received on June 22, 2026. The contract was signed in July and SLHA staff are working through subcontractor submittals.

RD 25-11 – McMillan Manor – 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. The Notice to Proceed was issued to the contractor in July.

RD 25-12 – McMillan Manor II – The contract for this redevelopment was signed in July and the preconstruction due diligence is proceeding into August. 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 – The contract for the roof replacement was executed on May 5, 2026 with Shay Roofing and they have placed an order for products. The work is scheduled to begin on September 7, 2026 and staff are working on pre-construction items in the meantime.

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. While the units were ready for occupancy, there are still minor punch list items that need to be addressed before the contract can be fully completed.

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) – Five (5) units at Samuel Shepard will be delivered in August due to a continued delay in the delivery of appliances. The contractor continues work at Page Manor on nine (9) units and Development and Modernization will be adding an additional unit to the list in August.

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 August.

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

RD 24-08 – Cochran Plaza Security Upgrades – The integration with the SLMPD real time camera center is expected to be complete in August. SLHA staff is waiting on some additional fence pieces in order to finalize the project.

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 2025. The SAC office has requested an appraisal. Staff contacted an appraiser that specializes in this type of environment and has been providing additional information as requested. The appraiser expects to have his work completed at the end of August 2026.

Projects Ready for Close-Out

RD 25-02 – West Pine Elevator Replacement – The elevators have been completed and are in service. The file is ready for close-out.

Grant Applications

Emergency Safety and Security Grant (ESSG) – Development and Modernization staff received an award from HUD during the 2026 funding round for \$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. The replacement project went out to bid in July and bids are due in August.

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 put the solicitation out for quote in July, with a due date of August.

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. The bid documents were released on July 22, 2026, with bids due on August 27, 2026.

RD 26-26 – Parkview RAD – General Contractor Services – SLHA issued a request for proposals from the contracting community to provide construction services for the Parkview RAD Redevelopment. The contractor will work directly with SLHA and its design team to design, plan, cost and rehabilitate all 295 units at Parkview. Proposals are due on August 28, 2026.

Re-Solicitations

N/A

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, and will 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

N/A

Development and Modernization July 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		
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			
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carler 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	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	100%	100%	0%	100%	100%	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	100%	100%	0%	100%	100%	TBD	TBD	TBD	TBD	TBD			
MO0010000038	California Gardens	N/A	Renovation (entire development)	3	18	24	11/1/2025	11/1/2027	TBD	St. Louis Design Alliance	5/22/2024	100%	100%	100%	100%	100%	-	8/25/2025	Part 50	10/20/2025	12/10/2025			
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	2	45719	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	RAD Conversion	1	0	N/A	N/A	N/A	N/A	Hurst-Rosche, Inc.	TBD	0%	0%	0%	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%	100%	100%	100%	-	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			

DEVELOPMENT AND MODERNIZATION JULY 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		\$ 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	7/29/2026	Davinroy Mechanical Contractor	\$ 1,378,000	0%
MO00100041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
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	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	7/30/2026	8/4/2026	9/12/2026	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	TBD	TBD	7/30/2026	8/4/2026	TBD	TBD	TBD	TBD
MO0010000038	California Gardens	N/A	Renovation (entire development)	3	18	365	\$ 2,600,000	7/16/2026	8/6/2026	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	Raineri Construction	\$ 815,114.00	0%
MO001000017	West Pine Apartments	N/A	RAD Conversion	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

DEVELOPMENT AND MODERNIZATION JULY MONTHLY ACTIVITY REPORT

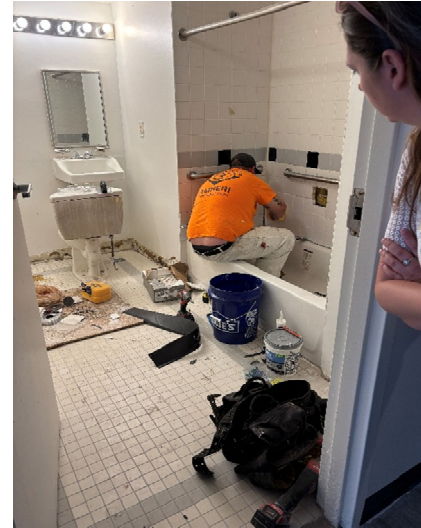
Project Information						Contract Performance Status								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	NTP Date	Original Completion Date	Modification - Extended Completion	Substantial Completion/Punch List Completed	Unit Turnover Starts	Unit Turnover Complete	Original Target % Complete (as of end of month)	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	-	-	
MO00100041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	N/A	N/A	-	TBD	-	-	
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	45664	5/7/2025	8/8/2025	46168	N/A	N/A	100%	98%	
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	9/12/2025	3/12/2027	TBD	TBD	N/A	N/A	59%	90%	
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	9/19/2025	3/25/2026	5/15/2026	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%	
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	TBD	TBD	N/A	TBD	N/A	N/A	-	0%	
MO0010000038	California Gardens	N/A	Renovation (entire development)	3	18	TBD	TBD	TBD	TBD	N/A	N/A	-	0%	
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	1/8/2026	4/8/2026	5/8/2026	46155	TBD	TBD	94%	95%	
MO0010000041	McMillan Manor I	N/A	Unit Repairs	2	6	7/22/2026	10/20/2026	TBD	TBD	N/A	N/A	11%	10%	
MO0010000041	McMillan Manor II	N/A	Unit Repairs	5	6	TBD	TBD	TBD	TBD	N/A	N/A	-	0%	
MO001000017	West Pine Apartments	N/A	RAD Conversion	1	0	N/A	N/A	N/A	N/A	N/A	N/A	-	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%	
MO001000010	James House	N/A	HVAC Replacement	1	0	TBD	TBD	N/A	TBD	N/A	N/A	-	0%	
MO001000034	LaSalle Park Apartments	N/A	Management Building Roof Replacement	1	0	TBD	TBD	TBD	N/A	N/A	N/A	-	0%	

DEVELOPMENT AND MODERNIZATION

JULY MONTHLY ACTIVITY REPORT



West Pine Elevator Replacement



NSSS Unit Repairs - Sam Shepard



Parkview First Floor Renovation



Parkview Unit Repairs

St. Louis Housing Authority
Capital Fund Summaries
Open Capital Fund

AT 7/31/2026

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150117	558	294,831.00	294,831.00	0.00	294,831.00	0.00	31-Aug-2025	31-Aug-2025
MO36R00150217	559	1,785,875.00	1,785,875.00	0.00	1,785,875.00	0.00	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	8,787,844.00	0.00	8,787,844.00	0.00	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	9,020,933.00	0.00	9,020,933.00	0.00	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	8,341,520.00	0.00	8,341,520.00	0.00	22-Feb-2023	22-Feb-2025
MO36E00150121	566	123,277.00	123,277.00	0.00	123,277.00	0.00	9-Sep-2022	9-Sep-2023
MO36P00150122	567	9,630,778.00	9,630,778.00	0.00	9,262,461.99	368,316.01	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	9,005,579.00	0.00	7,837,032.55	1,168,546.45	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	6,390,501.04	2,860,126.96	4,413,276.65	4,837,351.35	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	155,170.32	9,125,450.68	13-May-2027	13-May-2029
Totals		\$66,498,481.00	\$58,815,299.04	\$7,683,181.96	\$50,777,766.79	\$15,720,714.21		
			88.4%		76.4%			

RESIDENT INITIATIVES

MEMORANDUM

To: Latasha Barnes, Executive Director

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

Date: August 12, 2026

Subject: Resident Initiatives Board Report

In July 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 July, the Coordinators made the following referrals:

- Utility Assistance (9)
- 28 Bus Tickets Distributed
- Employment (3)
- Financial Education (4)
- Rental Assistance (3)
- Education (4)
- Health and Wellness (1)
- 100 Neediest (1)

Community Outreach

In July, the ROSS Coordinators attended the following events to build awareness of the ROSS program and strive to increase enrollment, plus attain new partners to serve our residents:

7/2/2026 - LaSalle Park Youth Summer Hub

The ROSS Coordinator and Intern set up indoor and outdoor games in conjunction with the Summer Food Program. PCC Partners, St. Louis Public Library and Mobile YMCA, both attended and worked with the youth.

7/7/2026 - Clinton-Peabody Resident Initiatives Coordination

The Resident Initiatives team met with POAH to discuss the Clinton-Peabody groundbreaking ceremony.

7/7/2026 - POAH/SLHA Coordinating Meeting

The ROSS Coordinator attended the coordinating meeting and gave an update on the Bridge the Gap Institute summer camp and received a preview of the Clinton-Peabody groundbreaking ceremony from POAH.

7/8/2026 - SLHA + Harris Stowe State University (HSSU) Summer/Fall Partnership Meeting (Virtual)

SLHA and HSSU discussed the future of the partnership and expectations for the upcoming FSS graduation, plus the opportunity for SLHA to receive interns during the Fall and Winter semesters, and SLHA families to have the opportunity to be considered for the HSSU Presidential Scholarship.

7/9/2026 - LaSalle Park Youth Summer Hub

The ROSS Coordinator and Intern set up indoor and outdoor games in conjunction with the Summer Food Program. BJC School Outreach and Youth Development and Mobile YMCA both attended and worked with the youth.

7/13/2026 - Lincoln University Camp Field Trip to Poplar Bluff, MO

The ROSS Coordinator attended the field trip as a staff chaperone. Fifteen youth attended and had the opportunity to travel from St. Louis to Poplar Bluff, MO to learn about farming, healthy habits and other elements of agriculture among peers from other cities in Lincoln's portfolio.



7/15/2026 - City Wide Tab Meeting at Las Chateaux

The ROSS Coordinator provided transportation to and from the City-Wide TAB meeting at Las Chateaux.

7/16/2026 - LaSalle Park Youth Summer Hub

The ROSS Coordinators and Intern set up indoor and outdoor games in conjunction with the Summer Food Program. Healthy Hair 2Day Foundation and Mobile YMCA both attended and worked with the youth.

7/17/26 - Clinton-Peabody Groundbreaking Celebration

The ROSS Coordinators and FSS Coordinators attended the Clinton-Peabody groundbreaking ceremony and assisted with staffing support.

7/21/2026 - SLHA + Ameren: Keeping Current

The ROSS Coordinators met with the Ameren Customer Advocacy and Energy Assistance team to receive additional training on administering the Keeping Current and Keeping Cool Programs to SLHA residents.

7/21/2026 - POAH/SLHA Coordinating Meeting

The ROSS Coordinators met with POAH to discuss the closeout of summer camp and the Summer Food Service Program.

7/22/2026 - Spire Bill Assistance Programs

The ROSS Coordinators met with the Spire Community Outreach, Community & Agency Services team to receive training on administering the New Customer Charge Waiver Program to SLHA residents.

7/23/2026 - LaSalle Park Youth Summer Hub

The ROSS Coordinators and Intern set up indoor and outdoor games in conjunction with the Summer Food Program. Contemporary Art Museum St. Louis and Mobile YMCA both attended and worked with the youth.



7/30/2026 - FSS Graduation

The ROSS Coordinators attended the graduation and provided support to the FSS team as needed, signing in and assisting guests as they arrived for the event. Assisting with set-up and clean-up was also part of the task.

Seniors/Disabled



The Elderly and Disabled Services Program Coordinator continued providing case management services and oversaw the facilitators of the Circle of Friends (COF) groups across all SLHA developments. In July, several outreach events were held to build awareness of the COF program and increase enrollment, including the establishment of a new group at James House. Additional outings this month included attendance at a Cardinals baseball game, the Music at the Grand Intersection concert, a Scam Prevention

workshop and an intergenerational collaboration with the Summer S.E.E.D.S. Program, creating an educational, engaging and fun multigenerational experience. In addition, 23 members collaborated with SLHA's intern on a policy-based housing project. The seniors provided responses to specific questions that will be included in an upcoming brochure. Five members were also selected to attend the 28th Missouri Institute on Meaningful Aging in Columbia, Missouri from August 24-August 26, 2026. Other upcoming activities include a Spa and Wellness event in September. Regularly scheduled COF meetings continued throughout July.

Family Self Sufficiency

As of July 2026, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had seventy-nine (79) participants, thirty (30) with established escrow accounts and thirteen (13) actively receiving a monthly escrow credit. In addition, there were seventy-seven (77) participants in Public Housing Family Self-Sufficiency (FSS-PH) program, of which twenty-two (22) participants have established escrow accounts and sixteen (16) receiving monthly escrow credit. There were one (1) new family enrolled in the FSS-PH Program and three (3) new families enrolled in the FSS-HCV Program.

FSS Staff	Participants				
	Total	Escrow	New	Established Escrow (#/ %)	Receiving Monthly Credit (#/%)
HCV	79	30	3	30/38%	13/43%
PH	77	22	1	21/29%	16/72%

7/1/2026 - 7/31/2026 - Summer Food Program LaSalle Park and Clinton-Peabody

The FSS Coordinators continued throughout the month of July to monitor and attend the Summer Food Program at LaSalle Park and Clinton-Peabody, providing operational support, assisting program staff as needed and recruiting participants for the FSS program.

7/1/26 - 7/31/26 - LaSalle Park Youth Summer Hub Fun Day

The FSS Coordinators observed and actively engaged in scheduled activities designed to serve the youth at LaSalle Park, while both new and longstanding PCC partners continued supporting and facilitating engagement efforts that strengthened rapport among peers and local partners. These efforts resulted in increased youth participation, improved collaboration and enhanced connections with community partners, ultimately promoting consistent youth involvement and positive relationship-building.



7/1/2026 - 7/23/2026 - Bridge the Gap Summer Camp w/Lincoln University



The FSS Coordinators regularly visited the Bridge the Gap Summer Camp at Clinton-Peabody throughout July to check in on campers and on FSS program participants serving as camp staff. During these visits, the Coordinators observed various youth development and enrichment activities outlined by Lincoln University, all designed to keep the youth engaged. These activities included multiple field trip that provided additional opportunities for camper participation and enrichment.

7/31/2026 - FSS 3rd Quarterly Check-In, Graduation Celebration and Life Expo Builder Event

The FSS Coordinators hosted a graduation ceremony at CAM STL for eight remarkable women who successfully completed their goals and program responsibilities. A total of \$135,000 was dispersed to the graduates in the form of escrow checks. Escrow checks represent the savings a participant earns while working toward and completing their goals in the program, often through employment or education. As participants increase their income, their rent increases and the portion that it increases to while in the program gets deposited into an escrow account. Over time, this account grows as participants make progress. When they successfully complete all program requirements, they receive the accumulated funds as an escrow check. This money is often used to support long-term stability, such as paying off debt, purchasing a home, investing in education or building emergency savings. Essentially, the escrow check serves as a tangible reward and financial boost that recognizes participants' dedication and achievements on their path to self-sufficiency.



Beautification

In July, the community improvement initiative led by a Community Development Administration (CDA) grant continued enhancing the landscape, appearance and environment across select SLHA locations, helping to beautify the grounds and encourage greater participation in outdoor green space activities.

Resident-Led Beautification (RLB) Landscaping Projects

The scope of work for this project will consist of the removal and installation of new landscaping at Euclid Plaza Apartments, Renaissance Place at Grand and West Pine Apartments. One bid from Focal Pointe was submitted on April 18, 2026, concurrently with the RLB Outdoor Furniture Projects, and was later amended on June 12, 2026. CDA approved this request for procurement on July 23, 2026. Remaining internal contracts are being prepared for execution in August.

Resident-Led Beautification (RLB) Outdoor Furniture Projects

The scope of work for this project will consist of the removal, when applicable, and installation of outdoor furniture. This includes the installation of park benches at McMillian Manor, the replacement of patio furniture at West Pine and Parkview Elderly Apartments, and the installation of patio furniture at Euclid Plaza Apartments. One bid from Focal Pointe was submitted on April 18, 2026, concurrently with the RLB Landscaping Projects, and was later amended on June 12, 2026. CDA approved this request for procurement on July 23, 2026. Remaining internal contracts are being prepared for execution in August.

Solicitations: Invitations for Bids, Resident-Led Beautification (RLB) Bus Shelters Refurbishment

The general scope of work for this project will consist of replacing the panels and repainting the frames of the bus shelters at Parkview Apartments and West Pine Apartments. The solicitation was issued on July 14, 2026, with a deadline of July 31, 2026.

TABs

The St. Louis Tenant Affairs Board held its monthly meeting at Las Chateaux on July 15, 2026 and although the Resident Initiatives team was not present, we will continue to play a vital supportive role by assisting TABs with organizing meetings, coordinating community events, strengthening resident engagement and ensuring effective communication between residents and SLHA departments.

Bridge the Gap Summer Institute Camp/Activities

The Executive Director and the Property Management and Resident Initiatives teams concluded another successful summer camp at the Al Chapelle Community Center in collaboration with Lincoln University Cooperative Extension. The camp officially ended on July 23, 2026 and served SLHA's youth ages 8 to 15.

Week 4 Report – July 6-9, 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 Lessons 3 and 4 in Second Steps: Safe and Unsafe Touches and the Touching Rule.

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

- Campers went over Lesson 6 and 7 in the Next Wave curriculum: Don't be a Pest and Plant Cycles.
- Students also completed observation sheets of the plants' progress.

Fitness Activities – Activities/Student Engagement

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

Other Activities – Activities/Student Engagement

Campers spent time:

- Creating shaving crème art
- Creating homemade lava lamps
- Creating Vision Boards

Week 5 Report – July 13-16, 2026

Second Step – Lesson Covered – Key Highlights/Student Engagement

- Example – Safe vs. Inappropriate Touches and Safety Protocols at home and at camp.
- Campers reviewed Lessons 3 and 4 in Second Steps: Safe and Unsafe Touches and the Touching Rule.

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

- Campers reviewed Lessons 6 and 7 in the Next Wave curriculum: Don't be a Pest and Plant Cycles.
- Students also completed observation point sheets of the plants' progress.

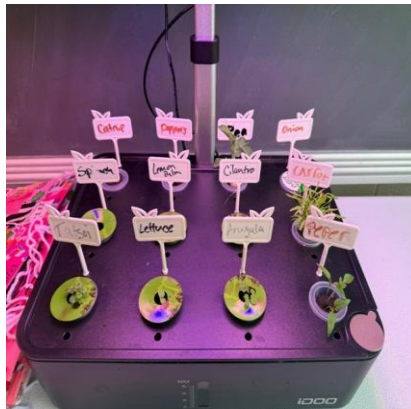
Fitness Activities – Activities/Student Engagement

- Campers 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 – Activities/Student Engagement

Campers spent time:

- Finished creating vision boards, finished personal journals and enjoyed Agriculture Day field trip.



Week 6 Report – July 20-23, 2026

Second Step – Lesson Covered – Key Highlights/Student Engagement

- Reviewed all material learned over the summer. Created and practiced final presentation.

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

- Reviewed all material learned over the summer. Created and practiced final presentation.

Fitness Activities – Activities/Student Engagement

- Campers 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 – Activities/Student Engagement

- Campers spent time designing and dying T-shirts, participating in card game tournaments, enjoying free play and engaging in creative activities, such as painting, Lego building and drawing. They also took part in the Summer Finale festivities, all while building

relationships with fellow campers through shared enrichment and recreational experiences.



Other Business and Upcoming Events

The Resident Initiatives Department is collaborating with SLHA's Executive Director to serve at St. Louis Public Schools and Behind It All Foundation Back 2 School Backpack and Supply giveaway on August 6 and August 12.

HEALTH SCREENINGS | DENTAL EXAMS | IMMUNIZATIONS | REGISTRATION SUPPORT | STUDENT PHOTOS
FREE FOOD | FOCUS AND PARENTSQUARE SUPPORT | TRANSPORTATION INFORMATION | FAMILY SUPPORT

SAINT LOUIS PUBLIC SCHOOLS
HEALTH AND RESOURCE FAIR
Ready for Day One

FOR ALL SLPS STUDENTS AND FAMILIES

AUGUST 6, 2026 | 9 AM - 3 PM
QUESTIONS? 314-345-4577 | RYONNEL.JACKSON@SLPS.ORG

Gateway Middle School Complex | 2 Gateway Drive | St. Louis, MO 63106
This institution is an equal opportunity provider.

RSVP slps.org/ready

BEHIND IT ALL FOUNDATION PRESENTS
FAMILY Night Out
BACK TO SCHOOL
INVITE YOUR YOUTH & FAMILIES and help spread the word!

A NIGHT OF FUN, RESOURCES & COMMUNITY FOR THE WHOLE FAMILY!

WEDNESDAY AUGUST 12, 2026
6:00 PM - 8:00 PM

MADE FOR KIDS ON DELMAR
4727 DELMAR BLVD.
ST. LOUIS, MO 63108

ENJOY & RECEIVE:

- FREE BACKPACKS (WHILE SUPPLIES LAST)
- FREE SCHOOL SUPPLIES
- FREE SKIN & BEAUTY CARE ITEMS
- HANDS-ON ACTIVITIES AND CREATIVE FUN
- FAMILY-FRIENDLY FUN & COMMUNITY CONNECTIONS

LET'S START THE SCHOOL YEAR STRONG-TOGETHER!

RSVP TODAY SO WE CAN SAVE SCHOOL SUPPLIES FOR YOUR FAMILY!

SCAN TO RSVP OR VISIT OUR WEBSITE wearebehinditall.org/events

314-896-0977 | wearebehinditall.org/events | @wearebehinditall | BEHIND IT ALL FOUNDATION

BACKPACKS AND SUPPLIES AVAILABLE WHILE SUPPLIES LAST.

LEGAL

MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Paul Werner, Director of Policy and Procurement

Date: August 12, 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. The contract was executed on June 25, 2026 and the Notice to Proceed was issued on July 22, 2026.

RD 25-12 Invitation for Bids for Unit Repairs at McMillan Manor II. The general scope of work for this project will consist of, but not be limited to, furnishing all labor and materials for the replacement/repair of all water damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, HVAC, door and door hardware, windows and attachment components as noted in the plans and specifications. The solicitation was issued on February 6, 2026 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. The contract was executed on July 8, 2026.

B. Solicitations Pending

RD 25-24 Invitation for Bids for Al Chappelle Community Center. The scope of work for this project will consist of the removal and replacement of the existing roofing system, drip edges, flashing and HVAC units and repairs to the existing toilet

rooms at the Al Chappelle Community Center. 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. The project was awarded to Davinroy Mechanical Contractor on July 13, 2026. The contract was executed on July 29, 2026.

- RD 26-35 Request for Quotes 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 was issued on July 2, 2026. The pre-quotation conference was held on July 9, 2026. Five (5) quotes were received on July 23, 2026. Award is anticipated in August.
- RD 26-26 Request for Proposals for Parkview RAD General Contractor Services. The scope of work for this project will consist of furnishing all labor and materials required to perform construction services. The design development drawings represent the intended scope of work. The contractor will work directly with SLHA and its design team comprised of Civil Design, Inc. and St. Louis Design Alliance Architects to design, plan, and rehabilitate all 295 units, the community amenity spaces and exterior spaces of the site. The solicitation was issued on July 28, 2026. The pre-proposal conference is scheduled for August 4, 2026, with additional site visits scheduled for August 17 and 18. Proposals are due on August 28, 2026.
- RD 26-36 Invitation for Bids for the Renovation of California Gardens Apartments. The general scope of work for this project consists of renovation of the entire development, including new concrete walkways, new asphalt shingle roofing, new windows, new entry doors, exterior repairs, a new elevator and electrical service upgrades. The 28 apartment units will be renovated, including new flooring, wall finishes, doors, electrical and plumbing fixtures, casework, PTACS, furnaces and electrical panel upgrades. Modifications will also occur to the community building. The anticipated performance period for this project is 365 calendar days. The solicitation was issued on July 22, 2026. The pre-bid conference is scheduled for August 6, 2026, with additional site visits scheduled for August 10 and 11. Bids are due on August 27, 2026.
- RD 26-38 Invitation for Bids for James House Rooftop HVAC Replacment. The general scope of work for this project consists of, but is not limited to, the removal and replacement of the rooftop HVAC equipment, including air cooled chiller, energy recovery units, CHW pumps, air separator, expansion tanks, air handling units, pump starter, and associated piping, ductwork and electrical work. The anticipated performance period for this project is 180 calendar days. The solicitation was issued on July 2, 2026. The pre-bid conference was held on July 14, 2026. Bids are due on August 12, 2026.

Property Management

A. Contracts Awarded

None.

B. Solicitations Pending

PM 26-05 Invitation for Bids for General Plumbing Services. The scope of work for this project will consist of furnishing all labor and materials for drain clearing of main lines and interior plumbing services. The solicitation was issued on July 22, 2026. Bids are due on August 7, 2026.

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. A revised solicitation was issued on July 29, 2026. Bids are due on August 14, 2026.

PM 26-30 Invitation for Bids for Elevator Services. The scope of work for this project will consist of annual inspections, testing, repairs and maintenance of elevator equipment at West Pine, Lafayette Apartments, Kingsbury, James House, Euclid Plaza, Parkview, Badenhause and Badenfest. The solicitation was issued on April 18, 2026. Bids were originally due on May 14, 2026. A revised solicitation was re-issued on July 7, 2026 and bids were due on July 28, 2026. Three bids were received and are being evaluated.

PM 26-40 Invitation for Bids for Vacant Unit Rehabilitation and Make Ready Repairs. The scope of work for this project will consist of renovation and repairs to six (6) units at Cochran Plaza. The solicitation was issued on July 31, 2026. Bids are due on August 14, 2026.

PM 26-41 Invitation for Bids for Window Repair and Replacement Services. The scope of work for this project will consist of window repairs and replacement for units in SLHA's Property Management Portfolio. The solicitation was issued on July 22, 2026. Bids are due on August 7, 2026.

PM 26-42 Invitation for Bids for Drywall and Painting Services. The scope of work for this project will consist of furnishing all labor and materials for the repairs to drywall, prepping, cove base installation and painting in common areas and hallways at Euclid Plaza. The solicitation was issued on July 27, 2026. Bids are due on August 7, 2026.

COMMUNICATIONS

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Val Joyner, Director of Communications

Date: August 12, 2026

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
News and Announcements	3	Online rent payments now available Electronic Payments with ReliaCard Clinton-Peabody Groundbreaking
Outreach		
News coverage	3	Clinton-Peabody Groundbreaking Fox 2 St. Louis Post-Dispatch KMOV
New Social Media Campaign(s)		
Facebook Posts	11	Highest Performing Clinton-Peabody Groundbreaking 1,193 Impressions; 25 Engagements; 2 new follows Black Nurses Assoc. Free Health Fair 1,048 Impressions; 21 Engagements; 0 new follows
Twitter Posts	10	Highest Performing HCV Landlord Briefing 135 Impressions; 0 Engagement Black Nurses Assoc. Free Health Fair 42 Impressions; 2 Engagements
LinkedIn Posts	8	Highest Performing Clinton-Peabody Groundbreaking 1,090 Impressions; 55 Engagements Hiring: Housing Specialist 18 Impressions; 3 Engagements

Social media analytics:

Facebook Total Followers: 4,191	JULY 2026	JUNE 2026	MAY 2026
Reach	9,764 (-40%)	14,688 (-32%)	20,379 (+28%)
Post Engagement	119 (-85%)	296 (+48%)	181 (-39%)
Visits	1,041 (+5%)	991 (+12%)	1,116 (-10%)
New Followers	56 (-20%)	46 (-49%)	76 (+13%)

LinkedIn Total Followers: 609	JULY 2026	JUNE 2026	MAY 2026
Impressions	1,616 (+42%)	1,056 (+5%)	1,008 (-42%)
Page Views	98 (-32%)	136 (-12%)	154 (-30%)
Unique Visitors	46 (-25%)	59 (-23%)	74 (+30%)
Post Reactions	63 (+115%)	17 (+27%)	13 (-72%)

Monthly Highlights:



1. Paula Foster Day of Care
2. Clinton-Peabody Groundbreaking
3. Hiring: HQS Inspector

HUMAN RESOURCES

MEMORANDUM

To: Latasha Barnes, Executive Director

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

Date: August 12, 2026

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF JULY 31, 2026

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

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Jessica Anderson	Communications Specialist
Donetta Bond	HQS Inspector
Andre Latham	Janitor

New Employees Temporary Full-Time:

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

New Employees Regular Part-Time:

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

New Employees Temporary Part-Time:

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

Promotions:

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

Status Change Acting Positions:

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

Title Change:

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

Status Change (Temporary to Regular Full-Time):

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

Status Change (Temporary to Regular Part-Time):

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

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

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

Transfers

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

Recruitment**number of position vacancies published this month: 0****number of position vacancies carried over from previous month: 7****Applications****Received This
Month****Position Vacancies Published this Month:**

None this reporting period.

Additional Applications Received this Month:

Assistant Property Manager	8
Communications Specialist	31
Contract and Compliance Specialist	9
Housing Specialist	30
Janitor	13
Procurement Specialist	12
Senior Maintenance Technician	1

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>
Jessica Anderson	Cyber Awareness Challenge 2025	1.20
Donetta Bond	Cyber Awareness Challenge 2025	1.20
Andre Latham	Cyber Awareness Challenge 2025	1.20
Dachelle Miller	Cyber Awareness Challenge 2025	1.20
Stacy Taylor	Compliance Through Case Study: Session 2 Active Leave, Return to Work & Termination	2.00
	ADP Recruitment Management Follow-Up	0.75
Kena Johnson	Compliance Through Case Study: Session 2 Active Leave, Return to Work & Termination	2.00
	ADP Recruitment Management Follow-Up	0.75
Althelia Powell-Thomas	ADP Recruitment Management Follow-Up	0.75
SLHA Employees (6)	Yardi's HOTMA 102/104 Training - Webinar	
	Adding and Using HUD Inflationary Adjustments	1.00
	All About Assets	1.00
	Operational Changes Featuring Hardship Processing	1.00
	Understanding Interims	1.00
HCV Employees (15)	PIC Training Videos and Handouts	2.00
	Introduction to the PIC Error Dashboard	
	Using the Error PIC Dashboard to Identify PIC Errors	
	Form HUD-50058, Family Report - Applies to PH, HCV, and Section 8 Moderate Rehabilitation Programs	
	Form HUD-50058 Instruction Booklet	
	PIC/IMS Error Corrections Guidebook	
	PIC/IMS Error Codes List	

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>
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None this reporting period.