ST. LOUIS HOUSING AUTHORITY

SLHA Central Office

SEPTEMEBER 24

2026

BOARD OF COMMISSIONERS

REGULAR MEETING

TO THE COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY
ST. LOUIS, MISSOURI

PUBLIC NOTICE OF OPEN MEETING

Notice is hereby given that the St. Louis Housing Authority will conduct an **open meeting** of the commissioners of the St. Louis Housing Authority at 4:30 p.m. on Thursday, September 24, 2026, via **Zoom***. The tentative agenda of this meeting includes items shown on the attached agenda. The tentative agenda of this meeting also includes a vote to close part of the meeting pursuant to the following sections of Section 610.021 of the Missouri Revised Statutes:

RSMO 610.021(3) - Hiring, firing, disciplining or promoting of particular employees
RSMO 610.021(2) - Leasing, purchase or sale of real estate
RSMO 610.021(13) - Individually identifiable personnel records
RSMO 610.021(14) - Records which are protected from disclosure by law

DATED: September 18, 2026

ST. LOUIS HOUSING AUTHORITY

Attachment

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*Instructions For Joining Zoom

Meeting ID: 939 278 0715

Via Smart Phone or Computer:
https://bit.ly/41J3uLI

Via Phone:
1-312-626-6799
Meeting ID: 939 278 0715
Passcode:536879

BOARD OF COMMISSIONERS, ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING, SEPTEMBER 24, 2026, 4:30 P.M.
ST. LOUIS HOUSING AUTHORITY, 3520 PAGE BOULEVARD
ST. LOUIS, MISSOURI 63106

AGENDA

ROLL CALL

CONSENT AGENDA

1. Approval of Minutes, Regular Meeting, August 27, 2026

RESIDENTS' COMMENTS ON AGENDA ITEMS

ITEMS FOR INDIVIDUAL CONSIDERATION

2. **Resolution No. 3079**
   Authorizing the Write-Off of Vacated Tenant Account Receivable Balances
3. **Resolution No. 3080**
   Authorizing and Approving the Payment Standards (Small Area Fair Market Rents) for the Housing Choice Voucher Program
4. **Resolution No. 3081**
   Authorizing and Approving the Allowances for Tenant-Furnished Utilities and Other Services for the Housing Choice Voucher Program
5. **Resolution No. 3082**
   Authorizing and Approving the Operating Budget for Fiscal Year Ending September 30, 2027

CHAIR'S REPORT

DIRECTOR'S REPORT

RESIDENTS' CONCERNS

COMMISSIONERS' CONCERNS

SPEAKERS TO ADDRESS THE BOARD

EXECUTIVE SESSION

A closed meeting may be convened pursuant to the following sections of Section 610.021 of the Missouri Revised Statutes:

RSMO 610.021(3) - Hiring, firing, disciplining or promoting of particular employees
RSMO 610.021(2) - Leasing, purchase or sale of real estate
RSMO 610.021(13) - Individually identifiable personnel records
RSMO 610.021(14) - Records which are protected from disclosure by law

ADJOURNMENT

Please note that this is not a public hearing or forum. Anyone wishing to address the Board must follow the St. Louis Housing Authority's Speaker's Policy. (Contact the Executive Division at Central Office for a copy of the policy.)

Approval of Minutes
August 27, 2026

BOARD OF COMMISSIONERS
ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING
AUGUST 27, 2026
4:30 p.m.

CALL TO ORDER

The Board of Commissioners of the St. Louis Housing Authority held a Regular Meeting via Zoom on Thursday, August 27, 2026. Vice-Chair Constantino Ochoa, Jr. called the meeting to order at approximately 4:32 p.m.

Present: Dara Eskridge
Sal Martinez
Constantino Ochoa, Jr.
Andrea Powell

Absent: Rachel D'Souza
Regina Fowler

CONSENT AGENDA

Approval of Minutes

Commissioner Martinez moved to approve the minutes of July 23, 2026. Commissioner Powell seconded the motion. The motion passed with all commissioners voting aye.

ITEMS FOR INDIVIDUAL CONSIDERATION

Resolution No. 3076

Adopting Amendments to the St. Louis Housing Authority's Ethics and Standard of Conduct Policy.

Resolution No. 3077

Adoption of Amended and Restated Bylaws of the St. Louis Housing Authority.

Presenting Resolution No. 3076 and Resolution No. 3077 together, Latasha Barnes, Executive Director, stated that these are complimentary resolutions that pertain to the updating and modernization of the St. Louis Housing Authority's (SLHA) Ethics and Standard of Conduct Policy. She said in compliance with federal and state requirements, Resolution No. 3077 is the complimentary resolution, which updates the conflict of interest requirements in SLHA's bylaws and includes a few updates to meeting format and modernization. She noted that both resolutions were discussed at the July meeting and the vote was deferred to allow the board sufficient opportunity to review them, ask any questions and/or to seek any clarification. Ms. Barnes asked if there were any questions regarding Resolution No. 3076 and Resolution No. 3077.

There were none.

Commissioner Eskridge moved to approve Resolution No. 3076 and Resolution No. 3077. Commissioner Martinez seconded the motion. The motion passed with all commissioners voting aye.

DIRECTOR'S REPORT

Ms. Barnes acknowledged Captain Angela Dickerson with the St. Louis Metropolitan Police Department (SLMPD) and deferred to her to provide an update on the police contract.

Capt. Dickerson stated that there had been three incidents thus far in the month of August. She said there was a domestic assault third arrest of a suspect who was intoxicated and assaulted an individual that resides in the Clinton-Peabody complex. She stated that in the Blumeyer/Renaissance complex, a harassment second wanted was put out for an individual who was harassing his ex after she ended their relationship. She noted that the wanted individual does not live in any of the housing complexes. She said there was also a burglary first/unlawful use of a weapon–exhibiting in the Blumeyer/Renaissance complex and she provided details of the incident. She stated that the suspect is out wanted. She said when the two wanted people, who have been identified, are arrested, she will provide an update. Captain Dickerson expressed that the only concern she had was about the several emails she received regarding drug sales along Dillon Drive and Peabody Court every Friday. She noted that the people complaining do not live in Clinton-Peabody, but they see it. She said SLMPD's Narcotics Division has been notified, the Housing Authority Unit is doing some extra patrols and some other officers that are really engaged and involved in narcotic sales are keeping an eye out to see if they can possibly make some good arrests. Captain Dickerson stated that she did not know if any of the residents in Clinton-Peabody had been complaining of gunfire, but she also got a few videos of shots being fired on August 24, 2026 around 10:45 p.m. in the area of Truman Parkway. She noted that a resident's Ring camera captured about 40 to 50 shots. She stated that SLMPD does not have any vehicle details, but she would be looking into it to see if SLMPD's shot spotter captured any vehicles or individuals. She said oftentimes the people causing these things do not live in the complexes, but are visitors of residents. She noted that when leeway with the drug sales and the shooting incident is made, she would let SLHA know and if it is anybody that resides in the complexes, she would send the information to Paul Werner, Director of Policy and Procurement.

Ms. Barnes thanked Capt. Dickerson. She stated that SLHA would stay in touch and coordinate because it is able to bar and ban nonresidents from the property who are engaging in an appropriate behavior. She said with the domestic incidents, SLHA could coordinate with a domestic violence provider to get some literature out and to connect families with resources that they made need to navigate some of those safety situations.

Capt. Dickerson stated that SLMPD has advocates with their Domestic Violence Unit and did provide the families with information.

Ms. Barnes asked if any member of the board had any questions for Capt. Dickerson.

There were none.

Capt. Dickerson asked Ms. Barnes to email her if she had any issues or concerns and she would respond.

Providing agency updates, Ms. Barnes stated, with regards to SLHA's portfolio transformation, that work is continuing to move forward under the Rental Assistance Demonstration (RAD) platform to revitalize the agency's public housing inventory. She noted that 30% of SLHA's portfolio is currently actively undergoing RAD conversion, including Clinton-Peabody Phase I. She said the groundbreaking for Phase I of the Clinton-Peabody redevelopment was held last month and the contractor is now onsite and mobilized. She shared that the redevelopment team is already advancing some capital planning for Phase II and SLHA is in the process of preparing a reoccupancy plan for Phase I. She said it is hoped to get a draft of the reoccupancy plan to the board for review and approval in the upcoming weeks.

Ms. Barnes stated that the redevelopment of Parkview Apartments, 295 senior units, is moving along and she recalled that SLHA received a $9.5 million low-income housing tax credit award to help advance the redevelopment. She noted that SLHA issued a request for proposals to hire a general contractor to oversee the work, which will include a comprehensive rehabilitation of the building. She said while that process is ongoing, SLHA is continuing the first floor renovations, specifically now focusing on the east wing renovations, which are on track. She stated that it is hoped to complete that side of the building in September and to wrap up the first floor with the new furniture in addition to the work that is being done through SLHA's beautification grant through the City of St. Louis. She said she is excited to see what that transformation will look like and the opportunities it will provide to the senior residents.

Ms. Barnes stated that King Louis Square Phase I is still advancing and moving forward. She noted that SLHA recently submitted the formal financing plan to HUD for approval and a financial closing is anticipated in the upcoming months. She said in the meanwhile, a low-income housing tax credit application was submitted to advance Phase II and to get it ready for redevelopment. She stated that everything is moving along and according to plan.

Ms. Barnes stated that Murphy Park Phases II and III are undergoing a RAD conversion and likewise received a low-income housing tax credit award last year. She shared that the HUD concept call about this project was recently completed and they are preparing for a closing. She noted that as these projects advance, SLHA is actively thinking about its next wave of projects as was discussed in detail during the agency planning process. She said it is understood that with over $200 million in capital needs across SLHA's portfolio, the agency's best chance at providing the level of comprehensive solution it needs must happen through redevelopment activity and repositioning the sites from public housing to Section 8 project-based to have a more consistent and stable flow of resources to fund the sites and take care of them moving forward.

Providing updates pertaining to SLHA's public housing performance, Ms. Barnes stated that occupancy remains a priority. She said SLHA-managed properties ended the month of July with an average occupancy rate of around 94%, while SLHA's broader portfolio, including several of the mixed-finance sites, stood at around 87%. She noted that a lot of that was because of concentrated vacancies at some of the troubled sites that require redevelopment to rehab and revitalize the units to bring them back to habitable status. She stated that SLHA currently has about 272 unleased units and of those, 104 are long-term vacancies, meaning they have been vacant for over 180 days, which is often due to extensive rehabilitation needs at the sites. She said of the 272 unleased units, 119 are at SLHA-managed sites, with several of the vacant units being located at Cochran Apartments, which require significant rehabilitation due to repeated vandalism; Southside and Northside Scattered Sites, which both have several AMPs that are currently actively undergoing extensive rehabilitation, including the 22 units at Hodiamont that are anticipated for disposition in the upcoming future; and Parkview Apartments where SLHA is actively redeveloping the site and preparing to transform all of the units there. Ms. Barnes stated that there are 153 vacant units at the mixed-finance sites, with the greatest concentrations being at some of the historically distressed sites, including Cambridge Heights, which was recently assumed by a court-appointed receiver and has a new management team in place that has been working to assess all of the units and come up with a strategy for tackling those units within their operational budgetary limitations. She said in thinking about some of the vacancy challenges, SLHA has continued to remain in communication with HUD and following their June visit, SLHA submitted its response to their monitoring review letter and has continued to conduct either weekly or monthly occupancy reviews with the various sites that are troubled to identify issues and to see where it is feasible to accelerate some of the make-ready process. She stated that SLHA has quite a few projects happening at different AMPs to help stabilize vacancies. She noted that at Lookaway, SLHA just completed a major rehabilitation of the site, with five units being completed, delivered and ready for lease-up; at McMillan Manor I and II, SLHA has 12 offline units currently under contract for completion and delivery this fall; and with a special grant received from HUD, SLHA has been doing a major electrification project across Northside Scattered Sites where there are also several vacancies. Ms. Barnes stated that SLHA recently returned five units back to active leasing status at Samuel Shepard and 10 units are progressing at Page Manor, with the hope to bring them back online in the near future, and California Gardens is currently undergoing site-wide renovations. She noted that a solicitation was recently issued for 28 units at California Gardens and SLHA has been working on the elevators, the PTAC systems and some safety and security issues at the site. She said once the site is fully rehabbed and renovated, it will be able to serve a lot of families. She stated that thanks to an allocation received from the City of St. Louis, SLHA will bring 40 senior units back online at Parkview over the next couple of months. With regards to Cochran, Ms. Barnes noted that the units there require a lot of work and that SLHA had recently issued a solicitation for six of the units. To paint the picture of the amount of capital and resources needed to reactivate some of the units, she shared that estimates received from contractors were in the realm of $350,000 to $400,000 for the six units. She said SLHA is going to move forward with those six units and has applied for a $3 million supplemental grant from HUD to support some additional vacant unit restoration, specifically at Cochran Plaza where there is significant rehabilitation needs. She stated that on a positive note, SLHA did get a $250,000 HUD Emergency Safety and Security Grant and while those additional funds are coming in, SLHA is going to prioritize doing some safety enhancements at Lafayette Apartments. She said occupancy is something that SLHA is continuing to focus on and it is being intentional and thoughtful in trying to address occupancy in a way that meets the agency's budget limitations where appropriate, but still helps the agency to provide housing opportunities to families in need.

Ms. Barnes stated, regarding public housing recertifications, that she was extremely proud of the team and the work they had been doing to work down some of the recertification backlog and exceeding HUD's goal for recertification completion for the month of July. She noted that SLHA's reporting rate for July was 96.31% and HUD's goal is 95%. She said she was super excited about meeting and exceeding that goal. She noted that SLHA was intentional in partnering with the mixed-finance sites to make sure they were able to work through their backlogs and SLHA has been doing the same with its backlogs. She stated that SLHA will continue to move forward with the strategies it has adopted, which are consistent with some of the things outlined in its HUD monitoring response. She noted that a copy of SLHA's response was provided to the board members. She said SLHA will keep implementing some of the enhancements it worked on internally and it is still adopting several of the recommendations HUD provided to the agency. Ms. Barnes stated that SLHA met with HUD on August 27, 2026 to review the agency's submission and they provided some additional feedback. She said SLHA is going to go back and revise some of the policies it had prepared and resubmit them to make sure that the agency is maximizing its operational framework at all points. She noted that the outstanding NSPIRE findings have all been resolved, with the exception of Renaissance Place III, which is continuing to resolve a few administrative challenges with uploading some verifications to confirm that they actually resolved the deficiencies. She said other than that, everything is moving forward and she has been pleased with the momentum in a lot of areas and she hopeful that SLHA will be able to continue and end the fiscal year on a positive note.

With regards to some of SLHA's community engagement initiatives, Ms. Barnes stated that SLHA hosted an FSS graduation in July for its participants at the Contemporary Arts Museum. She noted that the team did an amazing job planning and preparing for the event, which was well attended and the graduates celebrated with their families. She said of the eight graduates that participated, they graduated with $135,000 in escrow and were able to get connected to higher education opportunities and professional development opportunities through RUNG and some are interested in pursuing homeownership opportunities. She stated that she is looking forward to seeing what they continue to do, as they are motivated and dedicated, and she will be there to celebrate with them and will also invite the board members celebrate with them along the way.

Providing an update about the Summer S.E.E.D.S., Ms. Barnes stated that after wrapping up their summer, SLHA had a recognition ceremony for them and they were invited to the *Black Male Suicide Awareness Initiative* held at the Deaconess Center to launch their suicidal awareness campaign. She noted that the Summer S.E.E.D.S. were able to be a part of a press conference where they shared their stories, arts and public health campaign. She said it was a great experience for them and she gave them a shoutout, along with Val Joyner, Chief of Staff, for working with the Summer S.E.E.D.S. on that project.

Ms. Barnes stated that kids are back in school and some of SLHA's back-to-school initiatives this year included partnering with St. Louis Public Schools for their "Ready for Day One" event, collaborating with Behind it All Foundation for their family night out and supporting President Benita Jones of the North Sarah TAB and former SLHA commissioner with their back-to-school event. She said things are going good, SLHA residents are doing well and SLHA is excited the school year is off to a great start.

Ms. Barnes recalled reporting that HOTMA requirements, the new Housing and Opportunities Through Modernization Act, went into effect and required a lot of substantive changes to how SLHA assesses income and assets for its programs and how the agency administers the programs. She said the effective date and the start date for SLHA is September 1, 2026, which is the launch date. She noted that SLHA has been moving forward with preparations and did include the matrix in the agency plan to update its ACOP to incorporate a lot of the regulatory requirements and SLHA has been doing training across both the public housing and HCV operational teams. She stated that to date, SLHA has had 33 team members trained on the HOTMA requirement and several of the team members have completed extensive YARDI software training to make sure SLHA knows how to enter the information into the system correctly. Ms. Barnes stated that she believes SLHA is moving in the right direction, noting that updates are being finalized to any of the agency's internal policies and procedures to make sure that SLHA is all set and ready and SLHA has worked with YARDI to push the update into its software to make sure that everything flows when it is time for SLHA to put the information into the system and make sure HUD actually receives everything needed from SLHA to remain in compliance. She said she would keep the board informed. Concluding, she asked if there were any questions.

There were none.

RESIDENTS' CONCERNS

Pam Emrick, President of the Clinton-Peabody Tenant Association, stated that the residents at Clinton-Peabody was told that SLHA would keep them up and nothing was going to go down regardless of what was going on with the redevelopment, however, things are not being kept up to par. She said Clinton-Peabody is being neglected while other developments are getting worked on. She said vines are growing up trees and she has encountered mice. She noted that she had lived through the mice infestation and she does not want any of that. She stated that the mice are due to the lack of keeping the grounds together and the trash. She said people are not taking their trash out properly and their kids throw the trash on the ground when they set it out. Ms. Emrick stated that this has been going on for a while and when she reports the tenants doing it, nothing is done and they keep doing it. She noted that maintenance does not clean up around the trash can, even though there is only one maintenance person. She said if the upkeep was being done as promised, she would not have had any mice.

Ms. Barnes thanked Ms. Emrick for bringing the matter to SLHA's attention. She deferred to Lucius Bennett, Director of Property Management, to address Ms. Emrick's concern.

Mr. Bennett stated that SLHA's team has been at Clinton-Peabody and is ready to start the trash-outs for some of the units. He said he could send John Young, Facilities Specialist, back to Clinton-Peabody to check Ms. Emrick's unit for mice. He noted that SLHA also has a team member coming on board to assist with the grounds at Clinton-Peabody. He stated that everything Ms. Emrick mentioned are in the works and some changes should be seen soon.

Ms. Emrick stated that she has bought things for the mice and one mouse has been removed from her unit. She noted that she constantly reports the kids throwing the trash around the trashcan and their mothers, as well as the grounds that are not being kept and the vines that are all over the buildings. She said things are not getting done and she is being affected by it.

Commissioner Ochoa thanked Ms. Emrick for bringing the matter to SLHA's attention. He said there appears to be a plan for the concerns going forward.

Ms. Barnes stated Mr. Bennett would follow up with Ms. Emrick to get more information about the families she had reported and to discuss matters in more detail. She noted that lease enforcement is a process and sometimes does not flow the way SLHA would like to see it flow because of legal requirements. She said SLHA appreciates Ms. Emrick bringing things to the agency's attention and appreciates her continuing to be an advocate and keeping the agency accountable. She stated that SLHA has a new person starting at the site to help with capacity and to address things on a more consistent basis, particularly the grounds. Ms. Barnes stated that she believed SLHA had hired someone to address the vines, but what she heard Ms. Emrick saying is either they did not do it properly or they did not complete it or they only did a partial job, which is something that SLHA can revisit as well. She noted that Mr. Bennett would reach out to Ms. Emrick to work through and talk about what strategies are not working and what SLHA can try differently to make sure things get addressed appropriately.

Ms. Emrick expressed that Ms. Barnes was not getting right information. She stated that the people coming to Clinton-Peabody shooting are not anybody visiting. She said the young guys at Clinton-Peabody get into it with other young guys from other SLHA properties and they war with each other.

Ms. Barnes recalled Capt. Dickerson saying that some of the incidents SLMPD is looking into did not involve people at the sites. She said the information Ms. Emrick provided was helpful for SLHA to know. She stated that SLHA could work with the police to address those concerns.

Ms. Emrick stated that it is not anybody's company, but tenants and their kids from all of SLHA's properties.

Ms. Barnes stated that Mr. Bennett could get more information when they talk.

Commissioner Powell stated that she is a resident and the TAB President of West Pine Apartments. She noted that on August 26, 2026 something triggered on the six floor, which caused the water to be shut off at West Pine for a second day in a row. She said it was unexpected; therefore, understandable, but the residents were calling her wanting to know why they were not notified about the water being shut off. She said she does not know the procedures for putting out notices and she learns about stuff when the other residents find out, so there was only so much that she could tell them because she did not know anything. She stated that the residents eventually got a late notice about the water being shut off, but they want to know why they are not immediately notified when SLHA knows that something is going to be done at the site or why notice is sent late. She said the residents expressed that they are tired of getting last minute notices about things.

Ms. Barnes stated that sometimes SLHA does not know when those things are happening and is not able to give advance notice. She said a main pipe burst at the building and sprung a leak, so an emergency decision had to be made. She apologized on behalf of the team and the agency that the residents were not immediately notified. She noted that the team did, however, try to make announcements over the intercom.

Commissioner Powell stated that the announcement was made and short emergency notes were typed up to pass out to the residents to let them know about the water being shut off. She said when she got to the third floor to pass the notes out, a contractor showed up to fix the issue.

Ms. Barnes stated, as she understood, that the City was doing some work the day before and when SLHA was notified, notices were posted. She said the pipe bursting was not expected and caught SLHA by surprise. She said the team was deployed to stop some of the damage that was happening and had to hurry to get some service contractors out to work on the issue. She noted that it was an inconvenience for the residents and SLHA would work to tighten up operations. Ms. Barnes thanked Commissioner Powell, as the TAB President, for being available to assist SLHA with getting the word out to the residents. She said it was not for lack of wanting to let the residents know, but SLHA was moving in a crisis situation and was not able to deploy things as quickly as it would have liked. She asked Mr. Bennett if he had any updates regarding the water issue at West Pine

Mr. Bennett shared that he had spoken with the team and was told that the plumbers had been to the site, but needed to go get some supplies. He said the water should be restored soon.

Commissioner Powell stated that safety is also a priority for the residents. She expressed that there was a big concern with people coming in and going out of the building at West Pine and with residents letting their guests in and out. She noted that the residents were given a code and need their phones to get in and out of the building, but people are still getting in somehow and procedures are not being followed. She stated that there are two front monitors during the daytime that do not make sure the right protocols are being followed either.

Ms. Barnes stated that the lobby monitors is something that can be discussed with Vontriece McDowell, Director of Resident and Community Engagement, and Mr. Bennett offline because it is borderline personnel and a programmatic issue. She noted that SLHA did increase the security coverage at West Pine through its contracted security provider to have two officers onsite to help with some of that. She said SLHA can also do some retraining if it needs to shift assignments. She stated that the cameras are almost done and SLHA is hopeful that the cameras and the increased private security coverage will address some of the issues the residents have been seeing and SLHA can retrain or reassign the lobby monitors. Ms. Barnes shared that SLHA has been talking more about its bar and ban process and the cameras will help tremendously with documentation for due process reasons. She stated that Commissioner Powell's comment regarding notices was well received and she noted that Mr. Bennett could follow up to get more details about some of the other items mentioned and to see what can be done to address them as well.

Commissioner Powell thanked Ms. Barnes.

Ms. Emrick commented that she had called the City of St. Louis several times about the potholes on Rutger and was told that SLHA is responsible for them.

Ms. Barnes stated that some of the lanes in Clinton-Peabody are City-owned streets. She said she was not clear about the specific area Ms. Emrick was referring to and she asked Jason Hensley, Director of Real Estate Development, if he was able to speak to this.

Mr. Hensley stated that there is some confusion, as they are City streets. He said he would go out, take a look and submit tickets to the Citizens Service Bureau. He stated that if the City does not fix the potholes, he would call them himself.

Ms. Emrick stated that she has been reporting the potholes and keeps being told that it is SLHA property.

Ms. Barnes stated that Mr. Hensley understands how the process works and would work to get the matter addressed.

Ms. Emrick thanked Ms. Barnes.

ADJOURNMENT

Commissioner Martinez moved to adjourn the meeting. Commissioner Powell seconded the motion. The vote was in favor of passing the motion with all commissioners voting aye. The meeting thereupon adjourned at 5:18 p.m.

Regina Fowler, Chair
Board of Commissioners
St. Louis Housing Authority

Latasha Barnes, Secretary
Board of Commissioners
St. Louis Housing Authority

(SEAL)

Resolution No. 3079

At the corner of family and future

ST. LOUIS HOUSING AUTHORITY

Finance Department

3520 Page Blvd. ■ St. Louis, MO 63106 ■ p 314.531-4770 ■ f 314.531.0184 ■ tdd 314.286.4223 ■ www.slha.org

MEMORANDUM

To: Board of Commissioners

Through: Latasha Barnes, Executive Director

From: Darlisha Cooper, Director of Finance

Date: September 9, 2026

Subject: Resolution No. 3079
Authorizing the Write-Off of Vacated Tenant Account Receivable Balances

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Board approval is requested for the write-off of vacated tenant accounts in the amount of $308,802.67. The attached listing of vacated accounts by AMP has been deemed uncollectible and should be written off to reduce the vacated account balance. This write-off is for the period of September 1, 2025 through August 31, 2026.

Please note that McCormack Baron Management did not provide a list of uncollectible accounts to be included in this year's resolution.

Resolution No. 3079
Presented to the Board of Commissioners September 24, 2026

AUTHORIZING THE WRITE-OFF OF VACATED TENANT ACCOUNT RECEIVABLE BALANCES

WHEREAS, the St. Louis Housing Authority has accounts that are deemed uncollectible; and

WHEREAS, the St. Louis Housing Authority is desirous of writing off these accounts pursuant to the St. Louis Housing Authority's write-off policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY THAT:

1. The request to write-off vacated tenant account balances in the amount of $302,802.67, as presented, is hereby approved.

2. The Executive Director is hereby directed to take all actions necessary to execute the same.

Managed By	AMP	Development	Property No	Unit Number	Resident Code	Total
Sansone	58	Cambridge Heights II	580	580012	t0050347	$773.00
Sansone	58	Cambridge Heights II	580	580046	t0022469	$144.00
Sansone	58	Cambridge Heights II	580	580096	t1003929	$1,523.00
Sansone	60	Cambridge Heights II	600	600012	t1038306	$272.15
Carleton Total						**$2,712.15**
Fox Grove Management	47	King Louis Square I	470	470023	t1093512	$531.00
Fox Grove Management Total						**$531.00**
McCormack Baron Total						**$0.00**
St. Louis Housing Authority	2	Clinton Peabody	20	020146	t1004720	$ 477.00
St. Louis Housing Authority	2	Clinton Peabody	20	020176	t1002464	$ 1,183.25
St. Louis Housing Authority	2	Clinton Peabody	20	020194	t1000367	$ 6,647.00
St. Louis Housing Authority	2	Clinton Peabody	20	020209	t0012055	$ 625.00
St. Louis Housing Authority	2	Clinton Peabody	20	020215	t1039826	$ 110.00
St. Louis Housing Authority	2	Clinton Peabody	20	020230	t0101018	$ 2,200.00
St. Louis Housing Authority	2	Clinton Peabody	20	020231	t0105591	$ 1,094.00
St. Louis Housing Authority	2	Clinton Peabody	20	020295	t0021663	$ 2,607.00
St. Louis Housing Authority	2	Clinton Peabody	20	020302	t1011173	$ 1,958.50
St. Louis Housing Authority	2	Clinton Peabody	20	020311	t1003779	$ 77.00
St. Louis Housing Authority	2	Clinton Peabody	20	020320	t1000272	$ 1,135.00
St. Louis Housing Authority	2	Clinton Peabody	20	020367	b1039826	$ 623.00
St. Louis Housing Authority	2	Clinton Peabody	20	020444	t0024527	$ 384.00
St. Louis Housing Authority	2	Clinton Peabody	20	020502	t1025575	$ 8,350.75
St. Louis Housing Authority	2	Clinton Peabody	20	020559	t1049454	$ 624.00
St. Louis Housing Authority	2	Clinton Peabody	20	020559	b1038306	$ 1,143.78
St. Louis Housing Authority	2	Clinton Peabody	20	020563	b1036764	$ 682.00
St. Louis Housing Authority	10	James House	100	100312	t1037789	$ 3,181.00
St. Louis Housing Authority	10	James House	100	100514	t1049489	$ 950.00
St. Louis Housing Authority	10	James House	100	100201	t1110332	$ 1,404.00
St. Louis Housing Authority	10	James House	100	100202	t1012631	$ 2,104.00
St. Louis Housing Authority	10	James House	100	100206	t1004950	$ 5,709.00
St. Louis Housing Authority	10	James House	100	100213	t0093457	$ 6,063.00
St. Louis Housing Authority	10	James House	100	100313	t1034319	$ 2,620.00
St. Louis Housing Authority	10	James House	100	100402	t1102489	$ 3,093.00
St. Louis Housing Authority	10	James House	100	100403	t0075343	$ 115.90
St. Louis Housing Authority	10	James House	100	100404	t1019480	$ 2,086.00
St. Louis Housing Authority	10	James House	100	100512	t1096333	$ 502.00
St. Louis Housing Authority	10	James House	100	100610	t1047092	$ 12.00
St. Louis Housing Authority	10	James House	100	100704	t1049012	$ 823.00
St. Louis Housing Authority	10	James House	100	100809	b1031001	$ 386.00
St. Louis Housing Authority	10	James House	100	100912	t1106300	$ 805.00
St. Louis Housing Authority	10	James House	100	100913	t1101759	$ 650.00
St. Louis Housing Authority	10	James House	100	100914	t1019452	$ 427.00
St. Louis Housing Authority	10	James House	100	101007	t1107895	$ 211.00
St. Louis Housing Authority	10	James House	100	101011	t0102553	$ 4,946.00
St. Louis Housing Authority	10	James House	100	101013	t1112054	$ 442.00
St. Louis Housing Authority	13	Euclid Plaza	132	130109	t1045305	$ 4,177.00
St. Louis Housing Authority	13	Euclid Plaza	132	130115	t1024337	$ 1,202.00
St. Louis Housing Authority	13	Euclid Plaza	132	130119	t1043061	$ 8,954.00
St. Louis Housing Authority	13	Euclid Plaza	132	130129	t1049892	$ 1,008.00

Managed By	AMP	Development	Property No	Unit Number	Resident Code	Total
St. Louis Housing Authority	13	Euclid Plaza	132	130134	t1009465	$ 4,319.00
St. Louis Housing Authority	13	Euclid Plaza	132	130135	t1101270	$ 225.00
St. Louis Housing Authority	13	Euclid Plaza	132	130137	t1100135	$ 110.00
St. Louis Housing Authority	13	Euclid Plaza	132	130144	t0092677	$ 961.00
St. Louis Housing Authority	13	Euclid Plaza	132	130146	t1001525	$ 1,756.40
St. Louis Housing Authority	13	Euclid Plaza	132	130155	t1049925	$ 3,134.00
St. Louis Housing Authority	13	Euclid Plaza	132	130158	t1049946	$ 3,069.00
St. Louis Housing Authority	13	Euclid Plaza	132	130164	t1091623	$ 2,555.00
St. Louis Housing Authority	13	Euclid Plaza	132	130175	t1102590	$ 356.00
St. Louis Housing Authority	13	Euclid Plaza	132	130190	t1049923	$ 1,989.50
St. Louis Housing Authority	13	Euclid Plaza	132	130191	t0095108	$ 1,314.00
St. Louis Housing Authority	13	Euclid Plaza	132	130205	t1049852	$ 3,323.00
St. Louis Housing Authority	17	West Pine	170	170209	t1111432	$ 291.00
St. Louis Housing Authority	17	West Pine	170	170306	t1018320	$ 1,062.50
St. Louis Housing Authority	17	West Pine	170	170308	t1024383	$ 4,471.00
St. Louis Housing Authority	17	West Pine	170	170405	t1046014	$ 30.00
St. Louis Housing Authority	17	West Pine	170	170509	t1017082	$ 418.00
St. Louis Housing Authority	17	West Pine	170	170512	t1003841	$ 4,074.00
St. Louis Housing Authority	17	West Pine	170	170514	t1106796	$ 289.00
St. Louis Housing Authority	17	West Pine	170	170612	t1048264	$ 1,752.00
St. Louis Housing Authority	17	West Pine	170	170704	t0104394	$ 1,891.00
St. Louis Housing Authority	17	West Pine	170	171012	t1048528	$ 811.00
St. Louis Housing Authority	19	Parkview Elderly	190	190206	t1110507	$ 14.00
St. Louis Housing Authority	19	Parkview Elderly	190	190210	t1091621	$ 174.00
St. Louis Housing Authority	19	Parkview Elderly	190	190210	t1107389	$ 3,473.50
St. Louis Housing Authority	19	Parkview Elderly	190	190316	t1108754	$ 669.00
St. Louis Housing Authority	19	Parkview Elderly	190	190324	b1003841	$ 218.00
St. Louis Housing Authority	19	Parkview Elderly	190	190404	t1031298	$ 1,811.00
St. Louis Housing Authority	19	Parkview Elderly	190	190413	d1030255	$ 2,358.00
St. Louis Housing Authority	19	Parkview Elderly	190	190421	t1036328	$ 5,172.00
St. Louis Housing Authority	19	Parkview Elderly	190	190502	t1099196	$ 5,286.00
St. Louis Housing Authority	19	Parkview Elderly	190	190506	t1010329	$ 172.75
St. Louis Housing Authority	19	Parkview Elderly	190	190511	t1000586	$ 55.00
St. Louis Housing Authority	19	Parkview Elderly	190	190513	t1088844	$ 1,438.00
St. Louis Housing Authority	19	Parkview Elderly	190	190514	t1105760	$ 2,358.00
St. Louis Housing Authority	19	Parkview Elderly	190	190516	t1110629	$ 3,618.50
St. Louis Housing Authority	19	Parkview Elderly	190	190517	t1046625	$ 8,550.50
St. Louis Housing Authority	19	Parkview Elderly	190	190607	t1097223	$ 1,689.00
St. Louis Housing Authority	19	Parkview Elderly	190	190620	t1048271	$ 773.00
St. Louis Housing Authority	19	Parkview Elderly	190	190707	t1111018	$ 88.00
St. Louis Housing Authority	19	Parkview Elderly	190	190719	t0027835	$ 1,931.00
St. Louis Housing Authority	19	Parkview Elderly	190	190813	t1103743	$ 3,348.00
St. Louis Housing Authority	19	Parkview Elderly	190	190903	t1105621	$ 3,052.00
St. Louis Housing Authority	19	Parkview Elderly	190	190915	t1103248	$ 1,725.00
St. Louis Housing Authority	19	Parkview Elderly	190	190917	t1106461	$ 4,802.50
St. Louis Housing Authority	19	Parkview Elderly	190	190921	t1105576	$ 1,766.00
St. Louis Housing Authority	19	Parkview Elderly	190	191006	t1103026	$ 2,780.00
St. Louis Housing Authority	19	Parkview Elderly	190	191017	t1108292	$ 5,266.50
St. Louis Housing Authority	19	Parkview Elderly	190	191020	t1111416	$ 398.00
St. Louis Housing Authority	19	Parkview Elderly	190	191102	t0092488	$ 2,817.00
St. Louis Housing Authority	19	Parkview Elderly	190	191111	t1111358	$ 48.00
St. Louis Housing Authority	19	Parkview Elderly	190	191202	b1000586	$ 367.00
St. Louis Housing Authority	19	Parkview Elderly	190	191204	t1103656	$ 3,271.00
St. Louis Housing Authority	19	Parkview Elderly	190	191207	t1019518	$ 238.00
St. Louis Housing Authority	19	Parkview Elderly	190	191406	t1099632	$ 546.00

Managed By	AMP	Development	Property No	Unit Number	Resident Code	Total
St. Louis Housing Authority	19	Parkview Elderly	190	191413	t1092330	$ 3,335.94
St. Louis Housing Authority	19	Parkview Elderly	190	191422	t1046474	$ 1,536.00
St. Louis Housing Authority	28	Badenhaus Elderly	280	280179	t1100861	$ 481.00
St. Louis Housing Authority	28	Badenhaus Elderly	280	280251	t1102212	$ 4,574.00
St. Louis Housing Authority	28	Badenhaus Elderly	280	280264	t0090927	$ 104.00
St. Louis Housing Authority	28	Badenhaus Elderly	280	280271	t1094346	$ 198.00
St. Louis Housing Authority	28	Badenhaus Elderly	280	280273	t0061972	$ 701.00
St. Louis Housing Authority	28	Badenhaus Elderly	280	280292	t1102832	$ 5,890.00
St. Louis Housing Authority	28	Badenhaus Elderly	280	280322	t1097524	$ 598.00
St. Louis Housing Authority	28	Badenhaus Elderly	280	280348	t1094392	$ 164.00
St. Louis Housing Authority	28	Badenhaus Elderly	390	390301	t1029958	$ 209.00
St. Louis Housing Authority	28	Badenhaus Elderly	390	390301	t1101657	$ 1,992.00
St. Louis Housing Authority	34	LaSalle Park	340	340012	t1015889	$ 317.00
St. Louis Housing Authority	34	LaSalle Park	340	340020	t1002069	$ 120.00
St. Louis Housing Authority	34	LaSalle Park	340	340029	t1110358	$ 5,755.00
St. Louis Housing Authority	34	LaSalle Park	340	340066	t1036685	$ 1,183.00
St. Louis Housing Authority	34	LaSalle Park	340	340080	t1031001	$ 826.50
St. Louis Housing Authority	34	LaSalle Park	340	340090	t1044421	$ 141.00
St. Louis Housing Authority	34	LaSalle Park	340	340098	t1090930	$ 229.00
St. Louis Housing Authority	34	LaSalle Park	340	340118	t1089572	$ 217.00
St. Louis Housing Authority	34	LaSalle Park	340	340127	t1015606	$ 5,566.00
St. Louis Housing Authority	34	LaSalle Park	340	340130	t0100801	$ 408.00
St. Louis Housing Authority	34	LaSalle Park	340	340134	d1018382	$ 2,110.00
St. Louis Housing Authority	37	Cochran Plaza	370	370051	b1097501	$ 832.00
St. Louis Housing Authority	37	Cochran Plaza	370	370052	t0074864	$ 268.00
St. Louis Housing Authority	37	Cochran Plaza	370	370072	t1047252	$ 812.00
St. Louis Housing Authority	37	Cochran Plaza	370	370073	d1015889	$ 1,334.00
St. Louis Housing Authority	37	Cochran Plaza	370	370089	t0094968	$ 9,172.00
St. Louis Housing Authority	37	Cochran Plaza	370	370090	t1018382	$ 2,541.00
St. Louis Housing Authority	38	Southside Scattered Sites	220	220113	t0078014	$ 862.00
St. Louis Housing Authority	38	Southside Scattered Sites	220	220208	t1046193	$ 1,209.00
St. Louis Housing Authority	38	Southside Scattered Sites	220	220213	t1093913	$ 237.50
St. Louis Housing Authority	38	Southside Scattered Sites	220	230125	t1006591	$ 4,474.00
St. Louis Housing Authority	38	Southside Scattered Sites	230	230127	t0093394	$ 5,612.00
St. Louis Housing Authority	38	Southside Scattered Sites	410	410008	t1000785	$ 2,121.00
St. Louis Housing Authority	38	Southside Scattered Sites	410	410022	t1029770	$ 9,107.00
St. Louis Housing Authority	38	Southside Scattered Sites	410	410032	t1088030	$ 712.00
St. Louis Housing Authority	38	Southside Scattered Sites	420	420013	t0073343	$ 496.00
St. Louis Housing Authority	38	Southside Scattered Sites	420	420042	t0092573	$ 5,068.00
St. Louis Housing Authority	38	Southside Scattered Sites	420	420045	t0095992	$ 548.00
St. Louis Housing Authority	41	Northside Scattered Sites	160	160025	t0080497	$ 4,332.00
St. Louis Housing Authority	41	Northside Scattered Sites	510	510017	t1016729	$ 222.00
St. Louis Housing Authority	52	King Louis III	520	520002	t0019274	$ 460.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661103	t1000570	$ 558.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661203	t1000324	$ 739.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661209	t1094478	$ 1,060.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661407	t1106792	$ 303.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661411	t1094278	$ 770.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661502	t1113141	$ 48.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661508	t2001801	$ 4,805.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661511	t1099536	$ 542.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661512	t1089018	$ 1,216.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661601	t2000136	$ 492.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661710	t1001812	$ 54.00
St. Louis Housing Authority	61	Kingsbury Terrace	661	661710	t1001697	$ 1,527.50

Managed By	AMP	Development	Property No	Unit Number	Resident Code	Total
St. Louis Housing Authority						**$289,457.27**
VOA	48	Les Chateux	480	480101	t1044934	$3,000.00
VOA	48	Les Chateux	480	480105	t1113982	$857.00
VOA	48	Les Chateux	480	480109	t1104273	$670.00
VOA	48	Les Chateux	480	480201	t1104227	$991.00
VOA	48	Les Chateux	480	480207	t1044057	$1,727.25
VOA	48	Les Chateux	480	480209	t1098994	$380.00
VOA	48	Les Chateux	480	480213	t1088488	$2,953.00
VOA	48	Les Chateux	480	480310	t1048551	$810.00
VOA	48	Les Chateux	480	480208	t1117432	$1,714.00
VOA Total						**$13,102.25**
GRAND TOTAL						**$305,802.67**

Resolution No. 3080

ST. LOUIS HOUSING AUTHORITY

At the corner of family and future

HCV/Section 8 Department

3520 Page Blvd. ■ St. Louis, MO 63106 ■ p 314.531-4770 ■ f 314.531.0184 ■ tdd 314.286.4223 ■ www.slha.org

MEMORANDUM

To: Board of Commissioners

Through: Latasha Barnes, Executive Director

From: Carla Matthews, Director of Operations for Housing Choice Voucher

Date: September 9, 2026

Subject: Resolution No. 3080
Authorizing and Approving the Payment Standards (Small Area Fair Market Rents) for the Housing Choice Voucher Program

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The proposed Payment Standards include the fifty-seven (57) zip codes within the St. Louis City and St. Louis County jurisdiction. The respective small area fair market rents (SAFMR) are calculated based on 100% of SAFMR, 110% of SAFMR and 120% of SAFMR.

SAFMRs allow for payment standards to be established that more accurately reflect the local market. This can be helpful in providing voucher holders greater access to low-poverty and/or high-opportunity neighborhoods. The SAFMRs vary per zip code for FY 2027.

Board approval is requested for the revised Housing Choice Voucher Program Payment Standards.

Resolution No. 3080
Presented to the Board of Commissioners September 24, 2026

AUTHORIZING AND APPROVING THE PAYMENT STANDARDS (SMALL AREA FAIR MARKET RENTS) FOR THE HOUSING CHOICE VOUCHER PROGRAM FOR FY 2027

WHEREAS, it is necessary to revise the Housing Choice Voucher Program Payment Standards to be consistent with current regulatory requirements; and

WHEREAS, the revised Housing Choice Voucher Program Payment Standards replace the previous Housing Choice Voucher Program Payment Standards; and

WHEREAS, the revisions were made to provide a wider selection of housing options to the Housing Choice Voucher program participants; and

WHEREAS, the revised Housing Choice Voucher Program Payment Standards comply with all applicable Federal rules and regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY THAT:

1. The revised Housing Choice Voucher Program Payment Standards are hereby adopted and approved.

2. The Executive Director is hereby directed to take any and all necessary action to implement the Small Area Fair Market Rents.

2027 St. Louis city, MO Advisory Small Area FMRs By Unit Bedrooms — Payment Standard **100%** — Beginning Date **1/1/2027**

Reference # SEMAP Submission	ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
1	63101	$1,260	$1,310	$1,600	$2,050	$2,370	$1,260	$1,310	$1,600	$2,050	$2,370
2	63102	$1,140	$1,190	$1,450	$1,860	$2,150	$1,140	$1,190	$1,450	$1,860	$2,150
3	63103	$1,000	$1,040	$1,270	$1,630	$1,880	$1,000	$1,040	$1,270	$1,630	$1,880
4	63104	$1,180	$1,220	$1,490	$1,910	$2,210	$1,180	$1,220	$1,490	$1,910	$2,210
5	63105	$1,490	$1,550	$1,890	$2,430	$2,800	$1,490	$1,550	$1,890	$2,430	$2,800
6	63106	$820	$850	$1,040	$1,330	$1,540	$820	$850	$1,040	$1,330	$1,540
7	63107	$870	$900	$1,100	$1,410	$1,630	$870	$900	$1,100	$1,410	$1,630
8	63108	$1,580	$1,640	$2,000	$2,570	$2,960	$1,580	$1,640	$2,000	$2,570	$2,960
9	63109	$1,090	$1,130	$1,380	$1,770	$2,040	$1,090	$1,130	$1,380	$1,770	$2,040
10	63110	$1,290	$1,330	$1,630	$2,090	$2,410	$1,290	$1,330	$1,630	$2,090	$2,410
11	63111	$840	$880	$1,070	$1,370	$1,580	$840	$880	$1,070	$1,370	$1,580
12	63112	$1,040	$1,080	$1,320	$1,690	$1,950	$1,040	$1,080	$1,320	$1,690	$1,950
13	63113	$990	$1,020	$1,250	$1,600	$1,850	$990	$1,020	$1,250	$1,600	$1,850
14	63115	$910	$950	$1,160	$1,490	$1,720	$910	$950	$1,160	$1,490	$1,720
15	63116	$1,030	$1,070	$1,310	$1,680	$1,940	$1,030	$1,070	$1,310	$1,680	$1,940
16	63117	$1,210	$1,260	$1,540	$1,980	$2,280	$1,210	$1,260	$1,540	$1,980	$2,280
17	63118	$1,040	$1,080	$1,320	$1,690	$1,950	$1,040	$1,080	$1,320	$1,690	$1,950
18	63119	$1,140	$1,180	$1,440	$1,850	$2,130	$1,140	$1,180	$1,440	$1,850	$2,130
19	63120	$880	$920	$1,120	$1,440	$1,660	$880	$920	$1,120	$1,440	$1,660
20	63123	$1,080	$1,120	$1,370	$1,760	$2,030	$1,080	$1,120	$1,370	$1,760	$2,030
21	63125	$910	$950	$1,160	$1,490	$1,720	$910	$950	$1,160	$1,490	$1,720
22	63130	$1,170	$1,210	$1,480	$1,900	$2,190	$1,170	$1,210	$1,480	$1,900	$2,190
23	63133	$1,000	$1,040	$1,270	$1,630	$1,880	$1,000	$1,040	$1,270	$1,630	$1,880
24	63136	$970	$1,010	$1,230	$1,580	$1,820	$970	$1,010	$1,230	$1,580	$1,820
25	63137	$1,030	$1,060	$1,300	$1,670	$1,920	$1,030	$1,060	$1,300	$1,670	$1,920
26	63139	$1,180	$1,230	$1,500	$1,920	$2,220	$1,180	$1,230	$1,500	$1,920	$2,220
27	63143	$880	$920	$1,120	$1,440	$1,660	$880	$920	$1,120	$1,440	$1,660
28	63147	$960	$1,000	$1,220	$1,570	$1,810	$960	$1,000	$1,220	$1,570	$1,810
29	63155	$980	$1,010	$1,240	$1,590	$1,840	$980	$1,010	$1,240	$1,590	$1,840
30	63156	$980	$1,010	$1,240	$1,590	$1,840	$980	$1,010	$1,240	$1,590	$1,840
31	63166	$980	$1,010	$1,240	$1,590	$1,840	$980	$1,010	$1,240	$1,590	$1,840
32	63177	$980	$1,010	$1,240	$1,590	$1,840	$980	$1,010	$1,240	$1,590	$1,840
33	63178	$980	$1,010	$1,240	$1,590	$1,840	$980	$1,010	$1,240	$1,590	$1,840
34	63180	$980	$1,010	$1,240	$1,590	$1,840	$980	$1,010	$1,240	$1,590	$1,840
35	63005	$1,470	$1,520	$1,860	$2,390	$2,750	$1,470	$1,520	$1,860	$2,390	$2,750
36	63006	$1,130	$1,170	$1,430	$1,840	$2,120	$1,130	$1,170	$1,430	$1,840	$2,120
37	63011	$1,510	$1,560	$1,910	$2,450	$2,830	$1,510	$1,560	$1,910	$2,450	$2,830
38	63017	$1,520	$1,580	$1,930	$2,480	$2,860	$1,520	$1,580	$1,930	$2,480	$2,860
39	63021	$1,290	$1,330	$1,630	$2,090	$2,410	$1,290	$1,330	$1,630	$2,090	$2,410
40	63022	$1,130	$1,170	$1,430	$1,840	$2,120	$1,130	$1,170	$1,430	$1,840	$2,120
41	63024	$1,130	$1,170	$1,430	$1,840	$2,120	$1,130	$1,170	$1,430	$1,840	$2,120
42	63025	$1,190	$1,240	$1,510	$1,940	$2,240	$1,190	$1,240	$1,510	$1,940	$2,240
43	63026	$1,090	$1,130	$1,380	$1,770	$2,040	$1,090	$1,130	$1,380	$1,770	$2,040
44	63031	$1,300	$1,350	$1,650	$2,120	$2,440	$1,300	$1,350	$1,650	$2,120	$2,440
45	63032	$1,130	$1,170	$1,430	$1,840	$2,120	$1,130	$1,170	$1,430	$1,840	$2,120

46	63033	$1,110	$1,150	$1,410	$1,810	$2,090	$1,110	$1,150	$1,410	$1,810	$2,090
47	63034	$1,590	$1,650	$2,020	$2,590	$2,990	$1,590	$1,650	$2,020	$2,590	$2,990
48	63038	$1,320	$1,370	$1,670	$2,140	$2,470	$1,320	$1,370	$1,670	$2,140	$2,470
49	63040	$1,480	$1,540	$1,880	$2,410	$2,780	$1,480	$1,540	$1,880	$2,410	$2,780
50	63042	$940	$970	$1,190	$1,530	$1,760	$940	$970	$1,190	$1,530	$1,760
51	63043	$1,170	$1,210	$1,480	$1,900	$2,190	$1,170	$1,210	$1,480	$1,900	$2,190
52	63044	$1,050	$1,090	$1,330	$1,710	$1,970	$1,050	$1,090	$1,330	$1,710	$1,970
53	63045	$1,130	$1,170	$1,430	$1,840	$2,120	$1,130	$1,170	$1,430	$1,840	$2,120
54	63049	$910	$950	$1,160	$1,490	$1,720	$910	$950	$1,160	$1,490	$1,720
55	63069	$870	$900	$1,100	$1,410	$1,630	$870	$900	$1,100	$1,410	$1,630
56	63074	$940	$970	$1,190	$1,530	$1,760	$940	$970	$1,190	$1,530	$1,760
57	63088	$1,260	$1,310	$1,600	$2,050	$2,370	$1,260	$1,310	$1,600	$2,050	$2,370
58	63105	$1,490	$1,550	$1,890	$2,430	$2,800	$1,490	$1,550	$1,890	$2,430	$2,800
59	63114	$1,100	$1,150	$1,400	$1,800	$2,070	$1,100	$1,150	$1,400	$1,800	$2,070
60	63117	$1,210	$1,260	$1,540	$1,980	$2,280	$1,210	$1,260	$1,540	$1,980	$2,280
61	63119	$1,140	$1,180	$1,440	$1,850	$2,130	$1,140	$1,180	$1,440	$1,850	$2,130
62	63120	$880	$920	$1,120	$1,440	$1,660	$880	$920	$1,120	$1,440	$1,660
63	63121	$970	$1,010	$1,230	$1,580	$1,820	$970	$1,010	$1,230	$1,580	$1,820
64	63122	$1,260	$1,310	$1,600	$2,050	$2,370	$1,260	$1,310	$1,600	$2,050	$2,370
65	63123	$1,080	$1,120	$1,370	$1,760	$2,030	$1,080	$1,120	$1,370	$1,760	$2,030
66	63124	$1,590	$1,650	$2,020	$2,590	$2,990	$1,590	$1,650	$2,020	$2,590	$2,990
67	63125	$910	$950	$1,160	$1,490	$1,720	$910	$950	$1,160	$1,490	$1,720
68	63126	$1,060	$1,100	$1,350	$1,730	$2,000	$1,060	$1,100	$1,350	$1,730	$2,000
69	63127	$1,140	$1,190	$1,450	$1,860	$2,150	$1,140	$1,190	$1,450	$1,860	$2,150
70	63128	$1,090	$1,130	$1,380	$1,770	$2,040	$1,090	$1,130	$1,380	$1,770	$2,040
71	63129	$1,050	$1,090	$1,330	$1,710	$1,970	$1,050	$1,090	$1,330	$1,710	$1,970
72	63130	$1,170	$1,210	$1,480	$1,900	$2,190	$1,170	$1,210	$1,480	$1,900	$2,190
73	63131	$1,590	$1,650	$2,020	$2,590	$2,990	$1,590	$1,650	$2,020	$2,590	$2,990
74	63132	$1,290	$1,340	$1,640	$2,100	$2,430	$1,290	$1,340	$1,640	$2,100	$2,430
75	63133	$1,000	$1,040	$1,270	$1,630	$1,880	$1,000	$1,040	$1,270	$1,630	$1,880
76	63134	$1,080	$1,120	$1,370	$1,760	$2,030	$1,080	$1,120	$1,370	$1,760	$2,030
77	63135	$1,110	$1,150	$1,410	$1,810	$2,090	$1,110	$1,150	$1,410	$1,810	$2,090
78	63136	$970	$1,010	$1,230	$1,580	$1,820	$970	$1,010	$1,230	$1,580	$1,820
79	63137	$1,030	$1,060	$1,300	$1,670	$1,920	$1,030	$1,060	$1,300	$1,670	$1,920
80	63138	$1,080	$1,120	$1,370	$1,760	$2,030	$1,080	$1,120	$1,370	$1,760	$2,030
81	63140	$840	$870	$1,060	$1,360	$1,570	$840	$870	$1,060	$1,360	$1,570
82	63141	$1,450	$1,510	$1,840	$2,360	$2,720	$1,450	$1,510	$1,840	$2,360	$2,720
83	63143	$880	$920	$1,120	$1,440	$1,660	$880	$920	$1,120	$1,440	$1,660
84	63144	$1,400	$1,460	$1,780	$2,280	$2,640	$1,400	$1,460	$1,780	$2,280	$2,640
85	63145	$1,130	$1,170	$1,430	$1,840	$2,120	$1,130	$1,170	$1,430	$1,840	$2,120
86	63146	$1,390	$1,440	$1,760	$2,260	$2,610	$1,390	$1,440	$1,760	$2,260	$2,610
87	63151	$1,130	$1,170	$1,430	$1,840	$2,120	$1,130	$1,170	$1,430	$1,840	$2,120

Resolution No. 3081

ST. LOUIS
HOUSING
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HCV/Section 8 Department

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MEMORANDUM

To: Board of Commissioners

Through: Latasha Barnes, Executive Director

From: Carla Matthews, Director of Operations for Housing Choice Voucher

Date: September 9, 2026

Subject: Resolution No. 3081
Authorizing and Approving the Allowances for Tenant-Furnished Utilities and Other Services for the Housing Choice Voucher Program

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In accordance with 24 CFR 982.517 (4)(c) *Revisions of Utility Allowance Schedule*, a PHA must review its schedule of utility allowances each year and must revise its allowance for a utility category if there has been a change of 10 percent or more in the utility rate since the last time the utility allowance schedule was revised. All utility allowances have been updated and revised utilizing current utility rates.

Board approval is requested for the attached Allowances for Tenant-Furnished Utilities and Other Services for Section 8.

Resolution No. 3081
Presented to the Board of Commissioners September 24, 2026

AUTHORIZING AND APPROVING THE ALLOWANCES FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES FOR THE HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, it is necessary to revise the Tenant-Furnished Utility Allowances for Section 8 to be consistent with current utility rates and regulatory requirements; and

WHEREAS, the attached Tenant-Furnished Utility Allowances replace the previous utility allowances; and

WHEREAS, the attached Tenant-Furnished Utility Allowances comply with all Federal rules and regulations; and

WHEREAS, the utility allowances will be implemented on contracts effective January 1, 2027.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY THAT:

1. The attached Tenant-Furnished Utility Allowances for Section 8 are hereby adopted and approved.

2. The Executive Director is hereby directed to take any and all necessary action to implement the Tenant-Furnished Utility Allowances.

Allowances for Tenant-Furnished Utilities And Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Locality: St Louis, MO		Unit Type: Single Family Detached, Town House/ Row House, Manufactured Home						Date: 1/1/2027		
		Monthly Dollar Allowances; Number of Bedrooms								
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
Heating	a. Natural Gas	49	59	69	79	94	104	116	130	146
	b. Electric: Resistance	32	41	48	56	71	81	93	107	123
Cooking	a. Natural Gas	5	6	8	10	13	15	17	20	23
	b. Electric	8	11	14	18	22	26	29	34	39
Other Electric/Lighting		30	39	47	56	68	77	87	98	111
Air Conditioning		16	22	28	34	44	50	58	66	76
Water Heating	a. Natural Gas	10	14	18	23	29	33	38	43	50
	b. Electric	21	29	38	46	58	67	77	88	101
Water	a. St Louis City	29	35	48	66	84	102	121	139	157
	b. St Louis County	37	50	76	115	154	193	232	270	309
Sewer	[All areas]	54	63	81	108	135	162	188	215	242
Trash Collection	a. St Louis City	14	14	14	14	14	14	14	14	14
	b. St Louis County	20	20	20	20	20	20	20	20	20
Range/Microwave		17	17	17	17	17	17	17	17	17
Refrigerator		19	19	19	19	19	19	19	19	19

Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented.
Name of Family
Address of Unit
Number of Bedrooms

Utility or Service	**Monthly Cost**
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
Total	**$**

Allowances for Tenant-Furnished Utilities And Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Locality: **St Louis, MO**	Unit Type: Low Rise/Multi Family Attached Flat (3,4 or more Family Flat), Garden/Walk-Up, High Rise/Elevator Structure (5+ floors)	Date: **1/1/2027**

		Monthly Dollar Allowances; Number of Bedrooms								
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
Heating	a. Natural Gas	39	45	51	57	66	72	79	87	97
	b. Electric: Resistance	21	26	29	33	42	48	56	64	74
Cooking	a. Natural Gas	5	6	8	10	13	15	17	20	23
	b. Electric	8	11	14	18	22	26	29	34	39
Other Electric/Lighting		30	39	47	56	68	77	87	98	111
Air Conditioning		9	13	17	21	26	30	35	40	46
Water Heating	a. Natural Gas	10	14	18	23	29	33	38	43	50
	b. Electric	21	29	38	46	58	67	77	88	101
Water	a. St Louis City	26	31	40	54	67	81	95	108	122
	b. St Louis County	31	41	60	89	118	147	177	206	235
Sewer	[All areas]	54	63	81	108	135	162	188	215	242
Trash Collection	a. St Louis City	14	14	14	14	14	14	14	14	14
	b. St Louis County	20	20	20	20	20	20	20	20	20
Range/Microwave		17	17	17	17	17	17	17	17	17
Refrigerator		19	19	19	19	19	19	19	19	19

Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented.
Name of Family
Address of Unit
Number of Bedrooms

Utility or Service	**Monthly Cost**
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
Total	**$**

Allowances for Tenant-Furnished Utilities And Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Locality: **St Louis, MO**		Unit Type: Semi-Detached/Duplex/Two Family Flat					Date: **1/1/2027**			
		Monthly Dollar Allowances; Number of Bedrooms								
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
Heating	a. Natural Gas	47	57	66	75	89	98	110	122	137
	b. Electric: Resistance	31	38	44	52	66	75	86	99	114
Cooking	a. Natural Gas	5	6	8	10	13	15	17	20	23
	b. Electric	8	11	14	18	22	26	29	34	39
Other Electric/Lighting		30	39	47	56	68	77	87	98	111
Air Conditioning		15	20	26	32	41	47	54	61	71
Water Heating	a. Natural Gas	10	14	18	23	29	33	38	43	50
	b. Electric	21	29	38	46	58	67	77	88	101
Water	a. St Louis City	26	31	40	54	67	81	95	108	122
	b. St Louis County	31	41	60	89	118	147	177	206	235
Sewer	[All areas]	54	63	81	108	135	162	188	215	242
Trash Collection	a. St Louis City	14	14	14	14	14	14	14	14	14
	b. St Louis County	20	20	20	20	20	20	20	20	20
Range/Microwave		17	17	17	17	17	17	17	17	17
Refrigerator		19	19	19	19	19	19	19	19	19

Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented.
Name of Family
Address of Unit
Number of Bedrooms

Utility or Service	**Monthly Cost**
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
Total	**$**

Adapted from form HUD-52667

File: Rates Utility.Allowance.MOStLouis. for 01012026
Sheet: HUD-52667_Duplex

Allowances for Tenant-Furnished Utilities And Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Locality: **St Louis, MO**	MO-001	Unit Type: North Sarah					Date: **1/1/2027**			
		Monthly Dollar Allowances; Number of Bedrooms								
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
Heating	a. Natural Gas		47	51	64					
	b. Electric: Resistance									
Cooking	a. Natural Gas									
	b. Electric									
Other Electric/Lighting			60	72	80					
Air Conditioning										
Water Heating	a. Natural Gas									
	b. Electric									
Water	a. St Louis City									
	b. St Louis County									
Sewer	[All areas]									
Trash Collection	a. St Louis City									
	b. St Louis County									
Range/Microwave										
Refrigerator										

Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented.
Name of Family
Address of Unit
Number of Bedrooms

Utility or Service	**Monthly Cost**
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
Total	**$**

Allowances for Tenant-Furnished Utilities And Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Locality: **St Louis, MO**	MO-001	Unit Type: Arlington Grove					Date: **1/1/2027**			
		Monthly Dollar Allowances; Number of Bedrooms								
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
Heating	a. Natural Gas		43	51	56					
	b. Electric: Resistance									
Cooking	a. Natural Gas									
	b. Electric									
Other Electric/Lighting			62	71	81					
Air Conditioning										
Water Heating	a. Natural Gas									
	b. Electric									
Water	a. St Louis City									
	b. St Louis County									
Sewer	[All areas]									
Trash Collection	a. St Louis City									
	b. St Louis County									
Range/Microwave										
Refrigerator										

Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented.
Name of Family
Address of Unit
Number of Bedrooms

Utility or Service	**Monthly Cost**
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
Total	**$**

Resolution No. 3082

ST. LOUIS HOUSING AUTHORITY

At the corner of family and future

Finance Department

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MEMORANDUM

To:	Board of Commissioners
Through:	Latasha Barnes, Executive Director
From:	Darlisha Cooper, Director of Finance
Date:	September 9, 2026
Subject:	Resolution No. 3082 Authorizing and Approving the Operating Budget for Fiscal Year Ending September 30, 2027

Board approval is requested for the Operating Budget for fiscal year 2027, covering the period from October 1, 2026 through September 30, 2027. The St. Louis Housing Authority (SLHA) is required under project-based budgeting guidelines to submit an annual budget for each Asset Management Project (AMP) for Board authorization.

For the preparation of the FY 2027 budgets, SLHA engaged BDO, a financial advisory and consulting firm, to assist with developing projections, subsidy assumptions, and cost allocations.

The FY 2027 budgets include the following key elements:

- Subsidy levels for 2027 are calculated at 86% of FY 2026 eligible subsidy, reflecting a conservative proration assumption.

- Due to the Federal Project Expense Levels assigned to each AMP for calendar year 2027, SLHA will utilize available resources to meet strategic objectives—including establishing a more competitive salary structure and reducing the number of vacant units. Operating Reserves will be used to offset some expenses, while maintaining federally-required floor levels to ensure the financial stability of each property.

- Most expenditure categories were projected using FY 2026 actuals, adjusted by an inflation factor of 5%. Property and liability insurance costs are projected to increase by 10%, and automobile insurance costs are projected to increase by 16%.

- All central office costs for the Low Rent Public Housing program are allocated to each AMP based on the number of bedrooms.

Once HUD releases final funding determinations for calendar years 2026 and 2027, budget revisions may be submitted for Board approval as necessary.

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 04/30/2027)

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed and budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating budget adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA complies with HUD prescribed procedures. PHA boards must approve the operating budget and HUD requires boards to certify their approval through this form. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: St. Louis Housing Authority PHA Code: MO001

PHA Fiscal Year Beginning 10/01/2026 Board Resolution Number: 3082

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

		DATE
[X]	Operating Budget approved by Board resolution on:	09/24/2026
[ ]	Operating Budget submitted to HUD, if applicable, on:	
[ ]	Operating Budget revision approved by Board resolution on:	
[ ]	Operating Budget revision submitted to HUD, if applicable, on:	

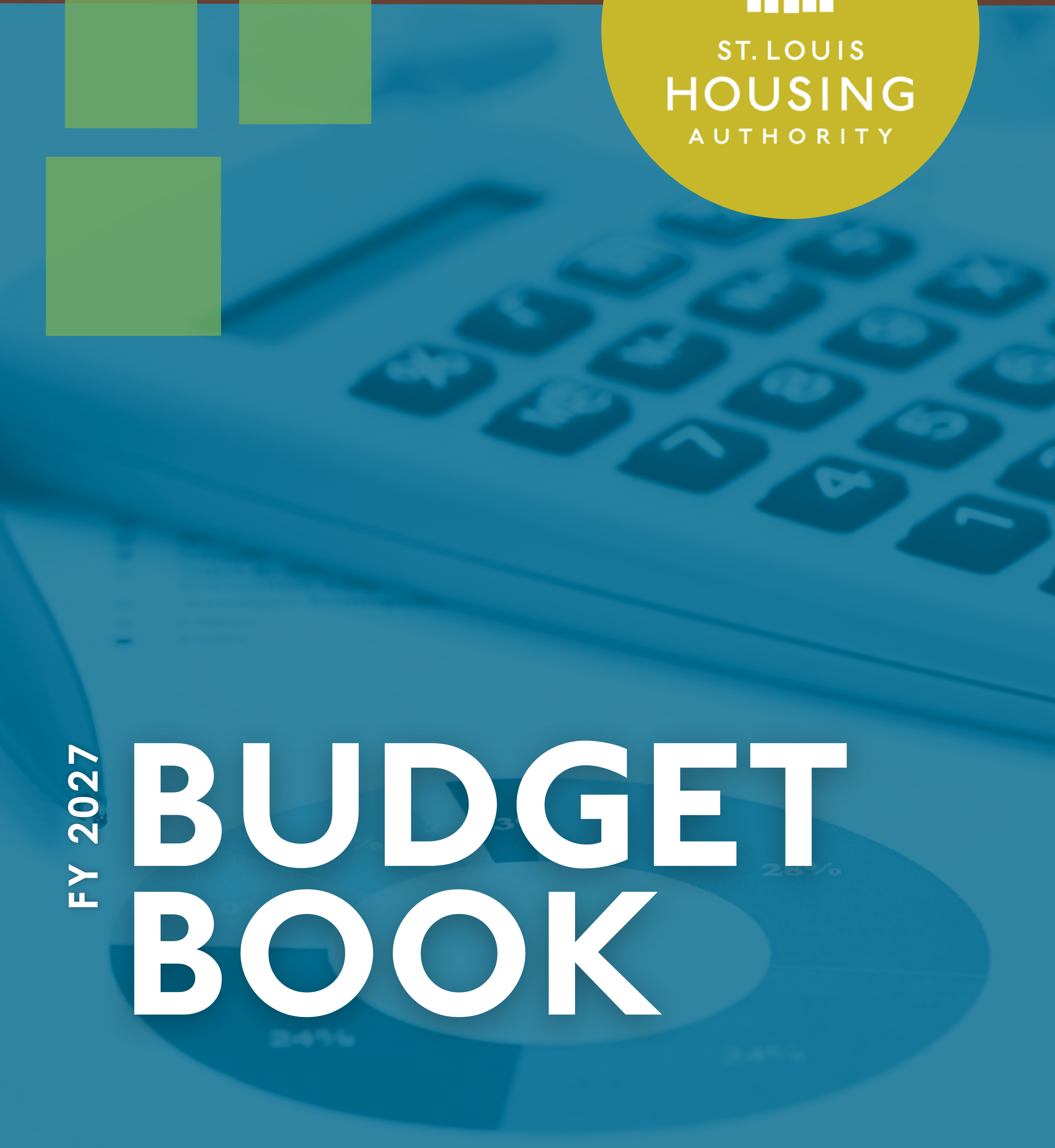
I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.
WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Print Board Chairperson's Name:	Signature:	Date:

ST. LOUIS HOUSING AUTHORITY



FY 2027

BUDGET BOOK

AGENCY **PROFILE**

The St. Louis Housing Authority (SLHA) is a municipal corporation created by state statute in 1939. Through a dedicated team of 107 employees, SLHA provides housing assistance to individuals and families through two major housing programs: Public Housing and Housing Choice Voucher. We serve over 20,000 residents and participants, and effectively partner with nonprofit organizations, property owners, developers, contractors, elected officials and vendors to administer our programs. SLHA has an annual operating budget of approximately $87 million and is funded primarily by federal sources from the U.S. Department of Housing and Urban Development (HUD).

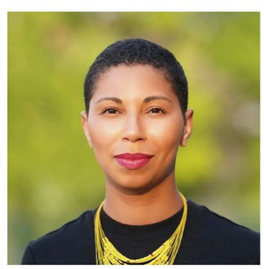
Board of Commissioners:

Regina D. Fowler
Chair

Tino Ochoa
Vice Chair

Sal Martinez
Treasurer

Rachel D'Souza
Commissioner



Dara Eskridge
Commissioner

Andrea Powell
Commissioner

SENIOR LEADERSHIP TEAM

LATASHA BARNES
EXECUTIVE DIRECTOR

DARLISHA COOPER
DIRECTOR OF
FINANCE

JASON HENSLEY
DIRECTOR OF REAL
ESTATE DEVELOPMENT

SARAH HUGG-TURNER
GENERAL COUNSEL

KARL HUGHES
DIRECTOR OF
INFORMATION TECHNOLOGY

VAL JOYNER
CHIEF OF STAFF & STRATEGIC
COMMUNICATIONS

CARLA MATTHEWS
DIRECTOR OF OPERATIONS –
HCV PROGRAM

VONTRIECE MCDOWELL
DIRECTOR OF
RESIDENT INITIATIVES

STACY TAYLOR
DIRECTOR OF
HUMAN RESOURCES

PAUL WERNER
DIRECTOR OF
POLICY & PROCUREMENT

DEPARTMENT **SUMMARIES**

ASSET MANAGEMENT

The Asset Management Department is responsible for the administration of the Agency's Public Housing program. The department monitors Agency compliance with Public Housing regulations, regarding lease up (application process, eligibility and unit offer), budget compliance, unit turnaround, rent collection, physical condition of the property and resident relations.

COMMUNICATIONS

The Communications Department is response for the creation and management of internal and external communications, including social media and news media relations. Additionally, the department is responsible for the management of SLHA-sponsored outreach events.

DEVELOPMENT & MODERNIZATION

The Development and Modernization Department is responsible for the creation of new public housing units and for making capital improvements to public housing developments within the Agency's portfolio. The department identifies opportunities and developments in need of capital improvements. The department contracts with a variety of architectural/engineering firms and construction contractors to perform the work and is responsible for the planning, procurement, contracting, project management and oversight of development and modernization activities.

FINANCE

The Finance Department is responsible for all accounting activities, such as payroll processing and distribution, budget preparation, accounts receivable and accounts payable. Additionally, the department is responsible for providing monthly and annual financial reports, balancing the intrafund accounts, reconciling grants, assisting in the tracking of fixed assets, monitoring financial activity for private management companies, banking relations and working with outside audit staff.

HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher Department is responsible for the operation of the Housing Choice Voucher (HCV) program. The department performs major processes in the HCV program, including application, wait list management, eligibility, voucher issuance, and annual and interim reexamination. To ensure assisted units meet Housing Quality Standards (HQS), the department conducts the following types of inspections as needed: initial, annual, special/complaint, quality control and special needs/medical aid. Additionally, the department negotiates rents to determine rent reasonableness before tenants are given authorization to occupy the unit. Program participants are recertified annually for continued participation based on income and other criteria.

HUMAN RESOURCES

The Human Resources Department is responsible for recruiting and hiring employees, training and development, and employee relations.

INFORMATION TECHNOLOGY

The Information Technology (IT) Department performs several duties to ensure that SLHA staff have full access to the Agency's computer systems and the Internet. IT provides technical support, maintains and installs software/hardware, and coordinates training for employees on the effective use of computer tools and applications.

LEGAL

The Legal Department provides legal and procurement services for the Agency. The department also monitors and assists outside legal counsel who provide litigation and transactional services to SLHA. The department administers informal and grievance hearings, and reviews for the Housing Choice Voucher and Public Housing programs.

PROPERTY MANAGEMENT

The Property Management Department manages and maintains SLHA's public housing portfolio of high and mid-rise buildings, townhomes, and scattered-site multi-unit developments. It oversees public housing admissions and leasing, property maintenance and repairs, and resident relations.

RESIDENT INITIATIVES

The Resident Initiatives Department provides support services designed to assist eligible families with children, older adults and disabled residents in the Housing Choice Voucher and Public Housing programs. The department provides services to residents through partnerships with other community social service providers. Supportive services facilitated by the department include family self-sufficiency programs, GED and literacy programs, job training and job readiness training, new business development, and assisting elderly and disabled persons to access community social service resources.

FY 2027 REVENUE SOURCES

SLHA is supported largely by the U.S. Department of Housing and Urban Development (HUD) and tenant payments from rent. Revenue projections, taken together, show an increase for FY 2027, primarily due to increases in the program reserve for Public Housing operating subsidy and the administrative fee subsidy for the Housing Choice Voucher Program. The table below depicts variances for the four major sources of revenue, comparing FY 2026 to FY 2027.

Resource Type	FY2026 Approved Budget	FY 2027 Proposed Budget	Variance FY 2026 vs FY 2027
HUD Grants	$83,162,720	$83,108,454	-$54,266
Tenant Revenues	$2,696,852	$2,727,278	$30,426
Other Income	$184,184	$711,395	$527,211
Program Reserves*	$879,354	$1,309,015	$429,661
Grand Total	**$86,923,110**	**$87,856,142**	**$933,032**

HUD Grant – Includes funding from the Operating Fund (Public Housing), Capital Fund, Housing Choice Voucher Program (HAP and Administrative Fee), 5-Year Mainstream Voucher Program (HAP and Administrative Fee), Emergency Housing Voucher Program (HAP, Administrative Fee, Service Fee and Preliminary Fees), Public Housing/HCV Family Self Sufficiency (FSS) ROSS Grant and the Service Coordinator ROSS Grant.

Tenant Revenue – This income derives from Net tenant dwelling rent, maintenance charges, late fees and legal charges.

Other Income – This category includes investment interest, developer's fees, proceeds from land sales, miscellaneous other income and non-rental income.

Program Reserves – This funding source includes authorizations of resources accumulated during a prior fiscal period to be utilized for its own fund or another program's funding gap.

FY 2027
REVENUE ASSUMPTIONS

Operating Fund (Public Housing)

The St. Louis Housing Authority contracts with HUD annually through the Annual Contributions Contract (ACC). The ACC provides housing authorities with payments towards rent, debt service and modernization. It is renewed each year, adjusted for the housing authority's eligible need and availability of appropriated funds.

The projected number of units receiving HUD operating subsidy for FY 2027 is 24,372-unit months, a decrease of 7,040 from the unit months that were subsidized in FY 2026 of 31,412. The lower eligible unit months projected for FY2027 are due to the public housing units moving to RAD status and low occupancy at various sites. It is the goal of the St. Louis Housing Authority to achieve or exceed the 95% HUD occupancy standards by the end of FY2027.

The Operating Subsidy is calculated using a formula derived from HUD and is based on (1) project expense levels (PEL); (2) a utility expense level based on the last three years of consumption (UEL); (3) prior year audit costs; and (4) several add-on fees including an asset management fee, bookkeeping fee and information technology fee less any prior year rents.

Capital Fund Grant

The St. Louis Housing Authority Capital Fund allocation is based on a formula derived by HUD and is subject to Congressional Appropriation. In FY 2027, the amount budgeted for Capital Fund revenue is based on those capital projects to occur in FY 2027 using current and prior year funding.

FY 2027
DEVELOPMENT BUDGETS

The St. Louis Housing Authority Portfolio (SLHA) includes 2,338 units of public housing of which 1,204 are in 11 developments owned by the SLHA and 1,134 public housing units are in mixed-income developments. The SLHA owned public housing units are managed by SLHA staff, which consist of 55 employees to maintain and operate all properties.

In an effort to continue to provide quality affordable housing to all our residents, while practicing fiscal responsibility, in FY 2027 SLHA will once again use the Operations portion of the Capital Fund HUD grant to be directly added to the operating budget of each development.

AMP Properties Budget Summary
Budget Comparison
Fiscal Year 2027

Account	Clinton Peabody	James House	Euclid Plaza	West Pine	Parkview	Badenhaus-fest
Revenue:						
Net Tenant Rental Revenue	$ 67,811	$ 245,040	$ 264,370	$ 264,814	$ 706,457	$ 297,965
Grant Income	2,219,593	771,863	544,489	649,878	991,737	583,023
Other Revenue	165,809	121,272	8,952	8,312	23,524	9,911
Total Revenue:	$ 2,453,213	$ 1,138,175	$ 817,812	$ 923,003	$ 1,721,718	$ 890,899
Expenditures:						
Administration	$ 409,673	$ 223,167	$ 206,859	$ 224,441	$ 405,838	$ 189,273
Tenant Services	70,609	13,980	14,287	15,303	24,566	13,676
Utilities	378,469	262,569	220,441	214,016	427,745	214,939
Ordinary Maintenance Salaries	270,586	175,924	172,150	184,841	378,889	153,395
Ordinary Maintenance Materials	1,359	2,458	1,500	1,359	3,000	1,834
Ordinary Maintenance Contracts	263,984	296,090	215,596	130,600	250,108	60,592
Protective Services	120,256	146,560	148,458	109,780	244,911	73,134
Insurance	216,227	118,328	78,441	194,815	200,372	55,294
General Expense	15,579	39,429	9,099	7,501	28,867	25,050
Equity Transfer	-	-	-	-	-	-
Operating Transfer In (Out)	(689,296)	159,245	266,577	178,737	280,249	(83,073)
Total Expenses	$ 2,453,213	$ 1,138,175	$ 817,812	$ 923,003	$ 1,721,718	$ 890,899
Net Income	$ -	$ -	$ -	$ -	$ -	$ -

AMP Properties Budget Summary
Budget Comparison
Fiscal Year 2027

Account	LaSalle Park	Cochran Plaza	Southside - St Louis City	Northside - St Louis City HSG Auth	King Louis III	Total
Revenue:						
Net Tenant Rental Revenue	$ 225,216	$ 51,241	$ 180,044	$ 19,175	$ 42,315	$ 2,364,448
Grant Income	1,160,064	1,073,198	798,985	965,952	164,526	9,923,308
Other Revenue	36,206	477,388	18,143	46,993	4,476	920,986
Total Revenue:	$ 1,421,486	$ 1,601,827	$ 997,172	$ 1,032,120	$ 211,316	$ 13,208,742
Expenditures:						
Administration	$ 320,209	$ 207,578	$ 283,912	$ 253,088	$ 26,225	$ 2,750,262
Tenant Services	24,828	18,294	17,575	34,148	11,660	258,924
Utilities	200,192	155,806	210,799	197,680	29,140	2,511,796
Ordinary Maintenance Salaries	196,377	173,774	257,408	134,632	17,464	2,115,440
Ordinary Maintenance Materials	2,022	54	3,000	1,707	-	18,293
Ordinary Maintenance Contracts	137,389	938,921	200,379	140,747	31,224	2,665,629
Protective Services	49,559	26,035	274	887	8,002	927,857
Insurance	137,977	62,752	224,117	134,724	18,256	1,441,302
General Expense	41,750	9,524	3,225	13,112	1,676	194,810
Equity Transfer	-	-	-	-	-	-
Operating Transfer In (Out)	(284,767)	(2,096)	330,347	(90,150)	(65,773)	-
Total Expenses	$ 1,421,486	$ 1,601,827	$ 997,172	$ 1,032,120	$ 211,316	$ 13,208,742
Net Income	$ -	$ -	$ -	$ -	$ -	$ -

Clinton Peabody

Account		FY 2025 Actual		YTD Actual		Annualized		2026 Budget		2027 Proposed Budget
Revenue:										
Net Tenant Rental Revenue	$	65,113	$	48,437	$	64,582	$	67,716	$	67,811
HUD Grant Income		2,276,497		1,708,228		2,277,637		2,734,700		2,219,593
Other Revenue		35,421		116,676		155,568		23,617		165,809
Total Revenue:	$	2,377,031	$	1,873,340	$	2,497,786	$	2,826,033	$	2,453,213
Expenditures:										
Administration	$	406,042	$	178,093	$	237,457	$	516,972	$	409,673
Tenant Services		31,634		43,292		57,723		39,499		70,609
Utilities		481,987		270,335		360,447		517,265		378,469
Ordinary Maintenance Salaries		226,674		208,417		277,889		204,148		270,586
Ordinary Maintenance Materials		35,270		13,239		17,652		37,500		18,535
Ordinary Maintenance Contracts		316,339		186,988		249,318		334,800		263,984
Protective Services		126,738		85,897		114,530		350,117		120,256
Insurance		198,981		147,427		196,570		251,176		216,227
General Expense		51,008		11,128		14,837		574,556		15,579
Equity Transfer		780,392		552,297		736,396		-		-
Operating Transfer In (Out)		138,086		85,223		113,631		-		(689,296)
Total Expenses	$	956,194	$	507,296	$	676,395	$	2,826,033	$	2,453,213
Net Income	$	1,420,837	$	1,366,044	$	1,821,391	$	-	$	-

James House

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
Net Tenant Rental Revenue	$ 262,563	$ 174,663	$ 232,883	$ 273,432	$ 245,040
HUD Grant Income	525,435	465,279	620,373	693,843	771,863
Other Revenue	154,873	86,623	115,497	3,538	121,272
Total Revenue:	$ 942,871	$ 726,565	$ 968,753	$ 970,813	$ 1,138,175
Expenditures:					
Administration	$ 217,438	$ 91,396	$ 121,861	$ 199,115	$ 223,167
Tenant Services	35,712	8,835	11,780	13,124	13,980
Utilities	249,748	187,549	250,066	253,000	262,569
Ordinary Maintenance Salaries	126,219	84,804	113,072	116,878	175,924
Ordinary Maintenance Materials	18,093	11,738	15,651	25,500	21,373
Ordinary Maintenance Contract	654,638	399,904	533,206	151,360	296,090
Protective Services	156,912	46,284	61,712	80,626	146,560
Insurance	90,903	91,475	121,967	126,210	118,328
General Expense	54,968	28,164	37,551	5,000	39,429
Equity Transfer	-	15,713	20,950	-	-
Operating Transfer In (Out)	-	33,728	44,971	-	159,245
Total Expenses	$ 1,604,631	$ 900,708	$ 1,200,944	$ 970,813	$ 1,138,175
Net Income	$ (661,759)	$ (174,143)	$ (232,191)	$ -	$ -

Euclid Plaza

Account		FY 2025 Actual		YTD Actual		Annualized		2026 Budget		2027 Proposed Budget
Revenue:										
Net Tenant Rental Revenue	$	249,666	$	188,761	$	251,681	$	261,564	$	264,370
HUD Grant Income		501,301		347,789		463,718		585,166		544,489
Other Revenue		15,013		(3,095)		(4,127)		3,144		8,952
Total Revenue:	$	765,980	$	533,455	$	711,273	$	849,874	$	817,812
Expenditures:										
Administration	$	206,385	$	97,358	$	129,810	$	194,548	$	206,859
Tenant Services		10,230		7,260		9,679		12,407		14,287
Utilities		237,992		157,458		209,944		247,831		220,441
Ordinary Maintenance Salaries		137,269		112,769		150,358		121,129		172,150
Ordinary Maintenance Materials		26,811		19,275		25,701		19,750		19,058
Ordinary Maintenance Contract		142,306		108,965		145,286		91,100		215,596
Protective Services		66,005		50,520		67,360		80,026		148,458
Insurance		75,205		53,317		71,090		78,083		78,441
General Expense		27,458		6,499		8,665		5,000		9,099
Operating Transfer In (Out)		-		43,564		58,085		-		266,577
Total Expenses	$	929,661	$	569,856	$	759,808	$	849,874	$	817,812
Net Income	$	(163,681)	$	(36,401)	$	(48,535)	$	-	$	-

West Pine

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
Net Tenant Rental Revenue	$ 267,048	$ 185,131	$ 246,841	$ 258,136	$ 264,814
HUD Grant Income	394,400	288,571	384,761	679,955	649,878
Other Revenue	4,022	2,080	2,774	2,920	8,312
Total Revenue:	$ 665,471	$ 475,782	$ 634,375	$ 941,011	$ 923,003
Expenditures:					
Administration	$ 181,847	$ 126,657	$ 168,877	$ 166,877	$ 224,441
Tenant Services	5,941	4,944	6,592	12,015	15,303
Utilities	251,702	152,868	203,824	233,935	214,016
Ordinary Maintenance Salaries	118,991	87,118	116,158	119,998	184,841
Ordinary Maintenance Materials	41,656	19,115	25,487	22,500	20,444
Ordinary Maintenance Contracts	218,349	85,645	114,193	143,742	130,600
Protective Services	102,008	65,240	86,987	80,026	109,780
Insurance	113,994	132,677	176,902	154,918	194,815
General Expense	20,595	5,358	7,143	7,000	7,501
Equity Transfer	911,738	523,249	697,665	-	-
Operating Transfer In (Out)	-	52,027	69,369	-	178,737
Total Expenses	$ 143,347	$ 104,347	$ 139,130	$ 941,011	$ 923,003
Net Income	$ 522,124	$ 371,434	$ 495,246	$ -	$ -

Parkview

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
Net Tenant Rental Revenue	$ 687,009	$ 504,612	$ 672,816	$ 672,820	$ 706,457
HUD Grant Income	1,041,340	810,855	1,081,140	1,081,136	991,737
Other Revenue	26,710	16,803	22,404	22,407	23,524
Total Revenue:	$ 1,755,059	$ 1,332,270	$ 1,776,360	$ 1,776,363	$ 1,721,718
Expenditures:					
Administration	$ 445,412	$ 339,102	$ 452,136	$ 452,138	$ 405,838
Tenant Services	21,507	15,804	21,072	21,072	24,566
Utilities	393,782	305,532	407,376	407,371	427,745
Ordinary Maintenance Salaries	299,094	184,788	246,384	246,384	378,889
Ordinary Maintenance Materials	39,885	37,125	49,500	49,500	40,671
Ordinary Maintenance Contract	193,844	171,747	228,996	229,000	250,108
Protective Services	292,125	121,365	161,820	161,816	244,911
Insurance	179,367	136,188	181,584	181,582	200,372
General Expense	130,510	20,619	27,492	27,500	28,867
Equity Transfer	1,311,380	-		-	
Operating Transfer In (Out)	7,377	-		-	280,249
Total Expenses	$ 1,995,526	$ 1,332,270	$ 1,776,360	$ 1,776,363	$ 1,721,718
Net Income	$ (240,467)	$ -	$ -	$ -	$ -

Baden/Badenhaus

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
Net Tenant Rental Revenue	$ 188,609	$ 210,017	$ 280,023	$ 249,692	$ 297,965
HUD Grant Income	481,260	361,173	481,564	614,901	583,023
Other Revenue	4,796	6,669	8,892	3,481	9,911
Total Revenue:	$ 674,665	$ 577,859	$ 770,479	$ 868,074	$ 890,899
Expenditures:					
Administration	$ 192,898	$ 110,251	$ 147,001	$ 245,097	$ 189,273
Tenant Services	4,129	2,625	3,501	12,985	13,676
Utilities	199,225	153,528	204,704	218,000	214,939
Ordinary Maintenance Salaries	152,410	101,709	135,611	127,995	153,395
Ordinary Maintenance Materials	18,790	22,275	29,699	22,426	22,474
Ordinary Maintenance Contract	95,866	54,022	72,030	104,228	60,592
Protective Services	76,006	52,239	69,652	80,626	73,134
Insurance	39,096	37,516	50,021	53,717	55,294
General Expense	13,709	17,893	23,857	3,000	25,050
Equity Transfer	1,653,750	361,317	481,755	-	-
Operating Transfer In (Out)	-	35,859	47,812	-	(83,073)
Total Expenses	$ (861,621)	$ 154,882	$ 206,509	$ 868,074	$ 890,899
Net Income	$ 1,536,286	$ 422,978	$ 563,970	$ -	$ -

LaSalle Park

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
Net Tenant Rental Revenue	$ 195,615	$ 160,869	$ 214,491	$ 241,404	$ 225,216
HUD Grant Income	980,522	771,746	1,028,995	1,213,713	1,160,064
Other Revenue	44,758	23,992	31,989	12,719	36,206
Total Revenue:	$ 1,220,894	$ 956,606	$ 1,275,475	$ 1,467,836	$ 1,421,486
Expenditures:					
Administration	$ 334,837	$ 213,879	$ 285,171	$ 359,356	$ 320,209
Tenant Services	15,805	10,692	14,256	23,925	24,828
Utilities	304,116	142,994	190,659	301,000	200,192
Ordinary Maintenance Salaries	220,925	126,446	168,595	200,353	196,377
Ordinary Maintenance Materials	36,377	21,322	28,430	50,702	28,440
Ordinary Maintenance Contract	163,726	108,944	145,258	245,500	137,389
Protective Services	52,515	35,399	47,199	143,706	49,559
Insurance	98,378	94,075	125,434	97,882	137,977
General Expense	34,162	29,821	39,761	45,412	41,750
Operating Transfer In (Out)	57,104	18,504	24,672	-	(284,767)
Total Expenses	$ 1,203,736	$ 765,069	$ 1,020,092	$ 1,467,836	$ 1,421,486
Net Income	$ 17,159	$ 191,537	$ 255,383	$ -	$ -

Cochran Plaza

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
Net Tenant Rental Revenue	$ 42,768	$ 34,503	$ 46,004	$ 49,188	$ 51,241
HUD Grant Income	624,927	443,844	591,792	777,057	1,073,198
Other Revenue	87,912	13,738	18,317	7,385	477,388
Total Revenue:	$ 755,607	$ 492,084	$ 656,113	$ 833,630	$ 1,601,827
Expenditures:					
Administration	198,868	130,034	173,378	194,099	207,578
Tenant Services	8,757	5,924	7,899	16,792	18,294
Utilities	160,768	111,290	148,386	178,860	155,806
Ordinary Maintenance Salaries	115,133	91,191	121,588	168,096	173,774
Ordinary Maintenance Materials	5,348	5,035	6,713	20,650	7,049
Ordinary Maintenance Contract	187,587	63,122	84,162	118,124	938,921
Protective Services	27,697	18,596	24,795	76,339	26,035
Insurance	56,548	42,785	57,047	57,170	62,752
General Expense	9,905	(16,343)	(21,791)	3,500	9,524
Equity Transfers	1,084,336	583,213	777,617	-	-
Operating Transfer In (Out)	30,066	9,743	12,990	-	(2,096)
Total Expenses	$ (343,792)	$ (141,322)	$ (188,430)	$ 833,630	$ 1,601,827
Net Income	1,099,399	633,407	188,430	-	-

Southside

Account		FY 2025 Actual		YTD Actual		Annualized		2026 Budget		2027 Proposed Budget
Revenue:										
Net Tenant Rental Revenue	$	88,597	$	128,603	$	171,471	$	189,728	$	180,044
HUD Grant Income		718,144		489,467		652,622		888,687		798,985
Other Revenue		13,475		6,046		8,061		6,374		18,143
Total Revenue:	$	820,216	$	624,116	$	832,154	$	1,084,789	$	997,172
Expenditures:										
Administration	$	206,200	$	191,635	$	255,513	$	304,193	$	283,912
Tenant Services		7,558		5,411		7,214		16,613		17,575
Utilities		224,934		150,571		200,761		218,959		210,799
Ordinary Maintenance Salaries		219,852		99,372		132,496		231,774		257,408
Ordinary Maintenance Materials		53,940		45,375		60,500		44,180		129,831
Ordinary Maintenance Contract		202,475		120,911		161,215		150,220		200,379
Protective Services		1,122		196		261		1,200		274
Insurance		153,737		148,817		198,423		112,150		224,117
General Expense		80,883		(2,509)		(3,345)		5,500		3,225
Equity Transfer		971,799		428,390		571,186		-		-
Operating Transfer In (Out)		-		-		-		-		330,347
Total Expenses	$	178,902	$	331,390	$	441,853	$	1,084,789	$	997,172
Net Income	$	641,314	$	292,726	$	390,301	$	-	$	-

Northside

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
Net Tenant Rental Revenue	$ 46,017	$ 11,955	$ 15,940	$ 38,728	$ 19,175
HUD Grant Income	1,033,615	748,619	998,159	935,045	965,952
Other Revenue	17,172	33,566	44,755	12,467	46,993
Total Revenue:	$ 1,096,804	$ 794,141	$ 1,058,854	$ 986,240	$ 1,032,120
Expenditures:					
Administration	$ 256,287	$ 158,002	$ 210,670	$ 248,056	$ 253,088
Tenant Services	14,784	17,249	22,998	23,337	34,148
Utilities	217,881	141,200	188,267	212,383	197,680
Ordinary Maintenance Salaries	99,222	98,939	131,919	121,725	134,632
Ordinary Maintenance Materials	44,601	30,772	41,030	53,250	32,950
Ordinary Maintenance Contract	248,012	435,458	580,610	213,434	140,747
Protective Services	642	634	845	800	887
Insurance	106,409	86,932	115,909	108,255	134,724
General Expense	33,431	8,172	10,896	5,000	13,112
Equity Transfer	82,614	389,792	519,723	-	-
Operating Transfer In (Out)	-	-	-	-	(90,150)
Total Expenses	$ 938,655	$ 587,566	$ 188,142	$ 986,240	$ 1,032,120
Net Income	$ 158,149	$ 206,575	$ 870,712	$ -	$ -

King Louis

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
Net Tenant Rental Revenue	$ 41,998	$ 30,225	$ 40,300	$ 47,308	$ 42,315
HUD Grant Income	130,936	104,315	139,087	156,183	164,526
Other Revenue	2,265	3,098	4,131	1,572	4,476
Total Revenue:	$ 175,199	$ 137,638	$ 183,517	$ 205,063	$ 211,316
Expenditures:					
Administration	$ 32,746	$ 15,509	$ 20,679	$ 38,149	$ 26,225
Tenant Services	1,865	1,186	1,581	9,353	11,660
Utilities	29,008	20,815	27,753	36,000	29,140
Ordinary Maintenance Salaries	15,214	10,217	13,622	13,031	17,464
Ordinary Maintenance Materials	5,449	1,354	1,806	13,364	1,896
Ordinary Maintenance Contract	34,134	20,732	27,642	47,480	31,224
Protective Services	8,370	5,716	7,621	23,304	8,002
Insurance	16,198	12,447	16,596	21,382	18,256
General Expense	3,131	1,145	1,527	3,000	1,676
Operating Transfer In (Out)	9,261	3,001	4,001	-	(65,773)
Total Expenses	$ 136,854	$ 86,119	$ 157,895	$ 205,063	$ 211,316
Net Income	$ 38,345	$ 51,519	$ 25,622	$ -	$ -

Mixed Finance Budget Summary
Budget Comparison
Fiscal Year 2027

Account	Vaughn Family	Vaughn - Murphy Phase II	Residences at Murphy Park - Phase III	King Louis Square	Les Chateaux
Revenue:					
HUD Grant Income	$ 582,405	$ 368,697	$ 265,956	$ 145,452	$ 119,414
Total Revenue:	$ 582,405	$ 368,697	$ 265,956	$ 145,452	$ 119,414
Expenditures:					
Administration	$ 61,225	$ 39,596	$ 43,087	$ 18,948	$ 13,695
Tenant Services	-	-	-	-	-
Utilities	146,863	100,127	103,678	13,600	55,854
Maintenance	-	-	-	-	-
Protective Services	-	-	-	11,984	13,312
Insurance	7,913	6,724	5,722	4,080	2,469
General Expense	366,404	222,250	113,469	96,840	34,083
Total Expenses	$ 582,405	$ 368,697	$ 265,956	$ 145,452	$ 119,414
Net Income	$ -	$ -	$ -	$ -	$ -

Mixed Finance Budget Summary

Budget Comparison

Fiscal Year 2027

Account	King Louis Apartments II	Renaissance Place	Senior Living at Renaissance Place	Gardens at Renaissance Place	Cahill House at Murphy Park
Revenue:					
HUD Grant Income	$ 165,183	$ 272,843	$ 307,887	$ 106,490	$ 305,694
Total Revenue:	$ 165,183	$ 272,843	$ 307,887	$ 106,490	$ 305,694
Expenditures:					
Administration	$ 22,264	$ 37,572	$ 19,490	$ 6,251	$ 20,175
Tenant Services	-	4,071	-	-	1,354
Utilities	25,500	74,917	105,441	39,644	133,665
Maintenance	-	-	-	-	-
Protective Services	14,677	20,669	24,993	7,319	-
Insurance	3,794	4,786	5,397	1,830	6,175
General Expense	98,948	130,827	152,567	51,444	144,324
Total Expenses	$ 165,183	$ 272,843	$ 307,887	$ 106,490	$ 305,694
Net Income	$ -	$ -	$ -	$ -	$ -

Mixed Finance Budget Summary

Budget Comparison

Fiscal Year 2027

Account	Renaissance Place at Grand II	Cambridge Heights	Renaissance Place at Grand III	Cambridge Heights II	Kingsbury
Revenue:					
HUD Grant Income	$ 197,871	$ 151,320	$ 197,871	$ 217,523	$ 448,983
Total Revenue:	$ 197,871	$ 151,320	$ 197,871	$ 217,523	$ 448,983
Expenditures:					
Administration	$ 19,442	$ 25,414	$ 32,811	$ 29,996	$ 29,580
Tenant Services	-	105	-	-	-
Utilities	60,832	77,610	82,177	73,589	232,500
Maintenance	-	6,729	-	-	-
Protective Services	11,984	15,322	16,649	14,679	-
Insurance	3,462	3,669	4,256	3,904	-
General Expense	102,151	22,473	61,978	95,355	186,902
Total Expenses	$ 197,871	$ 151,320	$ 197,871	$ 217,523	$ 448,983
Net Income	$ -	$ -	$ -	$ -	$ -

Mixed Finance Budget Summary

Budget Comparison

Fiscal Year 2027

Account	Senior Living at Cambridge Heights	Arlington Grove	North Sarah Phase I	North Sarah Phase II	North Sarah III
Revenue:					
HUD Grant Income	$ 197,839	$ 383,600	$ 297,420	$ 213,916	$ 162,411
Total Revenue:	$ 197,839	$ 383,600	$ 297,420	$ 213,916	$ 162,411
Expenditures:					
Administration	$ 19,830	$ 38,612	$ 33,157	$ 22,876	$ 18,469
Tenant Services	-	-	-	-	-
Utilities	120,546	148,293	66,680	43,600	32,480
Maintenance	-	-	-	-	-
Protective Services	24,993	-	-	-	-
Insurance	4,982	5,402	4,939	651	5,614
General Expense	27,488	191,292	192,644	146,789	105,848
Total Expenses	$ 197,839	$ 383,600	$ 297,420	$ 213,916	$ 162,411
Net Income	$ -	$ -	$ -	$ -	$ -

Mixed Finance Budget Summary
Budget Comparison
Fiscal Year 2027

Account	Preservation Square I	Total
Revenue:		
HUD Grant Income	$ 88,164	$ 5,196,937
Total Revenue:	$ 88,164	$ 5,196,937
Expenditures:		
Administration	$ 12,693	$ 565,184
Tenant Services	-	5,530
Utilities	16,275	1,753,871
Maintenance	-	6,729
Protective Services	-	176,580
Insurance	3,488	89,258
General Expense	55,708	2,599,785
Total Expenses	$ 88,164	$ 5,196,937
Net Income	$ -	$ -

Vaughn

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
HUD Grant Income	$ 527,396	$ 428,076	$ 570,768	$ 77,837	$ 582,405
Other Revenue	318	204	272	-	-
Total Revenue:	$ 527,714	$ 428,280	$ 571,040	$ 77,837	$ 582,405
Expenditures:					
Administration	$ 69,280	$ 34,328	$ 45,771	$ 62,148	$ 61,225
Utilities	146,863	139,140	185,520	-	146,863
Insurance	8,180	5,043	6,724	7,913	7,913
General Expense	442,344	252,172	336,230	7,776	366,404
Total Expenses	$ 666,667	$ 430,684	$ 574,245	$ 77,837	$ 582,405
Net Income	$ (138,953)	$ (2,404)	$ (3,206)	$ -	$ -

Murphy Park II

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
HUD Grant Income	$ 365,650	$ 281,660	$ 375,547	$ 47,014	$ 368,697
Other Revenue	13,845	6,168	8,224	-	-
Total Revenue:	$ 379,495	$ 287,828	$ 383,771	$ 47,014	$ 368,697
Expenditures:					
Administration	$ 46,365	$ 21,989	$ 29,319	$ 41,592	$ 39,596
Utilities	100,127	91,645	122,194	-	100,127
Insurance	5,605	5,366	7,155	5,422	6,724
General Expense	519,854	146,071	194,762	-	222,250
Total Expenses	$ 671,951	$ 265,072	$ 353,429	$ 47,014	$ 368,697
Net Income	$ (292,456)	$ 22,756	$ 30,342	$ -	$ -

Murphy Park III

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
HUD Grant Income	$ 363,393	$ 225,046	$ 300,062	$ 50,432	$ 265,956
Total Revenue:	$ 363,393	$ 225,046	$ 300,062	$ 50,432	$ 265,956
Expenditures:					
Administration	$ 50,135	$ 23,981	$ 31,974	$ 44,973	$ 43,087
Utilities	103,678	59,042	78,722	-	103,678
Insurance	5,642	3,902	5,202	5,459	5,722
General Expense	398,304	124,665	166,220	-	113,469
Total Expenses	$ 557,759	$ 211,589	$ 282,119	$ 50,432	$ 265,956
Net Income	$ (194,366)	$ 13,457	$ 17,943	$ -	$ -

King Louis Square

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
HUD Grant Income	$ 121,431	$ 85,509	$ 114,012	$ 55,883	$ 145,452
Other Revenue	31	605	806	-	-
Total Revenue:	$ 121,462	$ 86,114	$ 114,819	$ 55,883	$ 145,452
Expenditures:					
Administration	$ 20,150	$ 10,900	$ 14,533	$ 17,743	$ 18,948
Utilities	13,600	11,600	15,467	-	13,600
Protective Services	12,534	8,560	11,414	34,956	11,984
Insurance	3,292	2,914	3,886	3,184	4,080
General Expense	160,865	57,047	76,063	-	96,840
Operating Transfer In (Out)	(13,870)	8,560	11,414	-	-
Total Expenses	$ 224,311	$ 82,461	$ 109,948	$ 55,883	$ 145,452
Net Income	$ (102,850)	$ 3,653	$ 4,871	$ -	$ -

Les Chateaux

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
HUD Grant Income	$ 130,008	$ 92,081	$ 122,775	$ 56,157	$ 119,414
Other Revenue:	$ 130,008	$ 92,081	$ 122,775	$ 56,157	$ 119,414
Expenditures:					
Administration	15,372	7,953	10,604	13,884	13,695
Utilities	55,854	38,090	50,786	-	55,854
Protective Services	13,923	9,508	12,678	38,840	13,312
Insurance	2,929	1,684	2,245	2,833	2,469
General Expense	70,453	44,344	59,125	-	34,083
Operating Transfer In (Out)	(15,406)	9,508	12,678	-	-
Total Expenses	$ 174,897	$ 91,110	$ 121,479	$ 56,157	$ 119,414
Net Income	$ (44,889)	$ 971	$ 1,295	$ -	$ -

King Louis APT II

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
HUD Grant Income	$ 176,263	$ 128,462	$ 171,282	$ 68,954	$ 165,183
Other Revenue	19	375	500	-	-
Total Revenue:	$ 176,283	$ 128,836	$ 171,782	$ 68,954	$ 165,183
Expenditures:					
Administration	$ 25,466	$ 12,573	$ 16,764	$ 22,429	$ 22,264
Utilities	25,500	21,125	28,167	-	25,500
Protective Services	15,351	10,484	13,978	42,724	14,677
Insurance	3,930	2,587	3,449	3,801	3,794
General Expense	158,720	67,393	89,857	-	98,948
Operating Transfer In (Out)	(16,986)	10,484	13,978	-	-
Total Expenses	$ 245,953	$ 103,677	$ 138,236	$ 68,954	$ 165,183
Net Income	$ (69,670)	$ 25,159	$ 33,546	$ -	$ -

Renaissance Place

Account	FY 2025 Actual		YTD Actual		Annualized		2026 Budget		2027 Proposed Budget	
Revenue:										
HUD Grant Income	$	258,591	$	202,093	$	269,458	$	105,853	$	272,843
Total Revenue:	$	258,591	$	202,093	$	269,458	$	105,853	$	272,843
Expenditures:										
Administration	$	43,898	$	20,909	$	27,879	$	39,418	$	37,572
Tenant Services		(357)		2,772		3,696		930		4,071
Utilities		74,917		46,631		62,175		-		74,917
Protective Services		21,618		14,764		19,685		60,203		20,669
Insurance		5,498		3,247		4,329		5,302		4,786
General Expense		484,830		83,201		110,935		-		130,827
Operating Transfer In (Out)		(23,921)		14,764		19,685		-		-
Total Expenses	$	654,325	$	156,760	$	209,014	$	105,853	$	272,843
Net Income	$	(395,735)	$	45,333	$	60,444	$	-	$	-
		-								

Sr Living at Ren

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
HUD Grant Income	321,032	238,087	317,450	100,090	307,887
Other Revenue	24,906	11,612	15,483	-	-
Total Revenue:	345,938	249,700	332,933	100,090	307,887
Expenditures:					
Administration	22,712	11,006	14,675	20,806	19,490
Tenant Services	2,910	-	-	1,125	-
Utilities	105,441	106,459	141,946	-	105,441
Protective Services	26,140	17,852	23,802	72,825	24,993
Insurance	5,514	3,679	4,906	5,334	5,397
General Expense	505,499	97,401	129,868	-	152,567
Operating Transfer In (Out)	(28,925)	17,852	23,802	-	-
Total Expenses	697,140	218,546	291,395	100,090	307,887
Net Income	(351,203)	31,153	41,538	-	-

Gardens at Ren Place

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
HUD Grant Income	$ 128,155	$ 87,215	$ 116,287	$ 30,080	$ 106,490
Other Revenue	3,130	1,204	1,605	-	-
Total Revenue:	$ 131,285	$ 88,419	$ 117,892	$ 30,080	$ 106,490
Expenditures:					
Administration	$ 6,900	$ 3,587	$ 4,783	$ 6,205	$ 6,251
Tenant Services	-	-	-	330	-
Utilities	39,644	28,457	37,942	-	39,644
Protective Services	7,656	5,228	6,971	21,364	7,319
Insurance	2,255	1,248	1,664	2,181	1,830
General Expense	146,048	35,236	46,981	-	51,444
Operating Transfer In (Out)	(8,471)	5,228	6,971	-	-
Total Expenses	$ 210,974	$ 68,528	$ 91,370	$ 30,080	$ 106,490
Net Income	$ (79,689)	$ 19,891	$ 26,522	$ -	$ -

Cahill House

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
HUD Grant Income	$ 309,487	$ 232,839	$ 310,452	$ 30,043	$ 305,694
Other Revenue	25,229	16,649	22,198	-	-
Total Revenue:	$ 334,716	$ 249,487	$ 332,650	$ 30,043	$ 305,694
Expenditures:					
Administration	$ 25,418	$ 10,754	$ 14,339	$ 21,420	$ 20,175
Tenant Services	1,189	967	1,289	1,200	1,354
Utilities	133,665	110,162	146,883	-	133,665
Insurance	7,675	4,210	5,614	7,423	6,175
General Expense	297,001	79,210	105,614	-	144,324
Total Expenses	$ 464,948	$ 205,304	$ 273,739	$ 30,043	$ 305,694
Net Income	$ (130,232)	$ 44,183	$ 58,911	$ -	$ -

Renaissance II

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
HUD Grant Income	$ 240,011	$ 157,508	$ 210,010	$ 58,776	$ 197,871
Other Revenue	4,679	2,713	3,618	-	-
Total Revenue:	$ 244,690	$ 160,221	$ 213,628	$ 58,776	$ 197,871
Expenditures:					
Administration	$ 22,471	$ 10,850	$ 14,467	$ 20,188	$ 19,442
Tenant Services	-	-	-	540	-
Utilities	60,832	49,747	66,329	-	60,832
Protective Services	12,534	8,560	11,414	34,956	11,984
Insurance	3,195	2,360	3,147	3,092	3,462
General Expense	231,593	90,389	120,519	-	102,151
Operating Transfer In (Out)	(13,870)	8,560	11,414	-	-
Total Expenses	$ 344,495	$ 153,346	$ 204,462	$ 58,776	$ 197,871
Net Income	$ (99,805)	$ 6,875	$ 9,166	$ -	$ -

Cambridge Heights

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
HUD Grant Income	$ 209,084	$ 125,964	$ 167,952	$ 75,885	$ 151,320
Other Revenue	11,837	7,582	10,109	-	-
Total Revenue:	$ 220,921	$ 133,546	$ 178,061	$ 75,885	$ 151,320
Expenditures:					
Administration	$ 29,482	$ 14,201	$ 18,934	$ 26,559	$ 25,414
Tenant Services	76	75	100	690	105
Utilities	77,610	51,785	69,047	-	77,610
Maintenance	-	4,807	6,409	-	6,729
Protective Services	16,025	10,944	14,592	44,667	15,322
Insurance	4,104	2,501	3,335	3,969	3,669
General Expense	265,941	70,273	93,697	-	22,473
Operating Transfer In (Out)	(17,732)	10,944	14,592	-	-
Total Expenses	$ 410,971	$ 143,641	$ 191,522	$ 75,885	$ 151,320
Net Income	$ (190,050)	$ (10,095)	$ (13,461)	$ -	$ -
	-				

Renaissance III

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
HUD Grant Income	$ 320,152	$ 239,681	$ 319,574	$ 87,825	$ 197,871
Other Revenue	6,707	2,943	3,924	-	-
Total Revenue:	$ 326,859	$ 242,624	$ 323,498	$ 87,825	$ 197,871
Expenditures:					
Administration	$ 38,191	$ 18,277	$ 24,370	$ 34,315	$ 32,811
Tenant Services	-	-	-	750	-
Utilities	82,177	53,757	71,676	-	82,177
Maintenance					
Protective Services	17,413	11,892	15,856	48,551	16,649
Insurance	4,351	2,902	3,869	4,209	4,256
General Expense	404,094	128,282	171,043	-	61,978
Operating Transfer In (Out)	(19,269)	11,892	15,856	-	-
Total Expenses	$ 565,495	$ 203,218	$ 270,957	$ 87,825	$ 197,871
Net Income	$ (238,636)	$ 39,406	$ 52,541	$ -	$ -

Cambridge Heights II

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
HUD Grant Income	$ 233,943	$ 167,313	$ 223,084	$ 77,956	$ 217,523
Other Revenue	4,131	2,646	3,528	-	-
Total Revenue:	$ 238,074	$ 169,959	$ 226,612	$ 77,956	$ 217,523
Expenditures:					
Administration	$ 35,059	$ 16,742	$ 22,323	$ 31,478	$ 29,996
Utilities	73,589	110,981	147,974	-	73,589
Protective Services	15,352	10,485	13,980	42,724	14,679
Insurance	3,882	2,662	3,549	3,754	3,904
General Expense	269,578	35,287	47,049	-	95,355
Operating Transfer In (Out)	(16,987)	10,485	13,980	-	-
Total Expenses	$ 414,448	$ 165,671	$ 220,895	$ 77,956	$ 217,523
Net Income	$ (176,374)	$ 4,288	$ 5,717	$ -	$ -
	-				

Kingsbury Terrace

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
HUD Grant Income	$ 211,002	$ 248,528	$ 331,371	$ 315,943	$ 448,983
Other Revenue	259	17,293	23,057	-	-
Total Revenue:	$ 211,261	$ 265,821	$ 354,428	$ 315,943	$ 448,983
Expenditures:					
Administration	$ 22,561	$ 16,372	$ 21,829	$ 31,106	$ 29,580
Tenant Services	-	-	-	9,000	-
Utilities	120,546	174,375	232,500	202,157	232,500
Protective Services	26,140	-	-	-	-
Insurance	5,401	-	-	73,680	-
General Expense	255,100	146,068	194,757	-	186,902
Operating Transfer In (Out)	-	4,914	6,552	-	-
Total Expenses	$ 429,748	$ 331,901	$ 442,534	$ 315,943	$ 448,983
Net Income	$ (218,487)	$ (66,080)	$ (88,106)	$ -	$ -

Cambridge Senior					
Account	**FY 2025 Actual**	**YTD Actual**	**Annualized**	**2026 Budget**	**2027 Proposed Budget**
Revenue:					
HUD Grant Income	$ 452,193	$ 152,828	$ 203,771	$ 98,772	$ 197,839
Other Revenue	256	166	221	-	-
Total Revenue:	$ 452,449	$ 152,994	$ 203,992	$ 98,772	$ 197,839
Expenditures:					
Administration	$ 44,894	$ 11,310	$ 15,080	$ 20,723	$ 19,830
Utilities	148,293	101,381	135,174	-	120,546
Protective Services	-	17,852	23,802	72,825	24,993
Insurance	6,026	3,397	4,529	5,224	4,982
General Expense	483,799	16,613	22,151	-	27,488
Operating Transfer In (Out)	-	17,852	23,802	-	-
Total Expenses	$ 683,012	$ 132,701	$ 176,934	$ 98,772	$ 197,839
Net Income	$ (230,562)	$ 20,293	$ 27,057	$ -	$ -
	-				

Arlington Grove

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
HUD Grant Income	$ 315,865	$ 309,093	$ 412,124	$ 46,791	$ 383,600
Other Revenue	668	164	218	-	-
Total Revenue:	$ 316,534	$ 309,257	$ 412,342	$ 46,791	$ 383,600
Expenditures:					
Administration	$ 39,235	$ 21,616	$ 28,821	$ 40,962	$ 38,612
Tenant Services	960	-	-	-	-
Utilities	66,680	97,653	130,204	-	148,293
Insurance	5,176	3,683	4,911	5,829	5,402
General Expense	412,656	174,291	232,388	-	191,292
Total Expenses	$ 524,707	$ 297,243	$ 396,324	$ 46,791	$ 383,600
Net Income	$ (208,173)	$ 12,014	$ 16,019	$ -	$ -

North Sarah Ph I

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
HUD Grant Income	$ 243,279	$ 230,969	$ 307,958	$ 41,216	$ 297,420
Other Revenue	6,127	71	95	-	-
Total Revenue:	$ 249,406	$ 231,040	$ 308,053	$ 41,216	$ 297,420
Expenditures:					
Administration	$ 26,471	$ 18,451	$ 24,601	$ 35,324	$ 33,157
Tenant Services	-	-	-	885	-
Utilities	43,600	54,425	72,567	-	66,680
Insurance	4,056	3,368	4,490	5,007	4,939
General Expense	479,250	122,915	163,887	-	192,644
Total Expenses	$ 553,377	$ 199,158	$ 265,545	$ 41,216	$ 297,420
Net Income	$ (303,971)	$ 31,882	$ 42,509	$ -	$ -

North Sarah Ph II

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
HUD Grant Income	$ 161,352	$ 172,417	$ 229,889	$ 37,356	$ 213,916
Other Revenue	11,794	213	284	-	-
Total Revenue:	$ 173,145	$ 172,630	$ 230,173	$ 37,356	$ 213,916
Expenditures:					
Administration	$ 21,039	$ 12,827	$ 17,103	$ 23,845	$ 22,876
Utilities	32,480	36,029	48,038	-	43,600
Insurance	3,108	444	592	3,923	651
General Expense	246,433	87,379	116,505	9,588	146,789
Total Expenses	$ 303,060	$ 136,679	$ 182,239	$ 37,356	$ 213,916
Net Income	$ (129,915)	$ 35,951	$ 47,935	$ -	$ -

North Sarah Ph III

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
HUD Grant Income	$ 476,632	$ 125,253	$ 167,004	$ 21,968	$ 162,411
Other Revenue	26,999	5,211	6,948	-	-
Total Revenue:	$ 503,631	$ 130,464	$ 173,952	$ 21,968	$ 162,411
Expenditures:					
Administration	$ 34,768	$ 10,411	$ 13,881	$ 18,961	$ 18,469
Utilities	232,500	28,899	38,532	-	32,480
Insurance	-	3,828	5,104	3,007	5,614
General Expense	395,431	82,036	109,381	-	105,848
Total Expenses	$ 662,699	$ 125,174	$ 166,898	$ 21,968	$ 162,411
Net Income	$ (159,069)	$ 5,290	$ 7,054	$ -	$ -

Preservation Sq

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
HUD Grant Income	$ 88,557	$ 66,603	$ 88,804	$ 14,903	$ 88,164
Other Revenue	18	11	15	-	-
Total Revenue:	$ 88,575	$ 66,614	$ 88,819	$ 14,903	$ 88,164
Expenditures:					
Administration	$ 5,482	$ 2,793	$ 3,724	$ 13,321	$ 12,693
Utilities	16,275	9,402	12,536	-	16,275
Insurance	1,635	2,378	3,171	1,582	3,488
General Expense	193,782	50,997	67,996	-	55,708
Total Expenses	$ 217,174	$ 65,571	$ 87,427	$ 14,903	$ 88,164
Net Income	$ (128,599)	$ 1,044	$ 1,392	$ -	$ -

HOUSING CHOICE
VOUCHER PROGRAM

The Housing Choice Voucher Program is also comprised of Emergency Housing and other housing assistance voucher programs totaling $66.1 million projected for FYE 2027. The overall Tenant Based HCV Assistance program consists of estimated revenues of housing assistance and an administrative fee for managing the programs. The Housing Choice Voucher Program has 5,610 active participants with a utilization of 100%.

Administrative fees earnings for Column A have a projected rate of $74.64 and rate of $69.65 for Column B. In addition, administrative fee income is estimated with a Congressional proration rate of 100% for 2026.

Housing Choice Voucher

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
Grant Income	$ 66,356,406	$ 47,021,556	$ 62,695,408	$ 59,900,726	$ 65,254,878
Other Income	8,630	5,246	6,994	537,115	860,903
Total Revenue:	$ 66,365,035	$ 46,063,524	$ 62,702,402	$ 59,866,631	$ 66,115,781
Expenditures:					
Administration	$ 4,183,156	$ 2,559,566	$ 3,412,755	$ 4,576,749	$ 5,256,144
Tenant Services	89,424	6,017	8,023	2,500	2,625
Utilities	48,287	31,787	42,383	41,856	43,949
Ordinary Maintenance Contract	70,252	38,003	50,671	63,042	51,947
Protective Services	38,480	23,975	31,966	38,640	34,257
Insurance	210,738	158,121	210,828	232,821	250,530
General Expense	35,064	1,834	2,445	43,500	59,017
HAP Expense	60,311,995	43,308,236	57,744,315	54,862,523	60,417,312
Total Expenses	$ 64,987,396	$ 46,127,539	$ 61,503,386	$ 59,866,631	$ 66,115,781
Net Income	$ 1,377,639	$ (64,015)	$ 1,199,016	$ -	$ -

FY 2027
CENTRAL OFFICE BUDGETS

The Central Office (COCC) budget is an overview of all the expenses related to the operation of the St. Louis Housing Authority as a whole by individual revenue source.

St. Louis Housing Authority
FY 2027 - Central Office Budget

	Total Annual Budget	AMPS	From Public Housing	From Capital Fund 1410/1408	Housing Choice Voucher	CDA	ROSS	Non-Federal Funds
OPERATING RECEIPTS (REVENUE)								
Allocated Overhead from AMPS	1,124,527	-	1,124,527	-	-	-	-	-
Investment Income	170,522	-	500	-	-	-	-	170,022
Miscellaneous Income	92,344	-	85,000	-	7,344	-	-	-
Section 8 Administrative Fees	4,837,566	-	-	-	4,837,566	-	-	-
Section 8 Administrative Fee Reserves	847,490	-	-	-	847,490	-	-	-
Capital Fund Administrative 1410 (Allocation)	1,093,730	-	-	1,093,730	-	-	-	-
ROSS FSS Grant Transfer (1168/1868)	349,211	-	-	-	-	-	349,211	-
Direct Project Charges to AMPS	984,565	984,565	-	-	-	-	-	-
Non-Federal Funds (Rent, Vending)	65,830	-	-	-	-	-	-	65,830
Other Government Grant -CDA (Reserves)	868,139	-	-	-	-	868,139	-	-
Total Receipts	**10,433,923**	**984,565**	**1,210,027**	**1,093,730**	**5,692,400**	**868,139**	**349,211**	**235,852**

OPERATING EXPENSES

Administration

	Total Annual Budget	AMPS	From Public Housing	From Capital Fund 1410/1408	Housing Choice Voucher	CDA	ROSS	Non-Federal Funds
Administrative Salaries	5,293,447	628,659	679,055	550,331	3,129,454	15,756	229,592	60,600
FICA	401,950	48,092	51,268	41,647	237,537	1,205	17,564	4,636
Medical Benefits	635,416	104,179	42,741	61,660	373,981	-	52,856	-
Retirement Benefits/Life Insurance	541,032	83,643	49,137	58,307	311,335	-	30,547	8,063
Federal and State Unemployment	55,086	6,747	7,048	5,798	32,389	83	2,385	636
Second Injury Fund (Worker's Comp)	2,000	-			2,000			
Long Term Disability	4,124	710	346	397	2,325	-	347	-
Dental Benefits	18,537	3,531	949	1,412	11,321	-	883	441
Cell Phone Allowance	13,798	2,508	1,764	798	5,706	-	3,023	-
Beneflex	25,000	5,000	3,000	3,000	14,000	-	-	-
Legal Expense (Legal)	37,800		3,308	7,455	21,788	-	-	5,250
Staff Training	34,423		4,676	2,768	17,529	-	1,575	7,875
Travel/Meetings/Mileage	17,314		2,914	1,418	1,231	1,467	7,725	2,560
Accounting and Auditing Fees (Audit & Bookkeeping)	153,510		23,027	15,351	115,133	-	-	-
Office Supplies	38,047		4,935	3,360	21,352	2,100	1,050	5,250
Temporary Help	5,250		5,250	-	-	-	-	-
Postage	43,162		6,644	2,416	34,102	-	-	-
Advertising Expense	13,724		3,711	8,241	1,772	-	-	-
Printing & Publications	2,013		578	735	701	-	-	-
Membership Dues	39,050		5,003	3,335	30,044	-	404	263
Telephone	36,375		5,954	3,969	26,452	-	-	-
Maintenance Agreement - Office Equipment	9,054		3,165	2,110	3,779	-	-	-
Maintenance Agreement - Computer Equipment	2,138		866	578	694	-	-	-
Professional/Technical Consultant	471,595		47,226	134,791	176,648	102,430	-	10,500
Software	706,554		102,008	76,280	528,266	-	-	-
Internet/Data Lines	11,719		3,213	1,134	7,372	-	-	-
Computer Supplies	80,900		11,385	7,590	61,925	-	-	-
Other Administrative Expenses	79,170		9,035	5,796	48,064	-	-	16,275
Bank Service Charges	14,607		315	-	14,292	-	-	-
Office Equipment Repair	131		79	53	-	-	-	-
Subscriptions	908		604	53	252	-	-	-
D/A Testing Results	1,760		1,050	105	605	-	-	-
Copy Center Expense	32,130		4,820	3,213	24,098	-	-	-
Total Administration	**8,821,722**	**883,069**	**1,085,071**	**1,004,098**	**5,256,144**	**123,041**	**347,951**	**122,348**

Tenant Services

	Total Annual Budget	AMPS	From Public Housing	From Capital Fund 1410/1408	Housing Choice Voucher	CDA	ROSS	Non-Federal Funds
Salaries (Resident Services Salaries)	73,025	73,025	-	-	-	-	-	-
Ten Sal Employee Benefits (Benefits)	28,471	28,471	-	-	-	-	-	-
Recreation / Publications Other (Resident Service Mat	20,131		-	-	-	-	1,260	18,871
Tenant Contract Costs (Resident Services Contract)	22,340		2,625	-	2,625	-	-	17,090
Total Tenant Services	**143,968**	**101,496**	**2,625**	**-**	**2,625**	**-**	**1,260**	**35,961**

Utilities

	Total Annual Budget	AMPS	From Public Housing	From Capital Fund 1410/1408	Housing Choice Voucher	CDA	ROSS	Non-Federal Funds
Water	1,890		473	284	1,134	-	-	-
Electric	63,000		15,750	9,450	37,800	-	-	-
Gas	1,008		252	151	605	-	-	-
Sewer	7,350		1,838	1,103	4,410	-	-	-
Total Utilities	**73,248**	**-**	**18,312**	**10,987**	**43,949**	**-**	**-**	**-**

Ordinary Maintenance Materials

	Total Annual Budget	AMPS	From Public Housing	From Capital Fund 1410/1408	Housing Choice Voucher	CDA	ROSS	Non-Federal Funds
Custodial (Materials)	4,830		1,181	709	2,835	-	-	105
Electrical (Materials)	525		-	-	-	-	-	525
Plumbing (Materials)	105		-	-	-	-	-	105

	Total Annual Budget	AMPS	From Public Housing	From Capital Fund 1410/1408	Housing Choice Voucher	CDA	ROSS	Non-Federal Funds
Lawn Care (Materials)	105		-	-	-	-	-	105
Tools	105		-	-	-	-	-	105
Other	1,155		-	-	-	-	-	1,155
HVAC Materials	315		-	-	-	-	-	315
Hardware	840		-	-	-	-	-	840
Paint & Decorating Supplies	525		-	-	-	-	-	525
Materials - Cabinets/Doors/Windows	525		-	-	-	-	-	525
Sub-total Ordinary Maint Materials	**9,030**	**-**	**1,181**	**709**	**2,835**	**-**	**-**	**4,305**
Ordinary Maintenance Contracts								
Elevator	2,562		1,260	756	336	-	-	210
Trash Removal	4,822		1,103	662	3,058	-	-	-
Custodial Contract	37,851		7,552	4,973	25,326	-	-	-
Plumbing (Plumbing)	3,570		-	-	-	-	-	3,570
Snow Removal	11,361		2,625	1,575	7,161	-	-	-
Ground Maint (Lawn/Landscaping)	29,579		1,672	22,003	2,964	-	-	2,940
Gas & Oil	5,220		735	735	3,750	-	-	-
Maintenance Contract (HVAC)	15,750		-	-	-	-	-	15,750
Fire Protection	3,990		184	110	441	-	-	3,255
Vehicle Repairs	7,637		2,100	1,575	3,962	-	-	-
Other (Maintanence Other)	751,398		-	-	-	745,098	-	6,300
Building Repairs	21,000		-	-	-	-	-	21,000
Parking Lot Repairs	21,000		-	15,750	-	-	-	5,250
Contract Electrical	2,100		-	-	-	-	-	2,100
Contract Pest Extermination	3,164		656	394	2,114	-	-	-
Painting and Wall Repair	1,575		-	-	-	-	-	1,575
Contract-Cabinets/Countertops/Windows/Doors	1,575		-	-	-	-	-	1,575
Sub-total Ord Maint Contracts	**924,153**	**-**	**17,886**	**48,533**	**49,112**	**745,098**	**-**	**63,525**
Protective Services								
Alarm	1,155		289	173	693	-	-	-
Contract Security (Security Contracts)	46,857		7,976	5,317	33,564	-	-	-
Total Protective Services	**48,012**	**-**	**8,264**	**5,490**	**34,257**	**-**	**-**	**-**
General Expense								
Workmen's Comp Claims	132,588		41,069	-	91,519	-	-	-
Auto Insurance	36,963		8,748	3,941	24,275	-	-	-
Property Insurance (Insurance)	30,289		7,776	4,503	18,011	-	-	-
Cyber Security Insurance	15,462		3,866	2,319	9,277	-	-	-
Honesty Bonding-Fidelity Insurance	4,796		480	480	3,837	-	-	-
Liability Insurance	6,171		1,142	533	2,133	-	-	2,363
Workers Compensation (Insurance)	119,264		11,927	11,927	95,410	-	-	-
Other General Expense	68,257		1,680	210	59,017	-	-	7,350
Total General	**413,790**	**-**	**76,687**	**23,913**	**303,479**	**-**	**-**	**9,713**
Total Expenses	**10,433,924**	**984,565**	**1,210,027**	**1,093,730**	**5,692,400**	**868,139**	**349,211**	**235,852**
Cash Flow from Operations	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

CDA

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
Grant Income	$ -	$ 437,465	$ 583,286	$ 119,345	$ 868,139
Total Revenue:	$ -	$ 437,465	$ 583,286	$ 119,345	$ 868,139
Expenditures:					
Administration	$ 56,375	$ 16,621	$ 22,162	$ -	$ 20,612
Ordinary Maintenance Contract	-	605,377	807,169	119,345	847,527
Total Expenses	$ 56,375	$ 621,998	$ 829,331	$ 119,345	$ 868,139
Net Income	$ (56,375)	$ (184,533)	$ (246,045)	$ -	$ -

Non Federal Funds

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
Other Income	449,647	212,353	283,138	159,560	235,852
Total Revenue:	449,647	212,353	283,138	159,560	235,852
Expenditures:					
Administration	170,749	126,922	169,229	420,149	122,348
Tenant Services	43,547	91,849	122,465	2,500	35,961
Ordinary Maintenance Contract	30,438	36,081	48,107	-	67,830
Insurance	2,325	251	335	-	2,363
General Expense	48,691	10,000	13,333	9,750	7,350
Total Expenses	295,750	265,102	353,469	432,399	235,852
Net Income	153,897	(52,749)	(70,332)	(272,839)	-

ROSS

Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
Grant Income	$ 337,328	$ 204,259	$ 272,345	$ 333,052	$ 349,211
Total Revenue:	$ 337,328	$ 204,259	$ 272,345	$ 333,052	$ 349,211
Expenditures:					
Administration	$ 326,567	$ 228,405	$ 304,540	$ 151,628	$ 347,951
Tenant Services	761	900	1,200	181,424	1,260
General Expense	337,328	229,305	305,740	333,052	349,211
Total Expenses	$ 337,328	$ 229,305	$ 305,740	$ 333,052	$ 349,211
Net Income	$ -	$ (25,046)	$ (33,395)	$ -	$ -

Blended Component Unit- Kingsbury

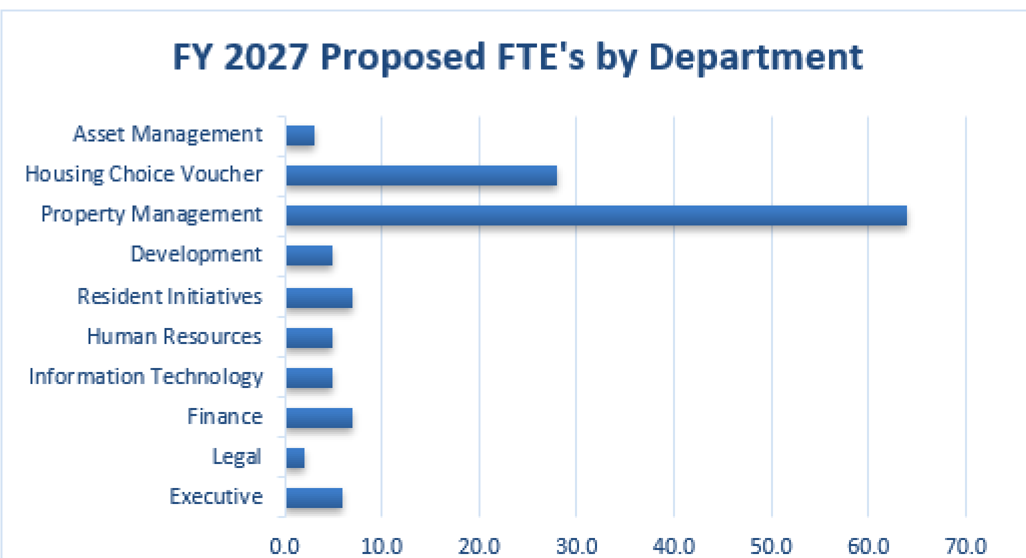
Account	FY 2025 Actual	YTD Actual	Annualized	2026 Budget	2027 Proposed Budget
Revenue:					
Net Tenant Rental Revenue	$ 331,778	$ 229,950	$ 344,925	$ 347,136	$ 362,830
Grant Income	584,403	301,639	452,459	181,826	422,251
Other Income	86,231	1,695	2,542	-	2,669
Total Revenue:	$ 1,002,413	$ 533,284	$ 799,926	$ 528,962	$ 787,749
Expenditures:					
Administration	$ 176,786	$ 86,951	$ 130,426	$ 161,373	$ 199,253
Tenant Services	5,589	4,392	6,587	-	6,917
Utilities	267,836	229,112	343,668	-	-
Ordinary Maintenance Salaries	165,767	86,292	129,438	131,793	157,396
Ordinary Maintenance Materials	19,716	21,717	32,575	27,070	34,204
Ordinary Maintenance Contract	322,441	208,431	312,647	272,363	322,449
Protective Services	83,993	64,708	97,061	80,026	101,915
Insurance	69,668	42,165	63,247	10,000	66,409
General Expense	206,313	4,730	7,095	5,200	8,062
Operating Transfer In (Out)	-	52,536	78,804	-	82,744
Total Expenses	$ 1,132,628	$ 693,024	$ 1,039,536	$ 528,962	$ 787,750
Net Income	$ (130,215)	$ (159,740)	$ (239,610)	$ -	$ -

FY 2027
PERSONNEL SUMMARY

GENERAL OVERVIEW

The FY 2027 proposed staffing level for the St. Louis Housing Authority is set at 132 FTE staff. The personnel costs are estimated at $10.3 million, which includes the site staff as mentioned above. The increase also includes a 4% raise for all non-probationary staff employed with SLHA on October 1, 2026.

DEPARTMENT	FY 2027 Budgeted FTE	% of Total
Executive	6.0	5%
Legal	2.0	2%
Finance	7.0	5%
Information Technology	5.0	4%
Human Resources	5.0	4%
Resident Initiatives	7.0	5%
Development	5.0	4%
Property Management	64.0	48%
Housing Choice Voucher	28.0	21%
Asset Management	3.0	2%
TOTAL	**132.0**	



ST. LOUIS
HOUSING
AUTHORITY

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Executive Director Report

ST. LOUIS HOUSING AUTHORITY

At the corner of family and future

Executive Department

3520 Page Blvd. ■ St. Louis, MO 63106 ■ p 314.531-4770 ■ f 314.531.0184 ■ tdd 314.286.4223 ■ www.slha.org

MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: September 17, 2026

Subject: Executive Director Report

This report provides a brief overview of SLHA's program management and community initiatives. For more detailed information, please refer to the accompanying monthly activity reports.

1. Housing Choice Voucher Operations & Homeownership

HCV Performance. The Housing Choice Voucher (HCV) program continues to demonstrate strong utilization and administrative performance. The program is currently operating at 100% utilization and has achieved a 98% recertification rate. Current projections indicate that SLHA will achieve SEMAP High Performer status for the current fiscal year.

Bridge to Homeownership. Strong HCV operations have created a foundation for SLHA to expand opportunities for participants through its Bridge to Homeownership program. The Agency recently presented the program to the Realtists of Metropolitan St. Louis, expanding awareness and providing practical guidance to realtors assisting voucher households through the homeownership process. The program also recently celebrated its first participant home purchase—a newly constructed home purchased from Northside Community Housing Development.

National Homeownership Cohort. SLHA, LRA, and ASCEND STL recently concluded participation in the Center for Community Progress' national HCV-to-Homeownership Cohort. The partners are investigating a framework to convert vacant LRA properties into new homeownership opportunities for qualified HCV participants, furthering SLHA's goal of creating 500 new homeowners.

2. Public Housing Operations & Portfolio Repositioning

Occupancy & Unit Availability. Occupancy remains an important operational priority for SLHA. Portfolio occupancy declined at the end of August, with tenant attrition (21) outpacing new move-ins (10). Fifteen sites reached occupancy rates of 90% or higher, including three sites exceeding the 95% threshold. There are currently 318 unleased units across the portfolio, including 189 that have been vacant for more than 180 days—43 at SLHA-managed sites and 146 at mixed-finance properties. Staff are prioritizing unit turns and leasing activity, particularly at sites with concentrated vacancies.

City of St. Louis Investment. SLHA appreciates the City of St. Louis' $2.7 million in support for preservation and expansion of housing opportunities, including a $2 million portfolio award for unit rehabilitation and a special $700,000 allocation for Parkview Apartments. The above investments support approximately 100 units turns, with current planning reflecting an average cost of approximately $43,000 per unit.

Site	In Planning	In Process	Delivered	Total
Samuel Shepard	—	3	6	9
Page Manor	—	10	—	10
Lookaway (LPI)	—	—	5	5
McMillan I	—	6	—	6
McMillan II	—	6	—	6
TBD	24	—	—	24
Parkview	—	7	33	40
Portfolio Total	**24**	**32**	**44**	**100**

The above investments are in addition to last years' $250,000 award supporting rehousing for disaster-impacted households, which has been fully expended.

Capital Needs & Repositioning. The above occupancy challenges, however, must also be viewed in the broader context of the physical condition and long-term capital needs of the portfolio. SLHA's portfolio continues to face significant capital needs, making asset repositioning essential to long-term portfolio stability and viability. Approximately 30% of the portfolio is advancing through RAD, creating opportunities to access additional capital, address deferred needs, and establish more sustainable operating structures while preserving housing opportunities for generations to come.

3. Public Safety, Emergency Preparedness & Resilience

SLMPD Services Agreement. SLHA's contract with SLMPD is approaching its renewal period. The Agency has been engaged in renewal discussions with SLMPD leadership, with management evaluating updates related to staffing capacity, deployment flexibility, and compensation. SLHA is also re-evaluating the feasibility of extending rent-free housing for officers at select public housing communities as an additional community-policing strategy. SLHA values its 25-year partnership with SLMPD and looks forward to preserving these critical services for SLHA residents and communities.

Emergency Preparedness. SLHA recently participated in a two-day PHA Disaster Readiness, Response and Recovery Convening with HUD and FEMA leadership and peer PHAs from across Regions VII and VIII. The convening provided an opportunity to strengthen preparedness and recovery practices, share best practices with peers, and incorporate lessons learned from major disasters into SLHA's resilience planning.

4. Resident & Community Engagement

SLHA continues to strengthen resident connections and community partnerships through programming focused on seniors, youth wellness, and neighborhood engagement.

Senior Engagement. Five members of SLHA's Circle of Friends senior program received all-expenses-paid opportunities to participate in the Paula J. Carter Center's Missouri Institute on Meaningful Aging (MIMA). The institute brought together more than 160 older adults from across Missouri for educational programming to address topics, including chronic disease self-management, health information and program delivery, and current research and data affecting older adults. In recognition of the strength of the Circle of Friends program and the experiences of its participants, SLHA residents were invited to offer special remarks to attendees during the conference closing ceremony. Their participation reinforced SLHA's commitment to ensuring that older residents have opportunities to lend their voice and experience to broader community conversations.

Youth & Wellness. S.E.E.D.S. youth partnered with City Faces on a mental-health public awareness campaign and were selected to unveil the campaign at the Black Male Suicide Awareness Initiative press conference hosted by the Organization for Black Struggle. SLHA will continue supporting this work by hosting a team for the American Foundation for Suicide Prevention's Out of the Darkness Community Walk on September 27.

National Night Out. SLHA will partner with community organizations for National Night Out on October 6 at James House Apartments in the Ville neighborhood, strengthening relationships among residents, community partners, and law enforcement, while promoting neighborhood safety and positive police-community relationships.

Trunk or Treat. SLHA is excited to partner with Cardinal Glennon Children's Hospital for SLHA's first Trunk or Treat on October 24. Staff and community volunteers will help create a welcoming, family-focused community event and are encouraged to bring creative trunk themes and engage with residents and families.

Together, these efforts reflect an important aspect of SLHA's work: strengthening communities, building meaningful relationships with residents, partners, and the broader St. Louis community.