



ST. LOUIS
HOUSING
AUTHORITY

MONTHLY ACTIVITY REPORTS



SEPTEMBER 24

2026

MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: September 18, 2026

Subject: Monthly Activities Report

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

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

II. Housing Choice Voucher (Section 8) Program Activities

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

III. Finance

- Income Statement as of July 2026

IV. Development Activities

- Development and Modernization

V. Resident Initiatives

VI. Legal Activities

- Procurement

VII. Communications

VIII. Human Resources Activities

PUBLIC HOUSING PROGRAM

MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Paul Werner, Director of Policy and Procurement

DATE: September 9, 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 implemented an additional monthly meeting with McCormack Baron (MBM) focused on addressing late recertifications. These additional meetings ended in August, since MBM had achieved a 95% reporting rate as of July.

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 and 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-seven (37) 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)	389
New Requests Submitted to HUD (# of units)	0
Extension Requests Submitted to HUD (# of units)	0

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

Current HUD Reporting Rate:

August	95.93%
HUD GOAL	95%

Prior Months:

July	June	May
96.31%	93.37%	92.22%

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			8/1/2026		
	Offline	Occupied	Occ. %	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%	187	81	86.2%
MO001000010	2	119	96.0%	2	119	96.0%	2	119	96.0%	2	117	94.4%	2	117	94.4%
MO001000013		104	96.3%		104	96.3%		104	96.3%		103	95.4%		102	94.4%
MO001000017		92	92.9%		92	92.9%		91	91.9%		89	89.9%		90	90.9%
MO001000019	97	186	93.9%	97	189	95.5%	95	188	94.0%	95	185	92.5%	94	183	91.0%
MO001000028		115	95.0%		117	96.7%		114	94.2%		116	95.9%		115	95.0%
MO001000034		144	97.3%		141	95.3%		141	95.3%		140	94.6%		139	93.9%
MO001000037	10	55	80.9%	10	55	80.9%	9	54	78.3%	9	55	79.7%	9	55	79.7%
MO001000038	19	108	87.1%	19	106	85.5%	15	107	83.6%	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%	33	61	64.2%
MO001000044	24	55	79.7%	24	55	79.7%	24	53	76.8%	23	54	77.1%	23	53	75.7%
MO001000045	11	49	92.5%	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%	2	51	81.0%
MO001000047		33	91.7%		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%		35	87.5%
MO001000049		43	97.7%		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%		48	77.4%
MO001000052	2	22	100.0%	2	21	95.5%	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%		68	90.7%
MO001000055		21	95.5%		21	95.5%		21	95.5%		21	95.5%		20	90.9%
MO001000056		76	95.0%		75	93.8%		74	92.5%		75	93.8%		74	92.5%
MO001000057	1	33	94.3%		32	88.9%		32	88.9%		32	88.9%		32	88.9%
MO001000058		14	30.4%		14	30.4%		12	26.1%		12	26.1%		12	26.1%
MO001000059	2	46	95.8%	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%		19	43.2%
MO001000061	2	112	94.9%	2	114	96.6%	2	114	96.6%	2	110	93.2%	2	109	92.4%
MO001000062		65	86.7%		65	86.7%		65	86.7%		65	86.7%		62	82.7%
MO001000063		65	92.9%		65	92.9%		64	91.4%		59	84.3%		59	84.3%
MO001000064	3	50	89.3%	3	51	91.1%	3	51	91.1%	3	49	87.5%	3	49	87.5%
MO001000065	3	36	83.7%	3	37	86.0%	3	37	86.0%	3	36	83.7%	3	35	81.4%
MO001000066	1	30	88.2%	1	29	85.3%	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%		17	89.5%
TOTAL	429	2,066	89.7%	429	2,058	89.4%	395	2,047	87.6%	394	2,031	86.9%	389	2,014	86.0%

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
August 1 -August 31, 2026

	August 2026		October 2025 - August 2026	
Abandonment of Unit	2	7.4%	19	6.5%
Deceased	5	18.5%	37	12.6%
Did Not Like Unit	-	-	1	0.3%
Evicted-Legal Action	7	25.9%	59	20.1%
Incarcerated	-	-	-	-
Moved-In Legal	-	-	4	1.4%
Moved to HCV Prog S8	-	-	1	0.3%
Moved with Notice	9	33.3%	131	44.7%
Moved without Notice	-	-	12	4.1%
One Strike	-	-	4	1.4%
Nursing Home Placement	1	3.7%	8	2.7%
Purchased Home	-	-	-	-
Relocation Transfer	-	-	2	0.7%
Transfer to Diff PH Unit	3	11.1%	15	5.1%
Total	27	100%	293	100%

Demographic Report
August 1 - August 31, 2026

	Disabled	Non-Disabled	Total
Number of Familes	638	1,450	2,088
Average Family Size	1.4	2.3	2.0
Average Age of Head of Household	58.2	46.2	49.9
Number of Youth Family Members (<18)	-	-	1,692
Average Age of Youth Family Members	-	-	10.5
Number of Senior (62+) Head of Household	303	333	636
Average Household Income	\$13,295	\$12,408	\$12,679
Number of Head of Households Employed	592	930	1,522
Average Monthly Rent	\$265.71	\$218.16	\$232.69
Average Cost of Uilties Paid by SLHA	\$5.35	\$32.88	\$24.47
Average Length of Occupancy (Years)	9.4	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	17	1,988	2,005
Native Hawaiian/Other Pacific Islander Only	-	-	-
White Only	2	41	43
White, American Indian/Alaskan Native	-	1	1
White, Black/African American	0	14	14
Total	21	2,067	2,088

NIBRS Crime Comparison by Neighborhood

AUGUST 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	1	0	1	∞	6
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	1	5	-4	-80%	23
Aggravated Assault with Firearm	13A	0	1	-1	-100%	11
Simple Assault	13B	3	3	0	0%	25
Intimidation	13C	1	0	1	∞	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	6	8	-2	-25.0%	65

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	0	0	0		0
Carjacking	120	0	0	0		0
Arson	200	0	0	0		5
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	1	2	-1	-50%	10
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	0	0	0		0
Theft From Building	23D	2	1	1	100%	8
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	0	7	-7	-100%	11
Theft From Motor Vehicle Parts/Accessories	23G	0	2	-2	-100%	4
All Other Larceny	23H	1	4	-3	-75%	24
Motor Vehicle Theft	240	1	2	-1	-50%	12
Counterfeiting/Forgery	250	0	0	0		0
False Pretense/Swindle/Confidence Game	26A	1	0	1	∞	1
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

AUGUST MONTHLY

2026 vs 2025

Neighborhood Columbus Square

Property	NIBRS	2026	2025	Diff	Change	YTD
Hacking/Computer Invasion	26G	0	0	0		0
Embezzlement	270	0	0	0		0
Stolen Property Offenses	280	1	0	1	∞	6
Destruction/Damage/Vandalism of Property	290	5	4	1	25%	32
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		12	22	-10	-45.5%	114

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	3	0	3	∞	15
Drug Equipment Violations	35B	1	0	1	∞	5
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	2	3	-1	-33%	31
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	1	1	0	0%	7
Total Society Crime		7	5	2	40.0%	66

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	6	3	3	100%	42
Total Unspecified Crime		6	3	3	100.0%	42

NIBRS Crime Comparison by Neighborhood

AUGUST MONTHLY

2026 vs 2025

Neighborhood Covenant Blu Grand Center

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	0	0	0		2
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	0	0	0		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	1	2	-1	-50%	26
Aggravated Assault with Firearm	13A	0	0	0		7
Simple Assault	13B	3	5	-2	-40%	47
Intimidation	13C	1	0	1	∞	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	5	7	-2	-28.6%	87

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	0	1	-1	-100%	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	2	-1	-50%	17
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	4	1	3	300%	24
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	3	1	2	200%	17
Theft From Motor Vehicle Parts/Accessories	23G	4	0	4	∞	14
All Other Larceny	23H	2	2	0	0%	15
Motor Vehicle Theft	240	2	1	1	100%	20
Counterfeiting/Forgery	250	0	0	0		1
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

AUGUST 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	0	2	∞	11
Destruction/Damage/Vandalism of Property	290	8	7	1	14%	67
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		26	16	10	62.5%	202

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	2	0	2	∞	10
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	3	3	0	0%	23
Animal Cruelty	720	0	0	0		1
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	0	0	0		2
Liquor Law Violations	90G	0	0	0		0
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	0	2	-2	-100%	10
Total Society Crime		5	6	-1	-16.7%	49

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	5	2	3	150%	51
Total Unspecified Crime		5	2	3	150.0%	51

NIBRS Crime Comparison by Neighborhood

AUGUST MONTHLY

2026 vs 2025

Neighborhood **Lasalle Park**

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	0	1	-1	-100%	0
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	1	0	1	∞	1
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	3	-2	-67%	9
Aggravated Assault with Firearm	13A	0	0	0		5
Simple Assault	13B	5	2	3	150%	16
Intimidation	13C	0	0	0		1
Incest	36A	0	0	0		0
Statutory Rape	36B	0	0	0		0
Human Trafficking, Commercial Sex Acts	64A	0	0	0		0
Human Trafficking, Involuntary Servitude	64B	0	0	0		0
Total Person Crime		7	6	1	16.7%	28

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	1	0	1	∞	2
Carjacking	120	0	0	0		0
Arson	200	0	1	-1	-100%	0
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	0	0	0		4
Pocket-picking	23A	0	1	-1	-100%	0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	0	1	-1	-100%	0
Theft From Building	23D	0	0	0		3
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	0	0	0		31
Theft From Motor Vehicle Parts/Accessories	23G	1	1	0	0%	2
All Other Larceny	23H	3	1	2	200%	6
Motor Vehicle Theft	240	2	0	2	∞	6
Counterfeiting/Forgery	250	0	0	0		0
False Pretense/Swindle/Confidence Game	26A	0	0	0		0
Credit Card/Automatic Teller Machine Fraud	26B	0	0	0		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

AUGUST MONTHLY

2026 vs 2025

Neighborhood Lasalle Park

Property	NIBRS	2026	2025	Diff	Change	YTD
Hacking/Computer Invasion	26G	0	0	0		0
Embezzlement	270	0	0	0		0
Stolen Property Offenses	280	0	0	0		3
Destruction/Damage/Vandalism of Property	290	1	6	-5	-83%	36
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		8	11	-3	-27.3%	93

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	2	0	2	∞	6
Drug Equipment Violations	35B	1	0	1	∞	3
Pornography/Obscene Material	370	0	0	0		0
Betting/Wagering	39A	0	0	0		0
Operating/Promoting/Assisting Gambling	39B	0	0	0		0
Gambling Equipment Violations	39C	0	0	0		0
Sports Tampering	39D	0	0	0		0
Prostitution	40A	0	0	0		0
Assisting or Promoting Prostitution	40B	0	0	0		0
Purchasing Prostitution	40C	0	0	0		0
Weapons Law Violations	520	0	2	-2	-100%	10
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	0	0	0		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	0	0	0		4
Total Society Crime		3	2	1	50.0%	30

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	2	3	-1	-33%	31
Total Unspecified Crime		2	3	-1	-33.3%	31

NIBRS Crime Comparison by Neighborhood

AUGUST 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	12	0	12	∞	19
Aggravated Assault with Firearm	13A	9	0	9	∞	12
Simple Assault	13B	2	4	-2	-50%	13
Intimidation	13C	1	0	1	∞	8
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	4	11	275.0%	42

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	∞	10
Pocket-picking	23A	0	0	0		1
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	0	2	-2	-100%	9
Theft From Building	23D	0	3	-3	-100%	3
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	1	1	0	0%	7
Theft From Motor Vehicle Parts/Accessories	23G	2	1	1	100%	3
All Other Larceny	23H	0	0	0		5
Motor Vehicle Theft	240	1	0	1	∞	4
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		3
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

AUGUST 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	2	0	2	∞	3
Destruction/Damage/Vandalism of Property	290	7	6	1	17%	30
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
	Total Property Crime	16	13	3	23.1%	81
Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	1	0	1	∞	3
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	5	3	2	67%	12
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	1	1	0	0%	8
Driving Under the Influence	90D	1	0	1	∞	1
Drunkenness	90E	0	0	0		0
Family Offenses, Nonviolent	90F	0	0	0		0
Liquor Law Violations	90G	0	0	0		0
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	2	1	1	100%	9
	Total Society Crime	10	6	4	66.7%	34
Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	4	4	0	0%	24
	Total Unspecified Crime	4	4	0	0.0%	24

MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: September 9, 2026

SUBJECT: Property Management Board Report

Property Management Department:

During August, the Property Management Department continued its focus on improving occupancy, strengthening rent collection and lease enforcement, reducing overdue recertifications and moving vacant units through the make-ready and leasing process. On August 14, 2026, staff completed HOTMA training covering income and asset requirements and over-income rules for public housing families. Implementation preparation will continue ahead of the January 1, 2027 effective date.

Occupancy & Leasing

Adjusted occupancy at the end of August was 92.63%, compared with 93.53% in July. This was 1.37 percentage points below HUD's 94% minimum and 3.37 percentage points below SLHA's 96% internal goal. Property Management is reviewing vacancies and leasing activity weekly, requiring two qualified applicants for each vacant unit and coordinating with Facilities to remove make-ready barriers. Each property operating below 95% must maintain an occupancy action plan to identify the cause of its vacancies, required actions, responsible staff and target completion dates.

Unit Turns & Maintenance

The portfolio recorded 21 move-outs during August. Transfers to another public housing unit represented 33% of finalized move-outs, legal-action evictions represented 24%, deaths represented 19%, moves with notice represented 14% and unit abandonments represented 10%. Property Management and Facilities continue to review available units, make-ready status and leasing commitments each week to reduce the time between vacancy and lease-up.

Occupancy and HUD Compliance

Property Management completed nine move-ins during August 2026. Adjusted occupancy at month-end was 92.63%, a decrease of 0.90 percentage points from July.

June 2026	July 2026	August 2026
94.79%	93.53%	92.63%

Rent Collection Summary

In August 2026, the portfolio generated \$245,835.39 in rent charges and collected \$170,003.48 in current-month receipts, resulting in a 69.15% collection rate. This was below the 72.44% collected in July and remained below the agency goal of 80%. An additional \$31,206.22 was collected toward prior-month balances, bringing total August cash receipts to \$201,209.70. Prior-balance collections are reported separately and do not change the 69.15% current-month collection rate. Property Management continues to review collection performance by property and follow up on accounts with unpaid balances.

Site staff continued direct resident outreach. Staff reviewed delinquent accounts, contacted residents regarding unpaid rent, assessed repayment agreement eligibility and reinforced timely payment requirements.

Repayment agreements established since June remain under review. Staff are monitoring scheduled payments, following up when payments are missed and referring accounts for lease enforcement when residents do not comply with agreed payment terms.

Work Order Trends: The portfolio opened August with 868 work orders, generated 334, and closed 277, resulting in a closing balance of 925. Although the backlog increased by 54, closures improved substantially from the 151 work orders closed in July. Parkview and Southside Scattered Sites generated work orders while preparing for NSPIRE inspections and site staff did not clear all inspection-related work orders before month-end. Parkview ended August with 337 outstanding work orders and Southside Scattered Sites with 269. Both properties are operating with reduced maintenance technician staffing, so the backlog is expected to remain elevated while staff completes the inspection-related work. Property Management and Facilities are monitoring progress and prioritizing emergency, health and safety, NSPIRE and vacancy-related repairs.

Recertifications: As of the most recent weekly review, 47 annual recertifications were late. The final August recertification report has not yet been completed; therefore, the August compliance rate remains preliminary. Property Management continues weekly monitoring and targeted follow-up at sites with overdue files.

May 2026	June 2026	July 2026
37	40	41

Work Order Period Activity

Period Date From: 08/01/2026 - Period Date To: 08/31/2026

Property	Opening Balance	Created	Closed	Closing Balance
Southside Scattered Sites	259	10	0	269
Badenfest Elderly	4	6	5	5
Badenhaus Elderly	5	30	27	8
Clinton-Peabody	52	30	22	60
Cochran Plaza	30	68	65	33
Euclid Plaza Elderly	8	2	1	9
James House	4	14	12	6
King Louis III	40	2	5	37
Kingsbury Terrace	25	9	6	28
Northside Scattered Sites	36	10	14	32
LaSalle Park	47	76	48	75
Parkview Elderly	321	70	54	337
West Pine	37	7	18	26
Total	868	334	277	925

PUBLIC HOUSING CASH ACTIVITY AS OF 07/01

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	7/1/26 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	7/1/26 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$18,331,042.49	SAFFRA NATIONAL BANK	4/1/2027	\$250,000.00
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$25,906.58	FEDERAL HOME LOAN	09/23/2026	\$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	CENTIER BANK CD	1/29/2027	\$249,927.80
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	\$1,479,910.02	JP MORGAN CHASE BANK NA CD	12/31/2026	\$244,013.63
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
		BANK OZK CD	3/4/2027	\$249,282.20
		PEOPLES BANK CORP CD	1/13/2027	\$249,937.83
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$22,879,374.12	TOTAL INVESTMENTS		\$4,252,068.31

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

	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028	LaSalle Park AMP 000034
Indicator #1 - Quick Ratio (QR)							
FDS #							
111 Cash -unrestricted	\$ 3,340,866.45	\$ 394,162.88	\$ 164,064.49	\$ 135,640.27	\$ 722,119.90	\$ 341,183.53	\$ 1,164,045.53
114 Cash - tenant security deposits	\$ 21,147.43	\$ 24,207.85	\$ 38,124.27	\$ 30,742.09	\$ 52,673.33	\$ 24,640.70	\$ 41,662.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 53,494.55	\$ 76,133.12	\$ 75,706.70	\$ 15,196.75	\$ 55,604.96	\$ 6,331.00	\$ 24,353.68
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 405,910.00	\$ 91,913.79	\$ 70,244.66	\$ 65,294.84	\$ 181,056.30	\$ 74,445.62	\$ 189,573.81
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 3,821,418.43	\$ 586,417.64	\$ 348,140.12	\$ 246,873.95	\$ 1,011,454.49	\$ 446,600.85	\$ 1,419,635.02
310 Total Current Liabilities	\$ 53,059.62	\$ 33,838.69	\$ 29,014.70	\$ 29,513.29	\$ 103,430.54	\$ 30,049.11	\$ 61,458.33
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
QR Denominator Total:	\$ 53,059.62	\$ 33,838.69	\$ 29,014.70	\$ 29,513.29	\$ 103,430.54	\$ 30,049.11	\$ 61,458.33
Quick Ratio:	72.02	17.33	12.00	8.36	9.78	14.86	23.10
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	\$ 3,340,866.45	\$ 394,162.88	\$ 164,064.49	\$ 135,640.27	\$ 722,119.90	\$ 341,183.53	\$ 1,164,045.53
114 Cash - tenant security deposits	\$ 21,147.43	\$ 24,207.85	\$ 38,124.27	\$ 30,742.09	\$ 52,673.33	\$ 24,640.70	\$ 41,662.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 53,494.55	\$ 76,133.12	\$ 75,706.70	\$ 15,196.75	\$ 55,604.96	\$ 6,331.00	\$ 24,353.68
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 405,910.00	\$ 91,913.79	\$ 70,244.66	\$ 65,294.84	\$ 181,056.30	\$ 74,445.62	\$ 189,573.81
310 (-) Total Current Liabilities	\$ 53,059.62	\$ 297,146.96	\$ 29,014.70	\$ 29,513.29	\$ 103,430.54	\$ 30,049.11	\$ 61,458.33
MENAR Numerator Total:	\$ 3,768,358.81	\$ 289,270.68	\$ 319,125.42	\$ 217,360.66	\$ 908,023.95	\$ 416,551.74	\$ 1,358,176.69
Average Monthly Operating Expenses:							
96900 Total Operating Expenses	\$ 1,268,985.48	\$ 1,076,363.91	\$ 681,643.38	\$ 753,798.76	\$ 1,460,949.78	\$ 621,401.31	\$ 861,818.51
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 126,898.55	\$ 107,636.39	\$ 68,164.34	\$ 75,379.88	\$ 146,094.98	\$ 62,140.13	\$ 86,181.85
MENAR:	29.70	2.69	4.68	2.88	6.22	6.70	15.76
MENAR Score (max points 11):	11	9.06	11	9.35	11	11	11

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

		Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028	LaSalle Park AMP 000034
Indicator #3 - Debt Service Coverage Ratio (DSCR)								
FDS #	Adjusted Operating Income:							
97000	Excess Operating Revenue over Operating Expenses	\$ 883,035.92	\$ (233,760.98)	\$ (44,816.16)	\$ (161,348.74)	\$ (71,250.69)	\$ 63,180.80	\$ 238,684.65
96700	Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 883,035.92	\$ (233,760.98)	\$ (44,816.16)	\$ (161,348.74)	\$ (71,250.69)	\$ 63,180.80	\$ 238,684.65
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	9.06	11	9.35	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2	2
Project FASS score		25	23.06	25	23.35	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)		83	103	90	83	171	101	123
Weighted Value (Project FASS score times number of units)		2071	2385	2250	1926	4277	2521	3083
Total number of units in PHA's portfolio		83	103	90	83	171	101	123
Overall AMPs Financial Condition Indicator Score		25.00	23.06	25.00	23.35	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 July 31, 2026

	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Quick Ratio (QR)				
FDS #				
111 Cash -unrestricted	\$ 1,098,793.42	\$ 457,168.36	\$ 840,315.18	\$ 451,472.22
114 Cash - tenant security deposits	\$ 17,427.00	\$ 32,403.61	\$ 30,977.42	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 53,508.75	\$ 54,733.88	\$ 22,915.21	\$ (1,874.69)
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 123,804.09	\$ 126,333.04	\$ 233,017.48	\$ 21,704.53
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,293,533.26	\$ 670,638.89	\$ 1,127,225.29	\$ 476,608.06
310 Total Current Liabilities	\$ 619,482.46	\$ 35,594.38	\$ 45,981.28	\$ 7,503.88
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ 580,000.00	\$ -	\$ -	\$ -
QR Denominator Total:	\$ 39,482.46	\$ 35,594.38	\$ 45,981.28	\$ 7,503.88
Quick Ratio:	32.76	18.84	24.51	63.51
Quick Ratio Score (max points 12):	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)				
FDS #				
111 Cash -unrestricted	\$ 1,098,793.42	\$ 457,168.36	\$ 840,315.18	\$ 451,472.22
114 Cash - tenant security deposits	\$ 17,427.00	\$ 32,403.61	\$ 30,977.42	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 53,508.75	\$ 54,733.88	\$ 22,915.21	\$ (1,874.69)
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 123,804.09	\$ 126,333.04	\$ 233,017.48	\$ 21,704.53
310 (-) Total Current Liabilities	\$ 39,482.46	\$ 35,594.38	\$ 45,981.28	\$ 7,503.88
MENAR Numerator Total:	\$ 1,254,050.80	\$ 635,044.51	\$ 1,081,244.01	\$ 469,104.18
Average Monthly Operating Expenses:				
96900 Total Operating Expenses	\$ 504,263.91	\$ 863,917.56	\$ 1,045,933.75	\$ 95,555.91
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 50,426.39	\$ 86,391.76	\$ 104,593.38	\$ 9,555.59
MENAR:	24.87	7.35	10.34	49.09
MENAR Score (max points 11):	11	11	11	11

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

	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #3 - Debt Service Coverage Ratio (DSCR)				
FDS # Adjusted Operating Income:				
97000 Excess Operating Revenue over Operating Expenses	\$ 58,219.56	\$ (170,585.82)	\$ (172,120.23)	\$ 60,575.20
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 58,219.56	\$ (170,585.82)	\$ (172,120.23)	\$ 60,575.20
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)	54	102	58	18
Weighted Value (Project FASS score times number of units)	1358	2544	1446	458
Total number of units in PHA's portfolio	54	102	58	18
Overall AMPs Financial Condition Indicator Score	24.99	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 July 31, 2026

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Occupancy Rate (OR)							
FDS #							
11210 Unit Months Leased		915	1,156	1,037	935	1,920	1,138
OR Numerator Total:		915	1,156	1,037	935	1,920	1,138
11190 Unit Months Available		994	1,241	1,080	990	2,053	1,210
OR Denominator Total:		994	1,241	1,080	990	2,053	1,210
Occupancy Rate:		0.92052	0.93151	0.96019	0.94444	0.93522	0.94050
Occupancy Rate Score (max points 16):		4	4	12	8	4	8
Indicator #2 - Tenant Accounts Receivable (TAR)							
FDS #							
126 Accounts Receivable - Tenants		\$ 53,494.55	\$ 72,896.50	\$ 73,355.22	\$ 19,122.50	\$ 65,878.61	\$ 7,921.00
TAR Numerator Total:		\$ 53,494.55	\$ 72,896.50	\$ 73,355.22	\$ 19,122.50	\$ 65,878.61	\$ 7,921.00
70500 Total Tenant Revenue		\$ 67,297.80	\$ 232,066.30	\$ 235,888.20	\$ 246,196.20	\$ 611,087.28	\$ 277,769.28
TAR Denominator Total:		\$ 67,297.80	\$ 232,066.30	\$ 235,888.20	\$ 246,196.20	\$ 611,087.28	\$ 277,769.28
TAR:		79.0%	31.0%	31.0%	8.0%	11.0%	3.0%
TAR Score (max points 5):		0	2	2	5	5	5
Indicator #3 - Accounts Payable (AP)							
FDS #							
312 Accounts Payable - Current		\$ 22,087.84	\$ 3,141.61	\$ 4,306.38	\$ 6,863.68	\$ 49,248.75	\$ 3,245.90
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 22,087.84	\$ 3,141.61	\$ 4,306.38	\$ 6,863.68	\$ 49,248.75	\$ 3,245.90
96900 Total Operating Expenses /12		\$ 126,898.55	\$ 107,636.39	\$ 68,164.34	\$ 75,379.88	\$ 146,094.98	\$ 62,140.13
AP Denominator Total:		\$ 126,898.55	\$ 107,636.39	\$ 68,164.34	\$ 75,379.88	\$ 146,094.98	\$ 62,140.13
AP:		0.17	0.03	0.06	0.09	0.34	0.05
AP Score (max points 4):		4	4	4	4	4	4
Overall AMP Score							
Indicator #1 - Occupancy Rate (OR)		4	4	12	8	4	8
Indicator #2 - Tenant Accounts Receivable (TAR)		0	2	2	5	5	5
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4	4
Physical condition adjustment		1	1	1	1	1	1
Neighborhood environment adjustment		1	0	1	0	0	0
Project MASS score (Maximum points 25)		10	11	20	18	14	18
Number of units in Project		1340	196	108	99	266	117
Weighted Value (Project MASS score times number of units)		17783	1960	1386	1782	3724	2106
Total number of units in PHA's portfolio		1340	196	108	99	266	117
Overall AMPs Management Operations Indicator Score:		13.27	10.00	11.00	20.00	18.00	18.00

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

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Occupancy Rate (OR)					
FDS #					
11210 Unit Months Leased	1,419	555	1,041	588	217
OR Numerator Total:	1,419	555	1,041	588	217
11190 Unit Months Available	1,480	652	1,221	694	220
OR Denominator Total:	1,480	652	1,221	694	220
Occupancy Rate:	0.95878	0.85123	0.85258	0.84726	0.98636
Occupancy Rate Score (max points 16):	8	0	0	0	16
Indicator #2 - Tenant Accounts Receivable (TAR)					
FDS # (Maximum points 5)					
126 Accounts Receivable - Tenants	\$ 29,850.25	\$ 51,102.00	\$ 58,251.74	\$ 22,490.21	\$ (1,533.00)
TAR Numerator Total:	\$ 29,850.25	\$ 51,102.00	\$ 58,251.74	\$ 22,490.21	\$ (1,533.00)
70500 Total Tenant Revenue	\$ 221,062.20	\$ 39,685.20	\$ 162,320.56	\$ 31,670.68	\$ 37,341.60
TAR Denominator Total:	\$ 221,062.20	\$ 39,685.20	\$ 162,320.56	\$ 31,670.68	\$ 37,341.60
TAR:	14.0%	129.0%	36.0%	71.0%	-4.0%
TAR Score (max points 5):	5	0	2	0	5
Indicator #3 - Accounts Payable (AP)					
FDS # (Maximum points 4)					
312 Accounts Payable - Current	\$ 13,236.94	\$ 24,536.57	\$ 7,901.67	\$ 16,492.45	\$ 612.21
313 Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:	\$ 13,236.94	\$ 24,536.57	\$ 7,901.67	\$ 16,492.45	\$ 612.21
96900 Total Operating Expenses /12	\$ 86,181.85	\$ 50,426.39	\$ 86,391.76	\$ 104,593.38	\$ 9,555.59
AP Denominator Total:	\$ 86,181.85	\$ 50,426.39	\$ 86,391.76	\$ 104,593.38	\$ 9,555.59
AP:	0.15	0.49	0.09	0.16	0.06
AP Score (max points 4):	4	4	4	4	4
Overall AMP Score					
Indicator #1 - Occupancy Rate (OR)	8	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)	19	6	7	6	25
Number of units in Project	148	69	116	92	3
Weighted Value (Project MASS score times number of units)	2812	414	812	552	75
Total number of units in PHA's portfolio	148	69	116	92	3
Overall AMPs Management Operations Indicator Score:	19.00	6.00	7.00	6.00	25.00

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 07/31/2026

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 4,970,206.72

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 183,086.15
	TOTAL INVESTED		\$ 183,086.15

SLHA - Housing Choice Voucher Income Statement

Period = Oct 2025-July 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
REVENUE				
GRANT INCOME				
Section 8 HAP Earned	48,391,934.00	46,439,610.00	1,952,324.00	55,727,530.00
Section 8 Admin. Fee Income	4,142,958.00	3,768,500.00	374,458.00	4,522,203.00
Port-In Admin Fees Earned	12,645.40	0.00	12,645.40	0.00
Port In HAP Earned	260,561.72	0.00	260,561.72	0.00
TOTAL GRANT INCOME	52,808,099.12	50,208,110.00	2,599,989.12	60,249,733.00
OTHER INCOME				
Operating Shortfall Revenue	0.00	447,600.00	-447,600.00	537,115.00
Other Miscellaneous Income	5,245.71	0.00	5,245.71	0.00
TOTAL OTHER INCOME	5,245.71	447,600.00	-442,354.29	537,115.00
TOTAL INCOME	52,813,344.83	50,655,710.00	2,157,634.83	60,786,848.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,073,863.75	3,864,150.00	790,286.25	4,636,959.00
TOTAL TENANT SERVICES EXPENSES	6,016.99	2,080.00	-3,936.99	2,500.00
TOTAL UTILITY EXPENSES	31,808.68	34,880.00	3,071.32	41,856.00
Total Materials	3,635.56	2,250.00	-1,385.56	2,700.00
Total Contract Costs	46,304.14	50,290.00	3,985.86	60,342.00
TOTAL MAINTENANCE EXPENSES	49,939.70	52,540.00	2,600.30	63,042.00
TOTAL PROTECTIVE SERVICES	23,974.50	32,200.00	8,225.50	38,640.00
TOTAL INSURANCE PREMIUMS	168,887.91	194,000.00	25,112.09	232,821.00
TOTAL GENERAL EXPENSES	2,152.95	36,250.00	34,097.05	43,500.00
TOTAL OPERATING EXPENSES	3,356,644.48	4,216,107.26	859,462.78	5,059,318.00
TOTAL HOUSING ASSISTANCE PAYMENTS	49,641,942.92	46,439,610.00	-3,202,332.92	55,727,530.00
TOTAL EXPENSES	52,998,587.40	50,655,710.00	-2,342,877.40	60,786,848.00
NET INCOME	-185,242.57	0.00	-185,242.57	0.00



MEMORANDUM

To: Latasha Barnes, Executive Director

From: Carla Matthews, Director of Operations for HCV

Date: September 9, 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 338 families are currently searching for housing. Our current success rate is 70%.

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.

June 2026	July 2026	August 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 August 4, 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 187 active participants. Two referrals were received during the month of August.

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. Three families are currently searching for a unit.

4) HUD-VASH Vouchers

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program is a special rental assistance program for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs. There are 230 active participants in the HUD-VASH program. During this reporting period, five referrals were received and 30 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 66 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 173 active participants in the TPV program. One family is currently searching for a unit.

8) Foster Youth to Independence Vouchers

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

Program Maintenance

Recertification

Six hundred fifty (650) 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, 312 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 651 inspections: 279 biennial inspections, 252 reinspections, 88 initial inspections, 12 quality controls and 20 special inspections. This represents a constant tread in the number of inspections over the past three months.

	June 2026	July 2026	August 2026
Biennial Inspections	129	209	279
Reinspection	243	301	252
Initial Inspections	77	96	88
Quality Control	15	9	12
Special Inspections	21	38	20
Total	485	654	651

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.

	June 2026	July 2026	August 2026
HCV Participants	4949	4976	5993
Landlords	2026	2039	2037
Total	6975	7015	8030

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, 76 participants are enrolled and approximately 34 participants have escrow accounts.

New Business/Upcoming Events

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

St. Louis Housing Authority

S8 Waitlist Breakdown Summary

By Bedroom Size

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

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

HCV Programs	Disabled	Non-Disabled	Total
Number of Families	2167	2980	5147
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 Monthly Rent	\$241.49	\$272.88	\$257.18
Number of Head of Households Employed	19	1309	1328
Number of Senior (62+) Head of Household	1100	324	1424
Average Age of Youth Family Members	10	10	10
Number of Youth Family Members (<18)	361	4496	4857

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	4833	3	4836
Native Hawaiian/Other Pacific Islander Only	7	1	8
White Only	264	2	266
White, Black/African American	6		6
Total	5141	6	5147

St. Louis Housing Authority
August 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	284	279	5	159	1	83	31	0	0	5	98%
Initials	88	88	0	49	0	20	16	0	0	3	100%
Reinspections	252	252	0	0	0	0	0	0	0	0	100%
Quality Controls	12	12	0	7	0	4	0	0	0	1	100%
Specials	20	20	0	3	0	13	3	0	0	1	100%
Total	656	651	5	218	1	120	50	0	0	10	100%

Inspection Deficiency Statistical Report

Property: HCV

Inspected Date: 08/01/2026 - 08/31/2026

Primary Status: Fail

	Total Observations
Absent or insecure railings	2
Accessible windows cannot be locked	1
Air Conditioner (owner supplied) does not work; outside is above 90 degrees Fahrenheit (24 hr)	15
All burners not working (all burners have to be operable)	13
All operating knobs must be present	3
Badly cracked outlet	1
Broken or frayed wire	6
Broken wiring	1
Broken/missing steps or boards	9
Cannot open	4
Ceiling material is bulging and/or buckling and must be repaired	4
Ceiling surface is wet and has mold-like substances	20
Clogged	11
Cracked pane	10
Damaged floor boards	10
Dangerously loose, cracked panes	1
Does not shut	5
Door leading to outside or common public hall does not lock	1
Door lock(s) are not operable	10
Entry of significant ground water into unit (flooding of basement)	17
Evidence of sewer back-up	8
Excessive paint issues	1
Exhaust fan does not work	5
Exhaust fan is inoperable and must be repaired or replaced (Bathroom)	3
Exhaust fumes	1
Exposed fuse/breaker box connections	4
Falling material	34
Falling surface materials (other than wall paper or paint)	1
Frayed wiring	1
Gas leak	1
Gas leakage	1
Gutter in poor condition	8
Gutters not securely attached	7
Gutters, downspouts and soffits have serious decay allowing significant water and air infiltration	6
Heating equipment not capable of providing adequate heat	2
Heavy accumulation of large piles of trash and garbage in or around unit	1
Holes or cracks	105
Holes or cracks - air penetration	8
Holes which are approximately 4" in diameter or larger (such as missing hot air register cover)	1

Improper types of wiring, connections or insulation	5
Improperly operating furnace	1
Inadequate lighting	1
Internal water damage	6
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)	1
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	42
Leaks	23
Lock(s) not fasten securely to door	5
Lock(s) striker plate not operable or fasten securely to frame (jamb)	31
Locks exterior door	24
Locks exterior window	1
Loose or damaged structural members	25
Loose sections of plaster which are in danger of falling	4
Loose, broken or missing step(s)	2
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)	1
Many missing parts such as ceiling tile	1
Mechanism within toilet does not work	2
Microwave does not work & No Oven/Stove	2
Missing cover plate	7
Missing cover plate on switch or outlets	3
Missing fixture	1
Missing handrail	1
Missing outlet	3
No adequate air circulation	4
No cold water	1
No fixture	3
No fixture or outlet	13
No flush toilet	6
No hot water (24hr)	16
No natural light	3
No outside/public entrance	9
No permanent fixture	4
No pressure relief valve	1
No railing	1
No Refrigerator	3
No serving space	1
No sink	5
No smoke detector	54

No storage space	15
No tub or shower	16
No window	4
No window or exhaust fan	2
Not connected to a system that delivers hot and cold running water	17
Not connected to an acceptable drainage system	14
Not enough equipment	24
Not weatherized	12
Obstacles prevent safe entrance or exit from unit (24 hr)	1
One outlet	5
Other air pollution	2
Other hazards-tripping	1
Oven does not work	4
Overloaded circuits evidenced by frequently "blown/tripped" fuses	23
Permanent floor covering or floor boards which present serious tripping hazards	4
Poor condition	10
Presence of large holes	3
Refrigerator does not have capacity to store frozen food	3
Refrigerator not maintaining a low enough temperature to keep food from spoiling	9
Ripped, torn or frayed stair coverings, such as carpets or mats	1
Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	1
Roof has serious defects, buckling or sagging, large holes indicting potential of structure collapse	2
Roof in poor condition	23
Roof leaks	11
Severe buckling or movement under walking stress	4
Severe buckling, bulging or leaning	2
Severe bulging	14
Severe floor damage caused by water from tub or shower	1
Severe leakage of water	1
Severe leaning	1
Severe structural defects indicating the potential for collapse	1
Signs of rats, mice or vermin	11
Sink is not connected to a properly operating drain system	5
Sink is not connected to water system to provide hot or cold water	7
Smoke detector not working	8
Stove and oven (or range) with top burners not present	1
Stove does not work	17
Stove is missing oven door handle	6
Temperature too high	3
Toilet does not work	9
Toilet is clogged	1
Toilet isn't connected to a sewer drain	3
Toilet isn't connected to water supply	1
Tripping hazard	24

TTag by the utility company indicating an unsafe condition	1
Undermining of footings, walls, posts or slabs	1
Unit has evidence of roach infestation	8
Unit has mice or rats as evidenced by mice and rat holes and or droppings	6
Unit's exterior door(s) to do not provide access to or egress from unit	2
Unprotected cliffs/quarries	3
Unsafe hallway	8
Unsafely equipped	2
Unsecured handrail	10
Unsupported fixture	18
Wall holes allowing significant drafts to enter the unit	1
Water damage to interior ceiling (indicating leaks)	8
Window does not have a tight seal, allowing serious drafts to enter unit	1
Window not openable designed to be opened	1
Total	1066

FINANCE

St. Louis Housing Authority

Balance Sheet

Period = Jul 2026

Book = Accrual

Current Balance

Assets

Current Assets:

Total Unrestricted Cash	24,200,668.91
Total Restricted Cash	5,266,723.52
Total Cash	29,467,392.43

Accounts And Notes Receivables

A/R-Tenants	936,232.11
Allowance for Doubtful Accounts-Tenants	-81,749.45
A/R Repayment Agreement	52,334.01
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	138,294.54
Accrued Interest Receivable	1,781.65
Total Accounts and Notes Receivable	2,829,503.12
Total Current Other Assets	6,681,395.15
Total Current Assets	38,978,290.70

Noncurrent Assets:

Fixed Assets

Total Fixed Assets (NET)	77,332,078.12
Total Notes, Loans and Mortgage Receivable	71,856,543.19
Total Other Assets	6,536.78
Total Noncurrent Assets	149,195,158.09

Total Assets

188,173,448.79

Liabilities & Equity

Current Liabilities

A/P Vendors and Contractors	-1,693,754.99
A/P Vendors -Non Control	1,549,796.88
A/P Vendors and Contractors	47,784.48
Tenant Security Deposits	174,834.37
Security Deposit Interest	320.97
Security Deposit Clearing Account	-245.62
Security Deposit-Pet	-128.00
Other Current Liabilities	1,201,344.01
Total Current Liabilities	1,279,952.10

Noncurrent Liabilities

Total Noncurrent Liabilities	650,627.96
Total Liabilities	1,930,580.06

Equity

Reserve Fund Balance

Restricted Net Position	79,294,655.08
	123,636.32
Total Reserve Fund Balance	79,418,291.40

Retained Earnings

Invested in Capital Assets-Net of Debt	72,232,371.42
Unrestricted Net Assets-Retained Earnings	31,780,988.86
Unrestricted Net Assets -Retained Earnings	2,811,217.05
Total Retained Earnings	106,824,577.33
Total Equity	186,242,868.73

Total Liabilities and Equity

188,173,448.79

St. Louis Housing Authority Income Statement

Period = Jul 2026

Book = Accrual

Year to Date

Operating Revenue

Total Rental Income	159,435.66	1,699,825.55
Total Other Tenant Income	4,405.00	102,162.19
Total Operating Income	163,840.66	1,801,987.74

Non-Operating Income

Total Grant Income	6,725,662.25	70,883,353.66
Total Other Income	58,028.62	711,076.34
Total Non-Operating Income	6,783,690.87	71,594,430.00

Total Income	6,947,531.53	73,396,417.74
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Expenses

Total Administrative Expenses	887,121.35	7,314,178.20
Total Tenant Services Expenses	41,958.31	277,135.32
Total Utility Expenses	176,926.92	3,642,147.89
Total Maintenance Expenses	499,036.03	3,702,052.77
Total Protective Services	39,231.79	677,774.58
Total Insurance Premiums	108,538.12	1,334,923.12
Total General Expenses	164,136.89	2,322,516.79
Total Operating Expenses	1,916,949.41	19,270,728.67

Total Housing Assistance Payments	4,989,330.00	49,642,506.92
Total Other Financing Sources	0.00	-52,536.94

Total Expenses	6,906,279.41	68,965,772.53
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Net Income	41,252.12	4,430,645.21
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DEVELOPMENT

MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: September 9, 2026

Subject: Development and Modernization Department Board Report

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

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

RD 22-03 – Clinton-Peabody Apartments Redevelopment – Clinton-Peabody Phase I construction continued in August with the addition of utility services to the building footprints and the pouring of footings for the new buildings.

SLHA and POAH conducted the Clinton-Peabody community engagement meeting on August 20, 2026 and gave residents an update on the construction of Phase I.

POAH touched on its "Campaign to a New Home", a program designed to ensure that residents are ready to move into the new Phase I units. Residents are encouraged now to seek assistance if needed to ensure they are ready.

SLHA's Resident Initiatives Department gave an update on the programs it offers, like ROSS University and the Family Self-Sufficiency (FSS) program.

The Clinton-Peabody TAB gave an update on its efforts to host events for families, like an upcoming Bingo on August 21, 2026 at the Al Chappelle Center. Partner announcements were made by Archwell Health, Employment Connection and Prosperity Connection.

The next resident engagement meeting will be held on September 17, 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 fall months. SLHA issued a request for proposals for the general contracting community to provide technical assistance with the firm submission documents. Those responses are due in September.

In addition to the firm submission, SLHA's consultant for historic preservation has applied to SHPO and the National Parks Service to get Parkview listed on the National Register of Historic Places. A successful application will unlock state and federal historic tax credits.

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

King Louis Square (KLS) – Work continues on the closing for the MHDC financing and RAD conversion of these units. The developer and SLHA had a meeting with HUD in August to discuss outstanding items and have been making edits to the financing plan as submitted. Work will continue into the fall to finalize a closing on the conversion.

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. The developer and SLHA were successful in submitting the financing plan to HUD in August. The next steps will be to finalize the transaction and get to a financial closing. This will occur by the end of 2026.

Projects

RD 26-26 – Parkview RAD – General Contractor Services – SLHA issued a request for proposals for 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. Four (4) proposals were received on August 28, 2026. The evaluation panel will make its selection in September.

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. Bids were received on July 23, 2026 and SLHA received five (5) responses. Staff are working through pre-construction due diligence and will issue the contract in October 2026.

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. Bids were received in August and staff are evaluating the submission.

RD 25-24A – Al Chappelle Roof Replacement – SLHA staff are working on pre-construction documents, with mobilization to begin in November if the weather is favorable.

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. Construction began in August and is approximately 27% complete, with work continuing into the fall.

RD 25-12 – McMillan Manor II – 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 on August 25, 2026 and the contractor began work that week.

RD 26-14 – Kingsbury Terrace Roof Replacement – This work is related to the May 16, 2025 EF3 tornado that struck St. Louis. 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.

RD 25-14 – NSSS Electrification and Unit Repairs (Thirty-Four (34) Units) – Five (5) units at Samuel Shepard were delivered to Property Management in August. The contractor continues work at Page Manor on ten (10) units.

In total, 19 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 (9 units).

RD 24-07 – Parkview Apartments First Floor Renovation – The contractor continues to work on completing the renovation. A punch walk is scheduled for September 22, 2026.

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

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

LaSaison Phase II – Habitat for Humanity continues work on the five (5) homes at LaSaison. Four homes are in various stages of construction, with two under roof, two with foundations and walls, and one with a foundation.

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 is reaching out to an environmental specialist for additional technical skills.

Projects Ready for Close-Out

Lookaway Unit Repairs (5 Units) CDA Grant Make-Ready (heavy) – The work on these units is complete and the units are occupied. The project will be ready for close-out when the final material items are received and installed by the contractor.

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

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 26-36 – 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 be a comprehensive rehabilitation of the property. The bid documents were released on July 22, 2026, with bids due on September 3, 2026 after being extended.

Re-Solicitations

N/A

Pre-Solicitation

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. This project is in the early stages of development.

Planning

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

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

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

Phase 2a – Lookaway (5 units) has been completed.

Phase 2b - McMillan I (6 units) and McMillan II (6 units) have 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 August 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 Carter Barnhart	2/17/2024	100%	100%	100%	100%	100%	9/8/2023	9/26/2023	Part 50	9/26/2023	1/26/2024	
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	10	7/1/2024	6/30/2026	7/1/2024	St. Louis Design Alliance	11/7/2024	100%	100%	100%	100%	100%	N/A	N/A (CDA)	Part 50 / Part 58	9/22/2020 / 9/26/25	9/23/2020 1/7/2025	
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	N/A	N/A	N/A	N/A	St. Louis Design Alliance	5/12/2025	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 AUGUST 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 AUGUST 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	1/7/2025	5/7/2025	8/8/2025	5/26/2026	N/A	N/A	100%	98%	
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	9/12/2025	3/12/2027	TBD	6/25/2026	N/A	N/A	65%	95%	
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	9/19/2025	3/25/2026	5/15/2026	7/15/2026	N/A	N/A	100%	76%	
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	5/13/2026	6/2/2026	6/8/2026	100%	95%	
MO0010000041	McMillan Manor I	N/A	Unit Repairs	2	6	7/22/2026	10/20/2026	TBD	TBD	N/A	N/A	46%	27%	
MO0010000041	McMillan Manor II	N/A	Unit Repairs	5	6	8/25/2026	11/23/2026	TBD	TBD	N/A	N/A	8%	10%	
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%	100%	
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 AUGUST MONTHLY ACTIVITY REPORT



McMillan Manor I Unit Repairs



Homeownership - LaSaison



McMillan Manor II Unit Repairs



**Clinton Peabody Redevelopment Phase 1
Multifamily Building**

St. Louis Housing Authority
Capital Fund Summaries
Open Capital Fund

AT 8/31/2026

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	9,309,681.71	321,096.29	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	9,005,579.00	0.00	7,840,652.55	1,164,926.45	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	347,059.77	173,240.23	7-Sep-2025	7-Sep-2027
MO36P00150124	571	9,250,628.00	6,416,550.04	2,834,077.96	4,445,729.65	4,804,898.35	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	6,193,572.69	3,087,048.31	429,656.58	8,850,964.42	13-May-2027	13-May-2029
Totals		\$66,498,481.00	\$60,577,354.73	\$5,921,126.27	\$51,183,355.26	\$15,315,125.74		
			91.1%		77.0%			

RESIDENT INITIATIVES

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: September 9, 2026

Subject: Resident Initiatives Board Report

In August 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
22	224	100%

Resident Engagement

The ROSS Coordinators continue to conduct outreach to enroll new residents and reactivate the previous caseload. In August, in addition to distributing 150 bus cards, the Coordinators made the following referrals:

- Financial Education (6)
- Employment (4)
- Utility Assistance (31)
- Keeping Current Enrollment: 21
- Rental Assistance (2)
- Food Assistance (5)
- Health and Wellness (24)

Community Outreach

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

8/4/2026 - Clinton-Peabody Resident Initiatives Coordination

The Resident Initiatives team met with Preservation of Affordable Housing (POAH) to prepare for the upcoming Peabody resident meeting

8/5/2026 - SLHA X Office of Financial Empowerment (OFE)

The ROSS Coordinators met with the City of St. Louis Office of Financial Empowerment to share details about our upcoming fall events, including National Night Out and Trunk or Treat. During the meeting, we also learned more about OFE's upcoming activities so we can better inform residents and we received updates on their current programs and services.

8/6/2026 - SLHA @ St. Louis Public Schools (SLPL) Back to School Fair

In partnership with SLHA Leadership, the Resident Initiatives Department attended SLPS's annual Back-to-School Fair. The Coordinators provided families with resources and information about SLHA programs.

8/12/2026 - Transition Update - Cardinal Glennon

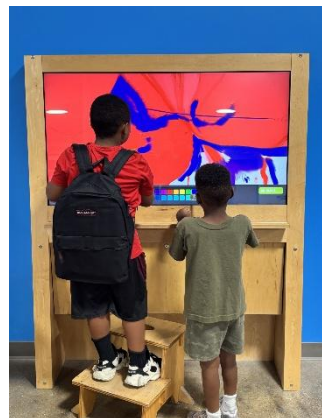
Under the leadership of the ROSS Coordinator, the Resident Initiatives team met with Cardinal Glennon to continue planning for SLHA's 2026 Parking Lot Trunk or Treat Event.

8/12/2026 - Behind It All Foundation - Family Night Out



Members of the Resident Initiatives team attended the Foundation's annual event at Delmar MADE where they distributed resources and school supplies to families.

Pictured left: ROSS Coordinator, Camille Shoals, sharing info about SLHA and Behind it All Founder, Reann Hines, greeting an SLHA resident.



Pictured above: Attendees enjoying resources, activities, free backpacks and makeup at Behind it All Foundation's Back-to-School Event.

8/19/2026 - Meeting with Operation Hope

The ROSS Coordinators met with Operation Hope to learn more about their financial literacy services and to explore the possibilities of a partnership.

8/20/2026 - Clinton-Peabody Resident Meeting

The Resident Initiatives team attended the monthly meeting to provide residents with information about Resident Initiatives programs and utility assistance.

8/21/2026 - Crisis Nursery Canvassing Day

The ROSS Coordinators partnered with Crisis Nursery to provide resources to SLHA families at McMillan Place, Clinton-Peabody and LaSalle Park Apartments.

8/25/2026 - Meeting with Ready Readers

The ROSS Coordinators met with Ready Readers to discuss updates for Neighborhood Reading Captains within SLHA developments.

8/25/2026 - SLHA X Winkelman Pharmacy

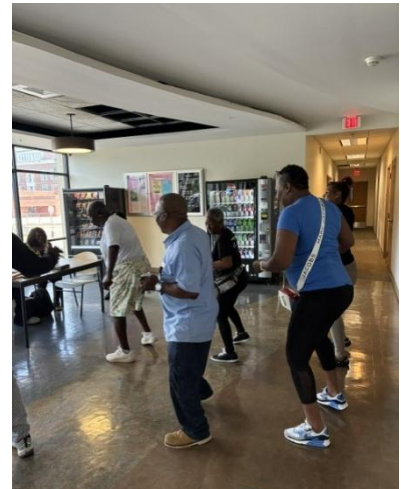
The Resident Initiatives team met with representatives from Winkelman Drug Pharmacy to learn about their community engagement offerings and to explore the possibility of screening events and vaccine clinics for SLHA residents.

8/27/2026 - Meeting with Redbird Rookies

The ROSS Coordinators met with staff from Redbird Rookies for a Q&A session on all pertinent information to assist interested SLHA families in signing up their children in the free program.

In addition to partnership meetings, the ROSS Coordinators wrapped up the Youth Summer Hub at LaSalle Park Apartments and hosted an Ice Cream Social at James House. The Ice Cream Social provided an opportunity for residents to connect with vendors offering services in employment, health and wellness, children and youth programs and social services. Participating vendors included

Employment Connection, STL City Recreation (Tandy), STL Crisis Nursery and the SLHA's Circle of Friends. More than 60 residents attended the event and received referrals to needed resources.

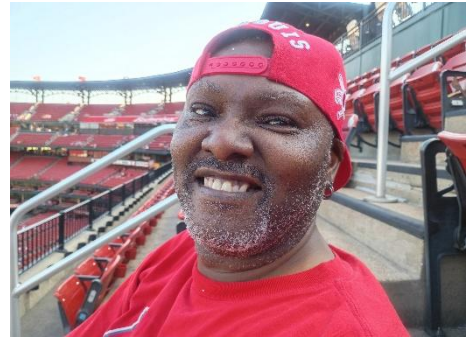


Pictured above and to the left: James House residents enjoying ice cream, line dancing and engaging with community partners and members of Circle of Friends.

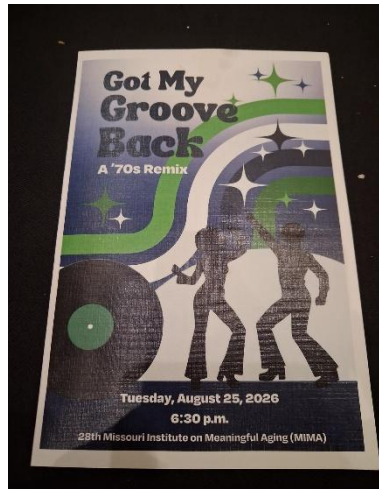
Seniors/Disabled

The Elderly and Disabled Services Program Coordinator continued providing case management services to elderly and disabled residents across SLHA developments, while also facilitating activities through the Circle of Friends (CoF) Program. In August, Circle of Friends groups held their regularly scheduled meetings and social outings to prevent social isolation.

Pictured right: An SLHA senior resident enjoying a day at the Cardinals baseball game.



Additionally, SLHA partnered with Missouri Institute on Aging, sending four Circle of Friends members to the 28th Missouri Institute on Meaningful Aging Conference in Columbia, MO. Attendees enjoyed vendors, guest speakers and social events.



Pictured above: Circle of Friends members enjoying a groovy event at the MIMA Conference.

Family Self Sufficiency

As of August 2026, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had seventy-eight (78) participants, thirty (30) with established escrow accounts and thirteen (13) actively receiving a monthly escrow credit. In addition, there were seventy-eight (78) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which twenty (20) have established escrow accounts and fourteen (14) receiving monthly escrow credit. There were two (2) new families enrolled in the FSS-PH program.

FSS Staff	Participants				
	Total	Escrow	New	Established Escrow (#/ %)	Receiving Monthly Credit (#/%)
HCV	78	30	0	30/39%	13/43%
PH	78	20	2	20/26%	14/70%

Additionally, the FSS Coordinators hosted the third quarter Program Coordinating Committee (PCC) meeting and are preparing to launch Elevated Wealth Academy in September. This quarter's PCC meeting was hosted by Beyond Housing. During the meeting, partners received updates on ROSS Academy, the Family Self-Sufficiency (FSS) program, and the Bridge to

Homeownership initiative. Attendees also participated in a guided tour of Beyond Housing's headquarters led by their CEO and Senior Director of Financial Advising and Homeownership.

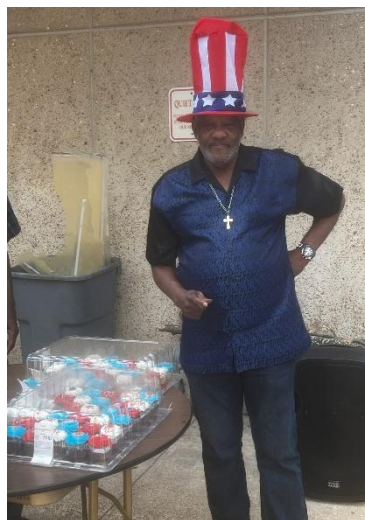


Pictured left: Beyond Housing's CEO and Sr. Director of Financial Advising and Homeownership providing a tour and presentation of services to SLHA's Program Coordinating Committee.

Beautification

In August, the Beautification Intern led the planning and facilitation of final activities at the CDA sites. Parkview held its culminating event – a Voter Registration Party. Residents engaged with community partners and obtained information on voter registration. Vendors included Winkelman Drug Pharmacy, Archwell Health and the St. Louis Public Library.

Pictured right: Parkview residents enjoying the Voter Registration Party.



In August, the St. Louis Tenant Affairs Board held its monthly meeting on Wednesday, August 19, 2026. The meeting was an open meeting that all City-wide board members were welcome to attend. TABs are currently planning fall events and preparing their 2027 calendars and budgets.

Director's Activities

The Director of Resident and Community Engagement is working to strengthen relationships with residents and attended several meetings to forge and maintain partnerships with organizations that can provide services and resources to SLHA families.

In August, the Director attended the following meetings/events:

8/11/2026 - Homeownership Cohort

The Director participated in the cohort, along with SLHA Leadership, to continue learning of opportunities and best practices for SLHA's Bridge to Homeownership program.

8/12/2026 - Meeting with LaSalle Park Neighborhood Association

The Director, along with SLHA Leadership, met with representatives from the Association to learn about their engagement ideas for the LaSalle neighborhood.

8/12/2026 - Back to School w/ Behind it All Foundation

The Director attended the event to support the Resident Initiatives team and to connect with community partners.

8/19/2026 - Meeting with the Department of Health (DOH)

The Director, along with SLHA Leadership, met with DOH to learn about the services they have available for SLHA residents.

Upcoming Events:

The Resident Initiatives Department is in full swing of planning fall activities that include the upcoming National Night Out, Trunk or Treat and a Circle of Friends Picnic. Additionally, the FSS Coordinators are working with Great Southern Bank to launch Elevated Wealth Academy, which kicks off in September. SLHA residents will have the opportunity to participate in financial education courses virtually or in-person.

LEGAL

MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Paul Werner, Director of Policy and Procurement

Date: September 9, 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 and the notice to proceed was issued on August 25, 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 on 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. Preconstruction activities are progressing.
- 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 quotes were received on July 23, 2026. Development and Modernization staff continue to evaluate the bids. The award is anticipated in September.
- 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 occurred on August 4, 2026, with additional site visits on August 17 and 18. Proposals were due on August 28, 2026. Four proposals were received and are currently being evaluated. The award is anticipated in September.
- 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 occurred on August 6, 2026, with additional site visits on August 10 and 11. Bids are due on September 3, 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 were due on August 12, 2026. One bid was received. Development and Modernization staff are evaluating the bid.

Property Management

A. Contracts Awarded

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 were due on August 7, 2026. Two bids were received. A purchase order was awarded to Superior Construction Group on August 21, 2026.

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 were due on August 7, 2026. No bids were received.

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 were due August 14, 2026. Two bids were received and are being evaluated.

PM 26-30 Invitation for Bids for Elevator Services. The scope of work for this project will consist of annual inspections, testing, repairs, and maintenance of elevator equipment at West Pine, Lafayette Apartments, Kingsbury, James House, Euclid Plaza, Parkview, Badenhaus and Badenfest. The solicitation was issued on April 18, 2026. Bids were originally due on May 14, 2026. A revised solicitation was re-issued on July 7, 2026. Bids were due on July 28, 2026. Three bids were received and are still 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 units at Cochran Plaza. The solicitation was issued on July 31, 2026. Bids were due on August 14, 2026. Two responsive bids were received and are being evaluated.
- 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 were due August 7, 2026. No bids were received.

COMMUNICATIONS

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Val Joyner, Chief of Staff & Strategic Communications

Date: September 9, 2026

Subject: Communications Board Report

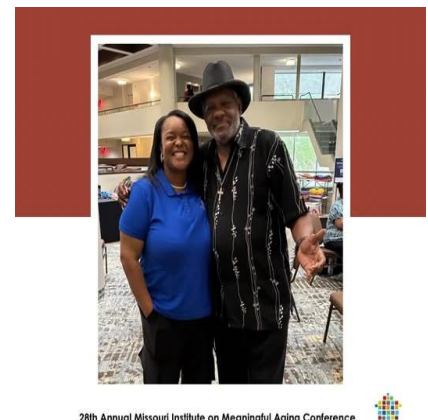
ACTIVITY	TOTAL	DETAILS
News and Announcements	3	SLHA Launches S.E.E.D.S. Academy Remembering Commissioner Bush
Outreach		- SLPS Back to School Health Fair - S.E.E.D.S. Launch Mental Health Campaign at Black Male Initiative Press Conference
News coverage		
New Social Media Campaign(s)		
Facebook Posts	15	Highest Performing Realists of Metro St. Louis Bridge 2 Homeownership Presentation 13,314 Impressions; 164 Engagements; 38 new follows Remembering Commissioner Bush 6,271 Impressions; 58 Engagements; 4 new follows
Twitter Posts	13	Highest Performing SLHA Launches S.E.E.D.S. Academy 43 Impressions; 4 Engagement Circle of Friends at MIMA 26 Impressions; 3 Engagements
LinkedIn Posts	12	Highest Performing Remembering Commissioner Bush 226 Impressions; 40 Engagements SLHA Launches S.E.E.D.S. Academy 223 Impressions; 10 Engagements

Social media analytics:

Facebook Total Followers: 4,280	AUG 2026	JULY 2026	JUNE 2026	MAY 2026
Reach	39,508 (+121%)	9,764 (-40%)	14,688 (-32%)	20,379 (+28%)
Post Engagement	334 (+95%)	119 (-85%)	296 (+48%)	181 (-39%)
Visits	1,279 (+21%)	1,041 (+5%)	991 (+12%)	1,116 (-10%)
New Followers	89 (+46%)	56 (-20%)	46 (-49%)	76 (+13%)

LinkedIn Total Followers: 673	AUG 2026	JULY 2026	JUNE 2026	MAY 2026
Impressions	1,545 (-4%)	1,616 (+42%)	1,056 (+5%)	1,008 (-42%)
Page Views	70 (-33%)	98 (-32%)	136 (-12%)	154 (-30%)
Unique Visitors	33 (-33%)	46 (-25%)	59 (-23%)	74 (+30%)
Post Reactions	43 (-38%)	63 (+115%)	17 (+27%)	13 (-72%)

Monthly Highlights:



1. [Realists of Metro St. Louis Bridge 2 Homeownership Presentation](#)
2. [Welcome: Bianca White](#)
3. [Circle of Friends at MIMA](#)

HUMAN RESOURCES

MEMORANDUM

To: Latasha Barnes, Executive Director

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

Date: September 9, 2026

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF AUGUST 31, 2026

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
102	0	6	108

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Michael Austell	Janitor
Demetrice Dailey	Senior Maintenance Technician
Natalee Fries	Assistant Property Manager
Keith Jackson	Housing Specialist
Shantina Jamison	Assistant Property Manager
Yasmeen Rankins	Housing Specialist

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>
Sredrick Robinson	Acting Director of Resident Initiatives	Family Self Sufficiency Public Housing

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: 2****number of position vacancies carried over from previous month: 6****Applications****Received This Month****Position Vacancies Published this Month:**

Accounts Payable Specialist	22
Portfolio Management Analyst	6

Additional Applications Received this Month:

Assistant Property Manager	8
Contract and Compliance Specialist	15
Housing Specialist	17
Janitor	22
Procurement Specialist	5
Senior Maintenance Technician	2

Position Applied for by Residents:

Assistant Property Manager

1

EEO COMPLAINTS:

None this reporting period.

EMPLOYEE TRAINING – LOCAL:

<u>Name</u>	<u>Training</u>	<u>Hour</u>
Michael Austell	Cyber Awareness Challenge 2025	1.20
Gloria Benford	Cyber Awareness Challenge 2025	1.20
Demetrice Dailey	Cyber Awareness Challenge 2025	1.20
Natalee Fries	Cyber Awareness Challenge 2025	1.20
Keith Jackson	Cyber Awareness Challenge 2025	1.20
Shantina Jamison	Cyber Awareness Challenge 2025	1.20
LaKesha Lee	Cyber Awareness Challenge 2025	1.20
Yasmeen Rankin	Cyber Awareness Challenge 2025	1.20
Darlisha Cooper	Procurement and Contract Management	15.00
Latasha Barnes	Procurement and Contract Management	15.00
SLHA Employees (6)	Yardi's HOTMA 102/104 Webinar Session Topics	
	The New 50058 and Submitting to IMS/PIC	1.00
	Finalizing Your HOTMA 102/104 Checklist	1.00
SLHA Employees PH (17)	HOTMA Training	4.00
PM Employees (7)	HOTMA Sections 102, 103 & 104	1.00

EMPLOYEE TRAINING OUT- OF- STATE:

<u>Name</u>	<u>Division</u>	<u>Destination</u>	<u>Date L v</u>	<u>Date Ret</u>	<u>Purpose</u>
Latasha Barnes	Executive	Kansas City, KS	8/3/2026	8/5/2026	HUD Training