



ST. LOUIS
HOUSING
AUTHORITY

MONTHLY ACTIVITY REPORTS



OCTOBER 22

6
2026

Out of the Darkness Suicide Prevention Walk

MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: October 16, 2026

Subject: Monthly Activities Report

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

I. Public Housing Program Activities

- Asset Management Memo
- Occupancy Summary
- Move-Out Analysis
- Demographic Summary Report
- Housing Authority Unit Crime Summary Report
- Public Housing Cash Activity as of August 2026
- Financial Condition Indicators as of August 2026
- Management Operations Indicators as of August 2026

II. Housing Choice Voucher (Section 8) Program Activities

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

III. Finance

- Income Statement as of August 2026

IV. Development Activities

- Development and Modernization

V. Resident Initiatives

VI. Legal Activities

- Procurement

VII. Communications

VIII. Human Resources Activities

PUBLIC HOUSING PROGRAM

MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Paul Werner, Director of Policy and Procurement

DATE: October 7, 2026

SUBJECT: Asset Management Board Report

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

Management Meetings: To monitor the performance of SLHA's public housing portfolio, Asset Management issues monthly property performance letters to management for SLHA's mixed-finance developments. Asset Management tracks key performance indicators (occupancy, unit turnaround and late recertifications), which are discussed in regular monthly meetings held with each SLHA management agent.

NSPIRE: In April, SLHA issued Notices of Default to several mixed-finance properties for failure to comply with Public Housing Requirements pertaining to HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE). In September, McCormack Baron Management resolved all outstanding corrective actions for Renaissance Phase I and III (AMPs 50, 59) and the Gardens at Renaissance (AMP 55).

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

Trespass and Ban: Asset Management continues to coordinate with management and the SLMPD Housing Unit to implement SLHA's Trespass and Ban Policy. Currently, twenty-five (25) individuals are on SLHA's Trespass and Ban List.

Offline Units: Asset Management continues to identify offline units throughout the SLHA portfolio and submit requests to HUD. In accordance with HUD regulations, offline units can include units identified for major repair/renovation, casualty loss and units approved for non-housing uses (such as an office). Below please find an update on the current HUD-approved offline units.

Number of HUD Approved Units (Start of the month)	412
New Requests Submitted to HUD (# of units)	37
Extension Requests Submitted to HUD (# of units)	13

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

Current HUD Reporting Rate:

September	*
HUD GOAL	95%

*Scores did not post correctly on HUD's system and will be reported next month.

Prior Months:

August	July	June
95.93%	96.31%	93.37%

Public Housing Occupancy

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

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

Public Housing Occupancy

AMP #	DEVELOPMENT	# UNITS	4/1/2026			5/1/2026			6/1/2026			7/1/2026			8/1/2026			9/1/2026		
			Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %
MO001000002	Clinton-Peabody	281	186	88	92.6%	187	86	91.5%	187	86	91.5%	187	85	90.4%	187	81	86.2%	192	79	88.8%
MO001000010	James House	126	2	119	96.0%	2	119	96.0%	2	119	96.0%	2	117	94.4%	2	117	94.4%	2	118	95.2%
MO001000013	Euclid Plaza Elderly	108		104	96.3%		104	96.3%		104	96.3%		103	95.4%		102	94.4%		98	90.7%
MO001000017	West Pine	99		92	92.9%		92	92.9%		91	91.9%		89	89.9%		90	90.9%		89	89.9%
MO001000019	Parkview Elderly	295	97	186	93.9%	97	189	95.5%	95	188	94.0%	95	185	92.5%	94	183	91.0%	108	182	97.3%
MO001000028	Badenhaus/Badenfest	121		115	95.0%		117	96.7%		114	94.2%		116	95.9%		115	95.0%		112	92.6%
MO001000034	LaSalle Park	148		144	97.3%		141	95.3%		141	95.3%		140	94.6%		139	93.9%		138	93.2%
MO001000037	Cochran Plaza	78	10	55	80.9%	10	55	80.9%	9	54	78.3%	9	55	79.7%	9	55	79.7%	9	55	79.7%
MO001000038	Southside Scattered Sites	143	19	108	87.1%	19	106	85.5%	15	107	83.6%	15	107	83.6%	15	107	83.6%	15	106	82.8%
MO001000041	Northside Scattered Sites	128	64	58	90.6%	64	57	89.1%	37	57	62.6%	37	61	67.0%	37	61	67.0%	37	60	65.9%
MO001000044	Murphy Park I	93	24	55	79.7%	24	55	79.7%	24	53	76.8%	23	54	77.1%	23	53	75.7%	23	53	75.7%
MO001000045	Murphy Park II	64	11	49	92.5%	11	49	92.5%	11	49	92.5%	11	49	92.5%	11	49	92.5%	11	48	90.6%
MO001000046	Murphy Park III	65	2	53	84.1%	2	52	82.5%	2	51	81.0%	2	51	81.0%	2	51	81.0%	2	51	81.0%
MO001000047	King Louis Square	36		33	91.7%		33	91.7%		33	91.7%		33	91.7%		33	91.7%		32	88.9%
MO001000048	Les Chateaux	40		38	95.0%		37	92.5%		37	92.5%		36	90.0%		35	87.5%		36	90.0%
MO001000049	King Louis Square II	44		43	97.7%		43	97.7%		43	97.7%		43	97.7%		43	97.7%		42	95.5%
MO001000050	Renaissance PI @ Grand	62		51	82.3%		49	79.0%		48	77.4%		47	75.8%		48	77.4%		48	77.4%
MO001000052	King Louis III	24	2	22	100.0%	2	21	95.5%	2	21	95.5%	2	21	95.5%	2	21	95.5%	2	21	95.5%
MO001000054	Sr. Living at Renaissance PI	75		69	92.0%		69	92.0%		69	92.0%		69	92.0%		68	90.7%		68	90.7%
MO001000055	Gardens at Renaissance PI	22		21	95.5%		21	95.5%		21	95.5%		21	95.5%		20	90.9%		20	90.9%
MO001000056	Cahill House	80		76	95.0%		75	93.8%		74	92.5%		75	93.8%		74	92.5%		75	93.8%
MO001000057	Renaissance PI @ Grand II	36	1	33	94.3%		32	88.9%		32	88.9%		32	88.9%		32	88.9%		32	88.9%
MO001000058	Cambridge Heights	46		14	30.4%		14	30.4%		12	26.1%		12	26.1%		12	26.1%		12	26.1%
MO001000059	Renaissance Place @ Grand III	50	2	46	95.8%	2	46	95.8%	2	46	95.8%	2	46	95.8%	2	46	95.8%	2	46	95.8%
MO001000060	Cambridge Heights II	44		20	45.5%		19	43.2%		20	45.5%		19	43.2%		19	43.2%		19	43.2%
MO001000061	Kingsbury Terrace	120	2	112	94.9%	2	114	96.6%	2	114	96.6%	2	110	93.2%	2	109	92.4%	2	111	94.1%
MO001000062	Sr. Living at Cambridge Heights	75		65	86.7%		65	86.7%		65	86.7%		65	86.7%		62	82.7%		63	84.0%
MO001000063	Arlington Grove	70		65	92.9%		65	92.9%		64	91.4%		59	84.3%		59	84.3%		59	84.3%
MO001000064	North Sarah	59	3	50	89.3%	3	51	91.1%	3	51	91.1%	3	49	87.5%	3	49	87.5%	3	49	87.5%
MO001000065	North Sarah II	46	3	36	83.7%	3	37	86.0%	3	37	86.0%	3	36	83.7%	3	35	81.4%	3	35	81.4%
MO001000066	North Sarah III	35	1	30	88.2%	1	29	85.3%	1	29	85.3%	1	29	85.3%	1	29	85.3%	1	29	85.3%
MO001000067	Preservation Square I	19		16	84.2%		16	84.2%		17	89.5%		17	89.5%		17	89.5%		19	100.0%
TOTAL		2,732	429	2,066	89.7%	429	2,058	89.4%	395	2,047	87.6%	394	2,031	86.9%	393	2,014	86.1%	412	2,005	86.4%

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

Move-Out Analysis
September 1 - September 30, 2026

	September 2026		October 2025 - September 2026	
Abandonment of Unit	1	6.3%	21	6.7%
Deceased	-	-	37	11.9%
Did Not Like Unit	-	-	1	0.3%
Evicted-Legal Action	1	6.3%	61	19.6%
Incarcerated	-	-	-	-
Moved-In Legal	-	-	4	1.3%
Moved to HCV Prog S8	-	-	1	0.3%
Moved with Notice	11	68.8%	143	45.8%
Moved without Notice	-	-	12	3.8%
One Strike	-	-	4	1.3%
Nursing Home Placement	-	-	8	2.6%
Purchased Home	-	-	-	-
Relocation Transfer	-	-	2	0.6%
Transfer to Diff PH Unit	3	18.8%	18	5.8%
Total	16	100%	312	100%

Demographic Report
September 1 - September 30, 2026

	Disabled	Non-Disabled	Total
Number of Familes	641	1,443	2,084
Average Family Size	1.4	2.3	2.0
Average Age of Head of Household	58.1	46.2	49.9
Number of Youth Family Members (<18)	-	-	1,704
Average Age of Youth Family Members	-	-	10.8
Number of Senior (62+) Head of Household	303	333	636
Average Household Income	\$13,304	\$12,536	\$12,772
Number of Head of Households Employed	594	919	1,513
Average Monthly Rent	\$268.14	\$222.05	\$236.34
Average Cost of Uilties Paid by SLHA	\$5.49	\$32.79	\$24.39
Average Length of Occupancy (Years)	9.2	6.2	7.1

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	-	4	4
Any Other Combination	2	20	22
Asian Only	-	3	3
Black/African American Only	18	1,977	1,995
Native Hawaiian/Other Pacific Islander Only	-	1	-
White Only	2	42	44
White, American Indian/Alaskan Native	-	1	1
White, Black/African American	0	14	14
Total	22	2,062	2,084

NIBRS Crime Comparison by Neighborhood

AUGUST MONTHLY

2026 vs 2025

Neighborhood **Columbus Square**

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	0	0	0		4
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	1	0	1	∞	6
Rape	11A	0	0	0		1
Sodomy	11B	0	0	0		0
Sexual Assault with an Object	11C	0	0	0		0
Criminal Sexual Contact	11D	0	0	0		1
Aggravated Assault	13A	1	5	-4	-80%	23
Aggravated Assault with Firearm	13A	0	1	-1	-100%	11
Simple Assault	13B	3	3	0	0%	25
Intimidation	13C	1	0	1	∞	5
Incest	36A	0	0	0		0
Statutory Rape	36B	0	0	0		0
Human Trafficking, Commercial Sex Acts	64A	0	0	0		0
Human Trafficking, Involuntary Servitude	64B	0	0	0		0
	Total Person Crime	6	8	-2	-25.0%	65

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

NIBRS Crime Comparison by Neighborhood

AUGUST MONTHLY

2026 vs 2025

Neighborhood Columbus Square

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

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	3	0	3	∞	15
Drug Equipment Violations	35B	1	0	1	∞	5
Pornography/Obscene Material	370	0	0	0		2
Betting/Wagering	39A	0	0	0		0
Operating/Promoting/Assisting Gambling	39B	0	0	0		0
Gambling Equipment Violations	39C	0	0	0		0
Sports Tampering	39D	0	0	0		0
Prostitution	40A	0	0	0		0
Assisting or Promoting Prostitution	40B	0	0	0		0
Purchasing Prostitution	40C	0	0	0		0
Weapons Law Violations	520	2	3	-1	-33%	31
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	0	1	-1	-100%	5
Driving Under the Influence	90D	0	0	0		0
Drunkenness	90E	0	0	0		0
Family Offenses, Nonviolent	90F	0	0	0		0
Liquor Law Violations	90G	0	0	0		1
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	1	1	0	0%	7
	Total Society Crime	7	5	2	40.0%	66

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

NIBRS Crime Comparison by Neighborhood

AUGUST MONTHLY

2026 vs 2025

Neighborhood Covenant Blu Grand Center

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	0	0	0		2
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	0	0	0		4
Rape	11A	0	0	0		0
Sodomy	11B	0	0	0		1
Sexual Assault with an Object	11C	0	0	0		0
Criminal Sexual Contact	11D	0	0	0		0
Aggravated Assault	13A	1	2	-1	-50%	26
Aggravated Assault with Firearm	13A	0	0	0		7
Simple Assault	13B	3	5	-2	-40%	47
Intimidation	13C	1	0	1	∞	7
Incest	36A	0	0	0		0
Statutory Rape	36B	0	0	0		0
Human Trafficking, Commercial Sex Acts	64A	0	0	0		0
Human Trafficking, Involuntary Servitude	64B	0	0	0		0
	Total Person Crime	5	7	-2	-28.6%	87

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	0	1	-1	-100%	10
Carjacking	120	0	0	0		1
Arson	200	0	0	0		0
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	1	2	-1	-50%	17
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	0	1	-1	-100%	5
Theft From Building	23D	4	1	3	300%	24
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	3	1	2	200%	17
Theft From Motor Vehicle Parts/Accessories	23G	4	0	4	∞	14
All Other Larceny	23H	2	2	0	0%	15
Motor Vehicle Theft	240	2	1	1	100%	20
Counterfeiting/Forgery	250	0	0	0		1
False Pretense/Swindle/Confidence Game	26A	0	0	0		0
Credit Card/Automatic Teller Machine Fraud	26B	0	0	0		1
Impersonation	26C	0	0	0		0
Welfare Fraud	26D	0	0	0		0
Wire Fraud	26E	0	0	0		0
Identity Theft	26F	0	0	0		0

NIBRS Crime Comparison by Neighborhood

AUGUST MONTHLY

2026 vs 2025

Neighborhood Covenant Blu Grand Center

Property	NIBRS	2026	2025	Diff	Change	YTD
Hacking/Computer Invasion	26G	0	0	0		0
Embezzlement	270	0	0	0		0
Stolen Property Offenses	280	2	0	2	∞	11
Destruction/Damage/Vandalism of Property	290	8	7	1	14%	67
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
	Total Property Crime	26	16	10	62.5%	202

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	2	0	2	∞	10
Drug Equipment Violations	35B	0	0	0		2
Pornography/Obscene Material	370	0	0	0		0
Betting/Wagering	39A	0	0	0		0
Operating/Promoting/Assisting Gambling	39B	0	0	0		0
Gambling Equipment Violations	39C	0	0	0		0
Sports Tampering	39D	0	0	0		0
Prostitution	40A	0	0	0		0
Assisting or Promoting Prostitution	40B	0	0	0		0
Purchasing Prostitution	40C	0	0	0		0
Weapons Law Violations	520	3	3	0	0%	23
Animal Cruelty	720	0	0	0		1
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	0	1	-1	-100%	1
Driving Under the Influence	90D	0	0	0		0
Drunkenness	90E	0	0	0		0
Family Offenses, Nonviolent	90F	0	0	0		2
Liquor Law Violations	90G	0	0	0		0
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	0	2	-2	-100%	10
	Total Society Crime	5	6	-1	-16.7%	49

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

NIBRS Crime Comparison by Neighborhood

AUGUST MONTHLY

2026 vs 2025

Neighborhood Lasalle Park

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	0	1	-1	-100%	0
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	1	0	1	∞	1
Rape	11A	0	0	0		0
Sodomy	11B	0	0	0		1
Sexual Assault with an Object	11C	0	0	0		0
Criminal Sexual Contact	11D	0	0	0		0
Aggravated Assault	13A	1	3	-2	-67%	9
Aggravated Assault with Firearm	13A	0	0	0		5
Simple Assault	13B	5	2	3	150%	16
Intimidation	13C	0	0	0		1
Incest	36A	0	0	0		0
Statutory Rape	36B	0	0	0		0
Human Trafficking, Commercial Sex Acts	64A	0	0	0		0
Human Trafficking, Involuntary Servitude	64B	0	0	0		0
Total Person Crime		7	6	1	16.7%	28

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

NIBRS Crime Comparison by Neighborhood

AUGUST MONTHLY

2026 vs 2025

Neighborhood Lasalle Park

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

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	2	0	2	∞	6
Drug Equipment Violations	35B	1	0	1	∞	3
Pornography/Obscene Material	370	0	0	0		0
Betting/Wagering	39A	0	0	0		0
Operating/Promoting/Assisting Gambling	39B	0	0	0		0
Gambling Equipment Violations	39C	0	0	0		0
Sports Tampering	39D	0	0	0		0
Prostitution	40A	0	0	0		0
Assisting or Promoting Prostitution	40B	0	0	0		0
Purchasing Prostitution	40C	0	0	0		0
Weapons Law Violations	520	0	2	-2	-100%	10
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	0	0	0		6
Driving Under the Influence	90D	0	0	0		0
Drunkenness	90E	0	0	0		0
Family Offenses, Nonviolent	90F	0	0	0		1
Liquor Law Violations	90G	0	0	0		0
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	0	0	0		4
Total Society Crime		3	2	1	50.0%	30

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

NIBRS Crime Comparison by Neighborhood

AUGUST MONTHLY

2026 vs 2025

Neighborhood Peabody Darst Webbe

Person	NIBRS	2026	2025	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	0	0	0		2
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	0	0	0		0
Rape	11A	0	0	0		0
Sodomy	11B	0	0	0		0
Sexual Assault with an Object	11C	0	0	0		0
Criminal Sexual Contact	11D	0	0	0		0
Aggravated Assault	13A	12	0	12	∞	19
Aggravated Assault with Firearm	13A	9	0	9	∞	12
Simple Assault	13B	2	4	-2	-50%	13
Intimidation	13C	1	0	1	∞	8
Incest	36A	0	0	0		0
Statutory Rape	36B	0	0	0		0
Human Trafficking, Commercial Sex Acts	64A	0	0	0		0
Human Trafficking, Involuntary Servitude	64B	0	0	0		0
Total Person Crime		15	4	11	275.0%	42

Property	NIBRS	2026	2025	Diff	Change	YTD
Robbery	120	0	0	0		1
Carjacking	120	0	0	0		0
Arson	200	0	0	0		0
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	3	0	3	∞	10
Pocket-picking	23A	0	0	0		1
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	0	2	-2	-100%	9
Theft From Building	23D	0	3	-3	-100%	3
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	1	1	0	0%	7
Theft From Motor Vehicle Parts/Accessories	23G	2	1	1	100%	3
All Other Larceny	23H	0	0	0		5
Motor Vehicle Theft	240	1	0	1	∞	4
Counterfeiting/Forgery	250	0	0	0		1
False Pretense/Swindle/Confidence Game	26A	0	0	0		1
Credit Card/Automatic Teller Machine Fraud	26B	0	0	0		3
Impersonation	26C	0	0	0		0
Welfare Fraud	26D	0	0	0		0
Wire Fraud	26E	0	0	0		0
Identity Theft	26F	0	0	0		0

NIBRS Crime Comparison by Neighborhood

AUGUST MONTHLY

2026 vs 2025

Neighborhood Peabody Darst Webbe

Property	NIBRS	2026	2025	Diff	Change	YTD
Hacking/Computer Invasion	26G	0	0	0		0
Embezzlement	270	0	0	0		0
Stolen Property Offenses	280	2	0	2	∞	3
Destruction/Damage/Vandalism of Property	290	7	6	1	17%	30
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		16	13	3	23.1%	81

Society	NIBRS	2026	2025	Diff	Change	YTD
Drug/Narcotic Violations	35A	1	0	1	∞	3
Drug Equipment Violations	35B	0	1	-1	-100%	1
Pornography/Obscene Material	370	0	0	0		0
Betting/Wagering	39A	0	0	0		0
Operating/Promoting/Assisting Gambling	39B	0	0	0		0
Gambling Equipment Violations	39C	0	0	0		0
Sports Tampering	39D	0	0	0		0
Prostitution	40A	0	0	0		0
Assisting or Promoting Prostitution	40B	0	0	0		0
Purchasing Prostitution	40C	0	0	0		0
Weapons Law Violations	520	5	3	2	67%	12
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	1	1	0	0%	8
Driving Under the Influence	90D	1	0	1	∞	1
Drunkenness	90E	0	0	0		0
Family Offenses, Nonviolent	90F	0	0	0		0
Liquor Law Violations	90G	0	0	0		0
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	2	1	1	100%	9
Total Society Crime		10	6	4	66.7%	34

Unspecified	NIBRS	2026	2025	Diff	Change	YTD
All Other Offenses	90Z	4	4	0	0%	24
Total Unspecified Crime		4	4	0	0.0%	24

PUBLIC HOUSING CASH ACTIVITY AS OF 08/01

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	8/1/26 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	8/1/26 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$18,178,227.98	SAFFRA NATIONAL BANK	4/1/2027	\$250,000.00
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$14,231.23	FEDERAL HOME LOAN	09/23/2026	\$197,837.60
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$544,646.23	HENDERSON STATE BANK	2/22/2027	\$249,906.68
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$707,518.37	CENTIER BANK CD	1/29/2027	\$249,927.80
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$322,205.79	METRO CREDIT UNION	2/29/2028	\$249,000.00
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$112,445.82	MERRICK BANK	11/19/2026	\$103,203.23
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$7,047.67	BANK OF AMERICA	12/18/2026	\$250,000.00
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,965.59	SONATA BANK	3/25/2027	\$245,000.00
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$240,380.84	WELLS FARGO	3/30/2027	\$250,000.00
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$3,030.19	CFG BANK	10/30/2026	\$244,906.80
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$9,055.93	FANNIE MAE	11/23/2026	\$242,965.56
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$221,434.13	PEOPLES BANK CORP	1/13/2027	\$249,937.83
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$734,881.67	JP MORGAN CHASE BANK NA CD	12/31/2026	\$244,013.63
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,480,012.72	FIRST BANK OF THE LAKE	10/26/2026	\$249,906.39
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$147,682.06	FIRST FEDERAL BANK	3/31/2027	\$244,923.18
		BANK OZK CD	3/4/2027	\$249,282.20
		SYNCHRONY BANK CD	4/8/2027	\$223,248.24
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$22,729,766.22	TOTAL INVESTMENTS		\$3,994,059.14

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

	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028	LaSalle Park AMP 000034
Indicator #1 - Quick Ratio (QR)							
FDS #							
111 Cash -unrestricted	\$ 3,453,562.82	\$ 286,837.71	\$ 112,414.82	\$ 110,805.70	\$ 621,361.03	\$ 333,638.30	\$ 1,186,637.47
114 Cash - tenant security deposits	\$ 14,761.11	\$ 24,207.85	\$ 38,517.53	\$ 30,892.09	\$ 53,706.33	\$ 24,640.70	\$ 41,732.00
115 Cash - restricted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 43,800.55	\$ 103,580.97	\$ 82,478.20	\$ 18,653.25	\$ 60,248.77	\$ 19,739.50	\$ 30,458.68
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 405,910.00	\$ 91,913.79	\$ 70,244.66	\$ 65,294.84	\$ 181,056.30	\$ 74,445.62	\$ 189,573.81
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 3,918,034.48	\$ 506,540.32	\$ 303,655.21	\$ 225,645.88	\$ 916,372.43	\$ 452,464.12	\$ 1,448,401.96
310 Total Current Liabilities	\$ 61,308.74	\$ 61,049.35	\$ 64,913.43	\$ 49,977.13	\$ 154,603.08	\$ 41,947.33	\$ 69,982.00
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
QR Denominator Total:	\$ 61,308.74	\$ 61,049.35	\$ 64,913.43	\$ 49,977.13	\$ 154,603.08	\$ 41,947.33	\$ 69,982.00
Quick Ratio:	63.91	8.30	4.68	4.51	5.93	10.79	20.70
Quick Ratio Score (max points 12):	12	12	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)							
FDS #							
111 Cash -unrestricted	\$ 3,453,562.82	\$ 286,837.71	\$ 112,414.82	\$ 110,805.70	\$ 621,361.03	\$ 333,638.30	\$ 1,186,637.47
114 Cash - tenant security deposits	\$ 14,761.11	\$ 24,207.85	\$ 38,517.53	\$ 30,892.09	\$ 53,706.33	\$ 24,640.70	\$ 41,732.00
115 Cash - restricted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 43,800.55	\$ 103,580.97	\$ 82,478.20	\$ 18,653.25	\$ 60,248.77	\$ 19,739.50	\$ 30,458.68
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 405,910.00	\$ 91,913.79	\$ 70,244.66	\$ 65,294.84	\$ 181,056.30	\$ 74,445.62	\$ 189,573.81
310 (-) Total Current Liabilities	\$ 61,308.74	\$ 297,146.96	\$ 64,913.43	\$ 49,977.13	\$ 154,603.08	\$ 41,947.33	\$ 69,982.00
MENAR Numerator Total:	\$ 3,856,725.74	\$ 209,393.36	\$ 238,741.78	\$ 175,668.75	\$ 761,769.35	\$ 410,516.79	\$ 1,378,419.96
Average Monthly Operating Expenses:							
96900 Total Operating Expenses	\$ 1,373,360.24	\$ 1,267,991.62	\$ 820,696.45	\$ 848,656.00	\$ 1,738,829.05	\$ 692,921.26	\$ 949,938.91
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Casualty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 124,850.93	\$ 115,271.97	\$ 74,608.77	\$ 77,150.55	\$ 158,075.37	\$ 62,992.84	\$ 86,358.08
MENAR:	30.89	1.82	3.20	2.28	4.82	6.52	15.96
MENAR Score (max points 11):	11	7.79	9.81	8.46	11	11	11

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

		Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028	LaSalle Park AMP 000034
Indicator #3 - Debt Service Coverage Ratio (DSCR)								
FDS #	Adjusted Operating Income:							
97000	Excess Operating Revenue over Operating Expenses	\$ 964,750.82	\$ (325,136.16)	\$ (123,343.90)	\$ (203,142.65)	\$ (217,505.29)	\$ 57,830.85	\$ 256,479.92
96700	Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 964,750.82	\$ (325,136.16)	\$ (123,343.90)	\$ (203,142.65)	\$ (217,505.29)	\$ 57,830.85	\$ 256,479.92
Annual Debt Service excluding CFFP debt*								
96710	Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720	Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020	Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:		0	0	0	0	0	0	0
DSCR Score (max points 2):		2	2	2	2	2	2	2
Overall AMP Score								
Indicator #1 - Quick Ratio (QR)		12	12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	7.79	9.81	8.46	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2	2
Project FASS score		25	21.79	23.81	22.46	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)		91	114	99	91	188	111	136
Weighted Value (Project FASS score times number of units)		2267	2479	2357	2038	4696	2773	3392
Total number of units in PHA's portfolio		91	114	99	91	188	111	136
Overall AMPs Financial Condition Indicator Score		25.00	21.79	23.81	22.46	25.00	25.00	25.00
*The denominator of FDS lines items is derived from the Operations Column of the FDS								

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

	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Quick Ratio (QR)				
FDS #				
111 Cash -unrestricted	\$ 1,085,945.00	\$ 448,559.63	\$ 1,097,729.33	\$ 462,784.61
114 Cash - tenant security deposits	\$ 17,427.00	\$ 32,403.61	\$ 31,077.42	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 52,143.75	\$ 63,075.28	\$ 20,238.21	\$ 304.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 123,804.09	\$ 126,333.04	\$ 233,017.48	\$ 20,321.53
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,279,319.84	\$ 670,371.56	\$ 1,382,062.44	\$ 488,716.45
310 Total Current Liabilities	\$ 650,499.48	\$ 56,031.09	\$ 60,539.93	\$ 14,633.54
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ 580,000.00	\$ -	\$ -	\$ -
QR Denominator Total:	\$ 70,499.48	\$ 56,031.09	\$ 60,539.93	\$ 14,633.54
Quick Ratio:	18.15	11.96	22.83	33.40
Quick Ratio Score (max points 12):	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)				
FDS #				
111 Cash -unrestricted	\$ 1,085,945.00	\$ 448,559.63	\$ 1,097,729.33	\$ 462,784.61
114 Cash - tenant security deposits	\$ 17,427.00	\$ 32,403.61	\$ 31,077.42	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 52,143.75	\$ 63,075.28	\$ 20,238.21	\$ 304.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 123,804.09	\$ 126,333.04	\$ 233,017.48	\$ 20,321.53
310 (-) Total Current Liabilities	\$ 70,499.48	\$ 56,031.09	\$ 60,539.93	\$ 14,633.54
MENAR Numerator Total:	\$ 1,208,820.36	\$ 614,340.47	\$ 1,321,522.51	\$ 474,082.91
Average Monthly Operating Expenses:				
96900 Total Operating Expenses	\$ 598,644.02	\$ 953,450.00	\$ 1,131,726.82	\$ 110,221.51
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 54,422.18	\$ 86,677.27	\$ 102,884.26	\$ 10,020.14
MENAR:	22.21	7.09	12.85	47.31
MENAR Score (max points 11):	11	11	11	11

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

	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #3 - Debt Service Coverage Ratio (DSCR)				
FDS # Adjusted Operating Income:				
97000 Excess Operating Revenue over Operating Expenses	\$ 12,333.12	\$ (191,259.86)	\$ 66,652.27	\$ 65,553.93
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 12,333.12	\$ (191,259.86)	\$ 66,652.27	\$ 65,553.93
Annual Debt Service excluding CFFP debt*				
96710 Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:	\$ -	\$ -	\$ -	\$ -
DSCR:	0	0	0	0
DSCR Score (max points 2):	2	2	2	2
Overall AMP Score				
Indicator #1 - Quick Ratio (QR)	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2
Project FASS score	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	60	112	66	20
Weighted Value (Project FASS score times number of units)	1502	2810	1644	504
Total number of units in PHA's portfolio	60	112	66	20
Overall AMPs Financial Condition Indicator Score	25.00	25.00	25.00	25.00
*The denominator of FDS lines items is derived from the Operations Column of the FDS				

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

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Occupancy Rate (OR)							
FDS #							
11210 Unit Months Leased		996	1,273	1,139	1,025	2,103	1,253
OR Numerator Total:		996	1,273	1,139	1,025	2,103	1,253
11190 Unit Months Available		1,088	1,365	1,188	1,089	2,254	1,331
OR Denominator Total:		1,088	1,365	1,188	1,089	2,254	1,331
Occupancy Rate:		0.91544	0.93260	0.95875	0.94123	0.93301	0.94140
Occupancy Rate Score (max points 16):		1	4	8	8	4	8
Indicator #2 - Tenant Accounts Receivable (TAR)							
FDS #							
(Maximum points 5)							
126 Accounts Receivable - Tenants		\$ 53,037.32	\$ 101,701.35	\$ 77,058.22	\$ 22,796.00	\$ 69,321.42	\$ 19,476.50
TAR Numerator Total:		\$ 53,037.32	\$ 101,701.35	\$ 77,058.22	\$ 22,796.00	\$ 69,321.42	\$ 19,476.50
70500 Total Tenant Revenue		\$ 60,878.37	\$ 163,316.27	\$ 194,458.36	\$ 200,030.73	\$ 492,176.07	\$ 226,241.89
TAR Denominator Total:		\$ 60,878.37	\$ 163,316.27	\$ 194,458.36	\$ 200,030.73	\$ 492,176.07	\$ 226,241.89
TAR:		87.0%	62.0%	40.0%	11.0%	14.0%	9.0%
TAR Score (max points 5):		0	0	2	5	5	5
Indicator #3 - Accounts Payable (AP)							
FDS #							
(Maximum points 4)							
312 Accounts Payable - Current		\$ 29,686.29	\$ 30,441.82	\$ 39,111.11	\$ 28,576.52	\$ 98,086.77	\$ 15,914.62
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 29,686.29	\$ 30,441.82	\$ 39,111.11	\$ 28,576.52	\$ 98,086.77	\$ 15,914.62
96900 Total Operating Expenses /12		\$ 124,850.93	\$ 115,271.97	\$ 74,608.77	\$ 77,150.55	\$ 158,075.37	\$ 62,992.84
AP Denominator Total:		\$ 124,850.93	\$ 115,271.97	\$ 74,608.77	\$ 77,150.55	\$ 158,075.37	\$ 62,992.84
AP:		0.24	0.26	0.52	0.37	0.62	0.25
AP Score (max points 4):		4	4	4	4	4	4
Overall AMP Score							
Indicator #1 - Occupancy Rate (OR)		1	4	8	8	4	8
Indicator #2 - Tenant Accounts Receivable (TAR)		0	0	2	5	5	5
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4	4
Physical condition adjustment		1	1	1	1	1	1
Neighborhood environment adjustment		1	0	1	0	0	0
Project MASS score (Maximum points 25)		7	9	16	18	14	18
Number of units in Project	1340	196	126	108	99	266	117
Weighted Value (Project MASS score times number of units)	16138	1372	1134	1728	1782	3724	2106
Total number of units in PHA's portfolio	1340	196	126	108	99	266	117
Overall AMPs Management Operations Indicator Score:	12.04	7.00	9.00	16.00	18.00	14.00	18.00

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

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Occupancy Rate (OR)					
FDS #					
11210 Unit Months Leased	1,558	610	1,148	649	238
OR Numerator Total:	1,558	610	1,148	649	238
11190 Unit Months Available	1,628	721	1,349	789	242
OR Denominator Total:	1,628	721	1,349	789	242
Occupancy Rate:	0.95700	0.84605	0.85100	0.82256	0.98347
Occupancy Rate Score (max points 16):	8	0	0	0	16
Indicator #2 - Tenant Accounts Receivable (TAR)					
FDS #					
(Maximum points 5)					
126 Accounts Receivable - Tenants	\$ 36,136.25	\$ 51,089.00	\$ 67,236.30	\$ 21,118.21	\$ 646.00
TAR Numerator Total:	\$ 36,136.25	\$ 51,089.00	\$ 67,236.30	\$ 21,118.21	\$ 646.00
70500 Total Tenant Revenue	\$ 178,486.36	\$ 33,531.27	\$ 126,883.17	\$ 22,216.61	\$ 25,481.45
TAR Denominator Total:	\$ 178,486.36	\$ 33,531.27	\$ 126,883.17	\$ 22,216.61	\$ 25,481.45
TAR:	20.0%	152.0%	53.0%	95.0%	3.0%
TAR Score (max points 5):	5	0	0	0	5
Indicator #3 - Accounts Payable (AP)					
FDS #					
(Maximum points 4)					
312 Accounts Payable - Current	\$ 25,367.61	\$ 56,327.43	\$ 28,872.38	\$ 31,653.10	\$ 8,076.87
313 Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:	\$ 25,367.61	\$ 56,327.43	\$ 28,872.38	\$ 31,653.10	\$ 8,076.87
96900 Total Operating Expenses /12	\$ 86,358.08	\$ 54,422.18	\$ 86,677.27	\$ 102,884.26	\$ 10,020.14
AP Denominator Total:	\$ 86,358.08	\$ 54,422.18	\$ 86,677.27	\$ 102,884.26	\$ 10,020.14
AP:	0.29	1.04	0.33	0.31	0.81
AP Score (max points 4):	4	2	4	4	2
Overall AMP Score					
Indicator #1 - Occupancy Rate (OR)	8	0	0	0	16
Indicator #2 - Tenant Accounts Receivable (TAR)	5	0	0	0	5
Indicator #3 - Accounts Payable (AP)	4	2	4	4	2
Physical condition adjustment	1	1	1	1	0
Neighborhood environment adjustment	1	1	0	1	1
Project MASS score (Maximum points 25)	19	4	5	6	24
Number of units in Project	148	69	116	92	3
Weighted Value (Project MASS score times number of units)	2812	276	580	552	72
Total number of units in PHA's portfolio	148	69	116	92	3
Overall AMPs Management Operations Indicator Score:	19.00	4.00	5.00	6.00	24.00

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 08/31/2026

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 4,833,016.09

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 187,509.46
	TOTAL INVESTED		\$ 187,509.46

SLHA - Housing Choice Voucher Income Statement

Period = Oct 2025-Aug 2026

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
REVENUE				
GRANT INCOME				
Section 8 HAP Earned	53,244,945.00	51,083,571.00	2,161,374.00	55,727,530.00
Section 8 Admin. Fee Income	4,518,114.00	4,145,350.00	372,764.00	4,522,203.00
Port-In Admin Fees Earned	14,563.32	0.00	14,563.32	0.00
Port In HAP Earned	301,654.72	0.00	301,654.72	0.00
TOTAL GRANT INCOME	58,079,277.04	55,228,921.00	2,850,356.04	60,249,733.00
OTHER INCOME				
Operating Shortfall Revenue	0.00	492,360.00	-492,360.00	537,115.00
Other Miscellaneous Income	5,245.71	0.00	5,245.71	0.00
TOTAL OTHER INCOME	5,245.71	492,360.00	-487,114.29	537,115.00
TOTAL INCOME	58,084,522.75	55,721,281.00	2,363,241.75	60,786,848.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,572,847.32	4,250,565.00	677,717.68	4,636,959.00
TOTAL TENANT SERVICES EXPENSES	6,290.06	2,288.00	-4,002.06	2,500.00
TOTAL UTILITY EXPENSES	43,620.15	38,368.00	-5,252.15	41,856.00
Total Materials	4,048.10	2,475.00	-1,573.10	2,700.00
Total Contract Costs	50,790.09	55,319.00	4,528.91	60,342.00
TOTAL MAINTENACE EXPENSES	54,838.19	57,794.00	2,955.81	63,042.00
TOTAL PROTECTIVE SERVICES	30,179.24	35,420.00	5,240.76	38,640.00
TOTAL INSURANCE PREMIUMS	179,654.76	213,400.00	33,745.24	232,821.00
TOTAL GENERAL EXPENSES	2,157.30	39,875.00	37,717.70	43,500.00
TOTAL OPERATING EXPENSES	3,889,587.02	4,637,717.26	748,130.24	5,059,318.00
TOTAL HOUSING ASSISTANCE PAYMENTS	54,487,935.62	51,083,571.00	-3,404,364.62	55,727,530.00
TOTAL EXPENSES	58,377,522.64	55,721,281.00	-2,656,241.64	60,786,848.00
NET INCOME	-292,999.89	0.00	-292,999.89	0.00



MEMORANDUM

To: Latasha Barnes, Executive Director

From: Carla Matthews, Director of Operations for HCV

Date: October 7, 2026

Subject: Housing Choice Voucher Board Report

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

HCV Programs

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

1) Housing Choice Voucher (Section 8)

The general HCV program assists very low-income, elderly and disabled families in affording decent and safe housing in the private market. There are approximately 5,610 active participants in the HCV program and approximately 5,179 families are on the waitlist. During this reporting period, no new HCV vouchers were issued and 240 families are currently searching for housing. Our current success rate is 70%.

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

July 2026	August 2026	September 2026
100%	100%	100%

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

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

A briefing was held on September 1, 2026. The HCV team is exploring new and innovative ways to house clients, work with community partners and boost efforts to increase landlord participation. HCV will continue to track and monitor the effectiveness of current utilization strategies and implement new strategies as needed. As additional trends and barriers emerge, HCV will adopt additional utilization strategies authorized per PIH Notice 2022-18.

2) Project-Based Vouchers

Project-based vouchers (PBVs) are a component of SLHA's Housing Choice Voucher (HCV) program. Per HUD guidance, SLHA can use up to 20% of its authorized voucher units to dedicate affordable housing units within a residential development. There are 236 active participants. No referrals were received during the month of September.

3) Emergency Housing Vouchers

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

4) HUD-VASH Vouchers

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

5) Bridge to Homeownership Vouchers

The Bridge to Homeownership program allows families that are assisted under the HCV program to use their voucher/subsidy to buy a home and receive monthly mortgage payment assistance. The Bridge to Homeownership program has 18 active participants.

6) Mainstream Vouchers

SLHA also administers a Mainstream Voucher program that targets vouchers directly to non-elderly persons with disabilities. The Mainstream Voucher program currently has a total of 81 Mainstream vouchers, with 66 active families under lease and four families are searching for housing. To promote maximum program utilization, HCV has taken the following steps: partnered with the Department of Human Services (DHS) to utilize available vouchers via the Emergency Winter Housing Pilot Program.

7) Tenant Protection Vouchers

Tenant Protection Vouchers (TPV) benefit the owner by helping preserve occupancy stability during the transition from one financing mechanism to another. The resulting rent security helps

create and preserve a short-term reliable income stream. TPVs are meant to ensure there is no displacement of low-income residents because of various actions, resulting in a loss of subsidy assistance. There are 181 active participants in the TPV program. Ten families are currently searching for a unit.

8) Foster Youth to Independence Vouchers

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

Program Maintenance

Recertification

Six hundred forty-five (645) annual recertifications were completed during this reporting period. The recertification process is now available to our participants online. SLHA will offer a paper form recertification at a participant's request as a reasonable accommodation. Currently, 189 annual recertifications are over 14 months past due. Staff is working to resolve outstanding recertifications by conducting weekly reviews of recertifications that are due and overtime is offered to staff for completion of recertifications.

Housing Quality Standards Inspections

During the reporting period, HCV conducted 606 inspections: 226 biennial inspections, 240 reinspections, 97 initial inspections, five quality controls and 38 special inspections. This represents a constant tread in the number of inspections over the past three months.

	July 2026	August 2026	September 2026
Biennial Inspections	209	279	226
Reinspection	301	252	240
Initial Inspections	96	88	97
Quality Control	9	12	5
Special Inspections	38	20	38
Total	654	651	606

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

SEMAP Indicators

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

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent

- Accurate verification of family income
- Timely annual reexaminations of family income
- Correct calculation of the tenant's share of the rent and the housing assistance payment
- Maintenance of a current schedule of allowances for tenant utility costs
- Ensure units comply with the housing quality standards before families enter into leases and PHAs enter into housing assistance contracts
- Timely annual housing quality inspections
- Performing of quality control inspections to ensure housing quality
- Ensure that landlords and tenants promptly correct housing quality deficiencies
- Ensure that all available housing choice vouchers are used
- Expand housing choice outside areas of poverty or minority concentration
- Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income.

Rent Café

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

	July 2026	August 2026	September 2026
HCV Participants	4976	5993	5997
Landlords	2039	2037	2039
Total	7015	8030	8036

Family Self Sufficiency

The Family Self Sufficiency (FSS) program helps families in HUD-assisted rental housing to improve financial security and build financial capability and assets. The FSS program provides participants with case management/financial coaching and an escrow incentive that allows them to apply income increases towards saving goals. Currently, 75 participants are enrolled and approximately 35 participants have escrow accounts.

New Business/Upcoming Events

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

St. Louis Housing Authority

S8 Waitlist Breakdown Summary

By Bedroom Size

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

Demographic Report
Housing Choice Voucher Program
September 1, 2026 - September 30, 2026

HCV Programs	Disabled	Non-Disabled	Total
Number of Families	2167	2988	5155
Average Length of Occupancy (Years)	6	4	5
Average Age of Head of Household	58	44	51
Average Household Income	\$15,392.14	\$16,197.03	\$ 15,794.58
Average Family Size	2	3	2
Average Monthly Rent	\$241.49	\$272.88	\$257.18
Number of Head of Households Employed	19	1309	1328
Number of Senior (62+) Head of Household	1100	324	1424
Average Age of Youth Family Members	10	10	10
Number of Youth Family Members (<18)	361	4496	4857

Head of Household - Race / Ethnicity	Non Hispanic	Hispanic	Total
American Indian or Alaska Native Only	11		11
Any Other Combination	10		10
Asian Only	10		10
Black/African American Only	4841	3	4844
Native Hawaiian/Other Pacific Islander Only	7	1	8
White Only	264	2	266
White, Black/African American	6		6
Total	5149	6	5155

St. Louis Housing Authority
September 2026 Housing Choice Voucher Inspections Activity Report

	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	No Entry	Rescheduled	Vacant Unit	Number Canceled	Percent Complete
Biennials	230	226	4	118	0	68	0	4	0	5	98%
Initials	97	97	0	54	0	22	17	6	0	4	100%
Reinspections	245	240	5	123	0	74	35	0	0	7	98%
Quality Controls	5	5	0	2	0	3	0	0	0	0	100%
Specials	38	38	0	3	0	31	3	1	0	1	100%
Total	615	606	9	300	0	198	55	11	0	17	99%

Inspection Deficiency Statistical Report

Property: HCV

Inspected Date: 09/01/2026 - 09/30/2026

Primary Status: Fail

	Total Observations
Absent or insecure railings	2
Accessible windows cannot be locked	1
Air Conditioner (owner supplied) does not work; outside is above 90 degrees Fahrenheit (24 hr)	7
All burners not working (all burners have to be operable)	7
Badly cracked outlet	5
Badly cracked outlets	1
Broken or frayed wire	7
Broken wiring	2
Broken/missing steps or boards	17
Cannot open	4
Ceiling material is bulging and/or buckling and must be repaired	9
Ceiling surface is wet and has mold-like substances	26
Clogged	7
Cracked pane	6
Damaged floor boards	16
Dangerously loose, cracked panes	1
Does not shut	3
Door lock(s) are not operable	12
Electrical problem or condition that could result in shock or fire (24 hr)	1
Entry of significant ground water into unit (flooding of basement)	10
Evidence of sewer back-up	6
Excessive paint issues	3
Exhaust fan does not work	8
Exposed fuse/breaker box connections	2
Falling material	19
Falling surface materials (other than wall paper or paint)	3
Gas leak	1
Gas leakage	2
Gutter in poor condition	11
Gutters not securely attached	1
Gutters, downspouts and soffits have serious decay allowing significant water and air infiltration	8
Handrail missing (4 or more steps)	1
Heating equipment not capable of providing adequate heat	7
Heavy accumulation of large piles of trash and garbage in or around unit	1
Holes or cracks	80
Holes or cracks - air penetration	5
Improper types of wiring, connections or insulation	6
Internal water damage	7
Large cracks or holes	4
Large piles of garbage	4
Large sections of crumbling brick, stone or concrete	1

Large sections of damaged or missing parts (floor boards)	2
Leaking	38
Leaks	14
Light fixture hanging from electrical wires without other firm support of fixture	1
Lock(s) not fasten securely to door	8
Lock(s) striker plate not operable or fasten securely to frame (jamb)	27
Locks exterior door	32
Locks exterior window	1
Loose or damaged structural members	14
Loose sections of plaster which are in danger of falling	1
Loose, broken or missing step(s)	2
Major deterioration of wood support members resulting from water damage or termites	2
Major leak at main water drain and feed pipes	1
Major plumbing leaks or flooding, waterlogged ceiling or floor in imminent danger of failing (24 hr)	1
Mechanism within toilet does not work	4
Microwave does not work & No Oven/Stove	1
Missing cover plate	5
Missing cover plate on switch or outlets	4
Missing handrail	2
Missing outlet	1
Missing pane	2
No adequate air circulation	6
No cold water	5
No fixture	1
No fixture or outlet	4
No flush toilet	10
No hot water	7
No hot water (24hr)	9
No natural light	2
No outside/public entrance	9
No permanent fixture	3
No preparation space	1
No pressure relief valve	1
No railing	2
No Refrigerator	3
No sink	9
No smoke detector	52
No storage space	25
No Stove	2
No trash storage space	1
No tub or shower	8
No ventilation system, no window Install exhaust fan (Bathroom)	3
No water service (Annual only 24 hr)	1
No window	11
No window or exhaust fan	2
Non-insulated wiring	2
Not connected to a system that delivers hot and cold running water	14

Not connected to an acceptable drainage system	10
Not enough equipment	26
Not weatherized	15
One outlet	2
Other air pollution	3
Other hazards-tripping	5
Oven does not work	7
Overloaded circuits evidenced by frequently "blown/tripped" fuses	17
Permanent floor covering or floor boards which present serious tripping hazards	3
Poor condition	12
Presence of large holes	3
Refrigerator does not have capacity to store frozen food	2
Refrigerator not maintaining a low enough temperature to keep food from spoiling	5
Repair/replace leaking water heater	2
Ripped, torn or frayed stair coverings, such as carpets or mats	1
Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	4
Roof in poor condition	19
Roof leaks	13
Severe buckling or movement under walking stress	7
Severe buckling, bulging or leaning	2
Severe bulging	12
Severe floor damage caused by water from tub or shower	1
Severe leakage of water	2
Severe leaning	3
Severe structural defects indicating the potential for collapse	1
Signs of rats, mice or vermin	5
Sink is not connected to a properly operating drain system	5
Sink is not connected to water system to provide hot or cold water	3
Smoke detector not working	15
Stove does not work	4
Stove is missing oven door handle	5
Structure not connected to a sewer system	1
Temperature too high	2
There is no covered refuse disposal (covered dumpster, trash chute, local pick-up)	1
Toilet does not flush	1
Toilet does not work	12
Toilet is clogged	1
Tripping hazard	25
Undermining of footings, walls, posts or slabs	1
Unit cannot be entered without go through another unit	1
Unit has evidence of roach infestation	12
Unit has mice or rats as evidenced by mice and rat holes and or droppings	5
Unit's exterior door(s) to do not provide access to or egress from unit	2
Unprotected cliffs/quarries	1

Unsafe hallway	12
Unsecured handrail	9
Unsecured height protection	1
Unsupported fixture	14
Un-vented space or room heater	1
Wall holes allowing significant drafts to enter the unit	6
Water damage to interior ceiling (indicating leaks)	14
Window does not have a tight seal, allowing serious drafts to enter unit	5
Window must be openable to provide adequate ventilation (Bathroom)	1
Window must be openable to provide adequate ventilation (other rooms)	1
Window not openable designed to be opened	1
Total	1024

FINANCE

St. Louis Housing Authority

Balance Sheet

Period = Aug 2026

Book = Accrual

Current Balance

Assets

Current Assets:

Total Unrestricted Cash	24,440,561.77
Total Restricted Cash	5,259,571.60
Total Cash	29,700,133.37

Accounts And Notes Receivables

A/R-Tenants	1,000,298.33
Allowance for Doubtful Accounts-Tenants	-81,749.45
A/R Repayment Agreement	52,722.35
A/R-Other	217,345.00
A/R-Other	3,832.00
A/R-Other-Section 8 Owners/Tenants	1,549,796.88
A/R Fraudulent	11,636.38
A/R Port Ins	181,305.46
Accrued Interest Receivable	3,798.60
Total Accounts and Notes Receivable	2,938,985.55
Total Current Other Assets	6,114,035.63
Total Current Assets	38,753,154.55

Noncurrent Assets:

Fixed Assets

Total Fixed Assets (NET)	77,715,965.52
Total Notes, Loans and Mortgage Receivable	71,856,543.19
Total Other Assets	6,536.78
Total Noncurrent Assets	149,579,045.49

Total Assets

188,332,200.04

Liabilities & Equity

Current Liabilities

A/P Vendors and Contractors	-1,423,827.46
A/P Vendors -Non Control	1,549,796.88
A/P Vendors and Contractors	50,257.70
Tenant Security Deposits	170,259.37
Security Deposit Interest	320.97
Security Deposit Clearing Account	859.66
Security Deposit-Pet	-128.00
Other Current Liabilities	1,287,173.87
Total Current Liabilities	1,634,712.99

Noncurrent Liabilities

Total Noncurrent Liabilities	661,887.60
Total Liabilities	2,296,600.59

Equity

Reserve Fund Balance

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

Retained Earnings

Invested in Capital Assets-Net of Debt	72,232,371.42
Unrestricted Net Assets-Retained Earnings	31,573,719.58
Unrestricted Net Assets -Retained Earnings	2,811,217.05
Total Retained Earnings	106,617,308.05
Total Equity	186,035,599.45

Total Liabilities and Equity

188,332,200.04

St. Louis Housing Authority Income Statement

Period = Aug 2026

Book = Accrual

Year to Date

Operating Revenue

Total Rental Income	179,775.39	1,879,600.94
Total Other Tenant Income	42,153.90	144,316.09
Total Operating Income	221,929.29	2,023,917.03

Non-Operating Income

Total Grant Income	6,957,247.55	78,083,545.78
Total Other Income	26,538.77	746,471.83
Total Non-Operating Income	6,983,786.32	78,830,017.61
Total Income	7,205,715.61	80,853,934.64

Expenses

Total Administrative Expenses	906,558.38	8,254,939.91
Total Tenant Services Expenses	23,424.21	300,559.53
Total Utility Expenses	890,320.26	4,534,179.81
Total Maintenance Expenses	387,212.40	4,099,511.33
Total Protective Services	49,630.69	727,405.27
Total Insurance Premiums	108,834.14	1,443,757.26
Total General Expenses	203,746.25	2,729,733.04
Total Operating Expenses	2,569,726.33	22,090,086.15
Total Housing Assistance Payments	4,845,428.70	54,487,935.62
Total Other Financing Sources	0.00	-52,536.94
Total Expenses	7,415,155.03	76,630,558.71
Net Income	-209,439.42	4,223,375.93

DEVELOPMENT

MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: October 7, 2026

Subject: Development and Modernization Department Board Report

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

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

RD 22-03 – Clinton-Peabody Apartments Redevelopment – Clinton-Peabody Phase I construction continued in September as the contractor worked on the building footprints and underground utility connections.

SLHA and POAH conducted the Clinton-Peabody community engagement meeting on September 17, 2026.

POAH gave an update on construction progress and efforts on the Campaign to a New Home. In addition, SLHA property managements spoke to residents about lease compliance and housekeeping.

The SLHA Resident Initiatives team talked about the upcoming Trunk or Treat being hosted at the SLHA central office on October 24, 2026. They also touched on the programs the department offers like ROSS University and the Family Self Sufficiency (FSS) program.

The Clinton-Peabody TAB talked about its upcoming Halloween celebration and the need to improve housekeeping onsite. This included the general upkeep of the landscaping and property.

The next resident engagement meeting will be held on October 15, 2026.

Parkview RAD/Section 18 Blend Conversion – SLHA staff has been working toward a firm submission with the Missouri Housing Development Commission (MHDC). This process will continue into the fall months. SLHA issued a request for proposals from the general contracting community to provide technical assistance with the firm submission documents. SLHA received four (4) responses to the request for proposals in September. The selection committee

evaluated the proposals and ranked Interior Construction Services (ICS) as the highest scoring respondent. SLHA staff are completing the due diligence necessary to issue a contract. A notice of award was issued on September 23, 2026.

In addition to the firm submission, SLHA's consultant for historic preservation has applied to SHPO and the National Parks Service to get Parkview listed on the National Register of Historic Places. The state SHPO office issued its initial evaluation in September and SLHA's consultant submitted a response. The evaluation has been paused pending the submission of additional information.

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

King Louis Square (KLS) – Work continues on the closing for the MHDC financing and RAD conversion of these units. SLHA is working with the local HUD office to submit the application and the Rad Resource Desk staff to receive the RAD Conversion Commitment (RCC), which is required to begin scheduling the closing process. This will continue into October.

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

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

Murphy Park II & III RAD/Section 18 Blend Conversion – SLHA staff and McCormack Baron are working toward a RAD/Section 18 Blend Conversion for Murphy Park II and III. The developer and SLHA were successful in submitting the Financing Plan to HUD. The next steps will be to finalize the transaction and get to a financial closing. This will occur in early 2027.

Projects

RD 26-36 – California Gardens Renovation (formerly North & East buildings) – This work will include the renovation and replacement of the elevator, all PTAC units and rehabilitation of twenty-eight (28) units at California Gardens. This solicitation will include the entire site and be a comprehensive rehabilitation of the property. The bid documents were released on July 22, 2026 and bids were received on September 3, 2026 after being extended. A notice of award was given to Bush Construction on September 28, 2026, with a contract expected to be signed in October 2026.

RD 26-26 – Parkview RAD – General Contractor Services – SLHA issued a request for proposals from the contracting community to provide construction services for the Parkview RAD redevelopment. The contractor will work directly with SLHA and its design team to design, plan, cost and rehabilitate all 295 units at Parkview. Four (4) proposals were received on August 28, 2026. The evaluation panel reviewed the proposals, scored and selected Interior Construction

Services (ICS) as the highest scoring respondent. A notice of award was issued on September 23, 2026 and a contract is expected to be signed in October.

RD 26-35 – LaSalle Apartments Leasing Office Roof – The asphalt shingle roof on the leasing office has reached the end of its useful life and needs to be replaced. Bids were received on July 23, 2026 and SLHA received five (5) responses. Staff are working through pre-construction due diligence and will issue the contract in October 2026.

RD 26-38 – James House ****emergency**** HVAC Replacement – In the aftermath of the EF3 tornado that struck James House on May 16, 2025, the roof was damaged and needed to be replaced. Through the course of that work, it was determined that the HVAC system components located on the roof were sufficiently damaged by the storm and needed to be replaced. Bids were received in August and staff are evaluating the submissions for an expected notice of award to be issued in October.

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

RD 25-11 – McMillan Manor – The rehab work involves six (6) units, which are all vacant, and will return them to occupancy when they are expected to be completed later in the fall. Construction began in August and was approximately 45% complete in September, with work continuing into the fall.

RD 25-12 – McMillan Manor II – The rehab work involves six (6) units, which are all vacant, and will return them to occupancy when they are expected to be completed later in the fall. A notice to proceed was issued on August 25, 2026 and the contractor had completed approximately 10% of the work in September 2026.

RD 26-14 – Kingsbury Terrace Roof Replacement – This work is related to the May 16, 2025 EF3 tornado that struck St. Louis. The contract for the roof replacement was executed on May 5, 2026 with Shay Roofing and they have placed an order for product. The work began on September 8, 2026 and the contractor had completed 85% in September. The work is expected to be complete in October.

RD 25-14 – NSSS Electrification and Unit Repairs (Thirty-Four (34) Units) – Three (3) units at Samuel Shepard were turned over to Property Management in September, with the final two (2) units expected to be delivered in October. The contractor continues work on ten (10) units at Page Manor.

In total, 19 units will receive make-ready work funded through the CDA grant and additional electrical service and appliance upgrades through the Housing-Related Hazards (HRH) grant. These units will be at Page Manor (10 units) and Samuel Shepard (9 units).

RD 24-07 – Parkview Apartments First Floor Renovation – The contractor continues to work on completing the renovation. A punch walk occurred on September 22, 2026 and the contractor continues to finish the work. Furniture is expected to be delivered in October 2026.

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

LaSaison Phase II – Habitat for Humanity continues work on the five (5) homes at LaSaison. Four (4) homes are in various stages of construction, with two under roof, two with foundations and walls, and one with a foundation.

Section 18

Hodiamont Board Up – Development and Modernization staff had several calls with HUD related to the Section 18 application in August 2025. The SAC office has requested an appraisal. Staff contacted an appraiser that specializes in this type of environment and has been providing additional information as requested. The appraiser is reaching out to an environmental specialist for additional technical skills.

Projects Ready for Close-Out

RD 24-08 – Cochran Plaza Security Upgrades – The project is ready for close-out.

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

RD 25-02 – West Pine Elevator Replacement – The elevators have been completed and are in service. Staff are working on the close-out documents.

Grant Applications

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

Solicitations

N/A

Re-Solicitations

N/A

Pre-Solicitation

Emergency Safety and Security Grant (ESSG) – Development and Modernization staff received an award from HUD during the 2026 funding round for \$250,000.00 for a camera system and access improvements at Lafayette Apartments. This project is in the early stages of development.

Planning

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

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

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

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

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

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

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

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

Cancelled Solicitations

N/A

DEVELOPMENT AND MODERNIZATION SEPTEMBER MONTHLY ACTIVITY REPORT

Project Information						Mod Status				A/E Design					Contract Docs	
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Upload ed Quest CDN
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	0	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A
MO001000002	Al Chappelle Building	N/A	Roof & HVAC Replacement	1	N/A	N/A	N/A	N/A	N/A	Grice-Trivers Joint Venture	12/20/2024	100%	100%	100%	100%	100%
MO00100041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	22	5/1/2021	4/30/2024	5/1/2022	N/A	N/A	N/A	N/A	N/A	TBD	TBD
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	0	N/A	N/A	N/A	Hurst-Rosche	9/22/2023	100%	100%	100%	100%	100%
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/17/2024	100%	100%	100%	100%	100%
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	10	7/1/2024	6/30/2026	7/1/2024	St. Louis Design Alliance	11/7/2024	100%	100%	100%	100%	100%
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	N/A	N/A	N/A	N/A	St. Louis Design Alliance / CDI Inc	5/12/2025	100%	100%	0%	100%	100%
MO0010000038	California Gardens	N/A	Renovation (entire development)	3	18	24	11/1/2025	11/1/2027	TBD	St. Louis Design Alliance	5/22/2024	100%	100%	100%	100%	100%
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	2	45719	3/3/2027	TBD	St. Louis Design Alliance	3/27/2025	100%	100%	100%	100%	100%
MO0010000041	McMillan Manor I	N/A	Unit Repairs	2	6	N/A	N/A	N/A	N/A	St. Louis Design Alliance	3/27/2025	100%	100%	100%	100%	100%
MO0010000041	McMillan Manor II	N/A	Unit Repairs	5	6	N/A	N/A	N/A	N/A	St. Louis Design Alliance	3/27/2025	100%	100%	100%	100%	100%
MO001000017	West Pine Apartments	N/A	RAD Conversion	1	0	N/A	N/A	N/A	N/A	Hurst-Rosche, Inc.	TBD	0%	0%	0%	0%	0%
MO001000019	Parkview Apartments	N/A	Unit Repairs	1	40	40	(9/1/24)	8/31/2026	TBD	St. Louis Design Alliance	8/22/2025	100%	100%	100%	100%	100%
MO001000061	Kingsbury Terrace Apartments	N/A	Roof Replacement	1	120	N/A	N/A	N/A	N/A	Hurst-Rosche, Inc.	11/3/2025	100%	100%	100%	100%	100%
MO001000010	James House	N/A	HVAC Replacement	1	0	-	N/A	N/A	N/A	Hurst-Rosche, Inc.	7/3/2025	100%	100%	100%	100%	100%
MO001000034	LaSalle Park Apartments	N/A	Management Building Roof Replacement	1	0	N/A	N/A	N/A	N/A	Grice-Trivers Joint Venture	6/1/2026	100%	100%	40%	0%	0%

DEVELOPMENT AND MODERNIZATION SEPTEMBER MONTHLY ACTIVITY REPORT

Project Information						Environmental Review				
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Section 106 Review Submitted to SHPO	SHPO Approval Date	Part 50 or Part 58	Environmental Review Record Submitted to HUD	HUD Approval of Environmental Review
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A			Part 58		
MO001000002	Al Chappelle Building	N/A	Roof & HVAC Replacement	1	N/A	12/17/2020	(CDA)	Part 58	7/14/2025	7/30/2025
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	TBD	TBD	9/22/2020, Tier II required
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	4/27/2020	5/11/2020	Part 50	9/21/2020	10/2/2020
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	9/8/2023	9/26/2023	Part 50	9/26/2023	1/26/2024
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	N/A	N/A (CDA)	Part 50 / Part 58	9/22/2020 / 9/26/25	9/23/2020 1/7/2025
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	TBD	TBD	TBD	TBD	TBD
MO0010000038	California Gardens	N/A	Renovation (entire development)	3	18	-	8/25/2025	Part 50	10/20/2025	12/10/2025
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	N/A	N/A (CDA)	Part 58	9/26/2025	1/7/2025
MO0010000041	McMillan Manor I	N/A	Unit Repairs	2	6	N/A	N/A (CDA)	Part 58	4/28/26%	N/A (Tier 2)
MO0010000041	McMillan Manor II	N/A	Unit Repairs	5	6	N/A	N/A (CDA)	Part 58	4/28/2026	N/A (Tier 2)
MO001000017	West Pine Apartments	N/A	RAD Conversion	1	0	-	2/10/2026	Part 50	TBD	6/5/2026
MO001000019	Parkview Apartments	N/A	Unit Repairs	1	40	N/A	N/A (CDA)	N/A	N/A	N/A
MO001000061	Kingsbury Terrace Apartments	N/A	Roof Replacement	1	120	-	11/4/2025	Part 50	1/23/2026	4/22/2026
MO001000010	James House	N/A	HVAC Replacement	1	0	-	11/25/2025	Part 50	-	3/17/2026
MO001000034	LaSalle Park Apartments	N/A	Management Building Roof Replacement	1	0	-	11/4/2025	Part 50	1/23/2026	4/22/2026

DEVELOPMENT AND MODERNIZATION SEPTEMBER MONTHLY ACTIVITY REPORT

Project Information						Acquisition Plan Info.					Section 3		
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	# of Construction/Contract Days	Estimate Value	Date to Advertise	Pre-Bid Mtg Date	Contract Date	Contract Award - General Contractor / Developer	Contract Amount	% Sec 3 Bus
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A		\$ 1,271,329				Habitat for Humanity Saint Louis	\$ 409,250	
MO001000002	Al Chappelle Building	N/A	Roof & HVAC Replacement	1	N/A	180	\$ 950,000	TBD	4/26/2026	7/29/2026	Davinroy Mechanical Contractor	\$ 1,378,000	0%
MO00100041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	120	\$ 500,000	4/14/2024	4/30/2024	9/6/2024	Utilitira, LLC	\$ 552,450	0%
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	546	\$ 1,000,000	12/1/2024	12/17/2024	4/4/2025	Hankins Construction	\$ 1,145,000.00	0%
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	180	\$ 820,300	5/14/2025	5/20/2025	TBD	Raineri Construction	\$ 1,384,765.00	TBD
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	TBD	TBD	7/30/2026	8/4/2026	9/12/2026	Interior Construction Services	TBD	TBD
MO0010000038	California Gardens	N/A	Renovation (entire development)	3	18	365	\$ 2,600,000	7/16/2026	8/6/2026	TBD	Bush Construction	\$ 3,968,000.00	TBD
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	90	\$ 250,000	7/9/2025	7/15/2025	12/18/2025	LPI Construction Management	\$ 320,000.00	0%
MO0010000041	McMillan Manor I	N/A	Unit Repairs	2	6	90	\$ 300,000	2/11/2026	2/19/2026	6/25/2026	Unified Contracting	\$ 517,042.50	14%
MO0010000041	McMillan Manor II	N/A	Unit Repairs	5	6	90	\$ 350,000	2/11/2026	2/19/2026	TBD	Raineri Construction	\$ 815,114.00	0%
MO001000017	West Pine Apartments	N/A	RAD Conversion	1	0	TBD	TBD	TBD	TBD	TBD	N/A	N/A	N/A
MO001000019	Parkview Apartments	N/A	Unit Repairs	1	40	120	\$ 640,000	11/3/2025	11/18/2025	1/22/2026	Raineri Construction	\$ 652,360.00	0%
MO001000061	Kingsbury Terrace Apartments	N/A	Roof Replacement	1	120	180	\$ 650,000	1/18/2026	1/27/2026	5/5/2026	Shay Roofing	\$ 405,504.00	0%
MO001000010	James House	N/A	HVAC Replacement	1	0	TBD	\$ 550,000	TBD	7/14/2026	8/4/2026	TBD	TBD	TBD
MO001000034	LaSalle Park Apartments	N/A	Management Building Roof Replacement	1	0	90	\$ 75,000	N/A	7/9/2026	7/23/2026	TBD	TBD	TBD

DEVELOPMENT AND MODERNIZATION SEPTEMBER MONTHLY ACTIVITY REPORT

Project Information						Contract Performance Status								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	NTP Date	Original Completion Date	Modification - Extended Completion	Substantial Completion/Punch List Completed	Unit Turnover Starts	Unit Turnover Complete	Original Target % Complete (as of end of month)	Actual % Complete [Enter]	Contract Closeout Completion Date
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	TBD	-	N/A				-		
MO001000002	Al Chappelle Building	N/A	Roof & HVAC Replacement	1	N/A	TBD	-	N/A	TBD	N/A	N/A	-	-	
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	N/A	N/A	-	TBD	-	-	
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	1/7/2025	5/7/2025	8/8/2025	5/26/2026	N/A	N/A	100%	100%	
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	9/12/2025	3/12/2027	TBD	6/25/2026	N/A	N/A	70%	100%	
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	9/19/2025	3/25/2026	11/12/2026	TBD	7/28/2026	N/A	70%	65%	
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	TBD	TBD	TBD	TBD	N/A	N/A	-	0%	
MO0010000038	California Gardens	N/A	Renovation (entire development)	3	18	TBD	TBD	TBD	TBD	N/A	N/A	-	0%	
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	1/8/2026	4/8/2026	5/8/2026	5/13/2026	6/2/2026	6/8/2026	100%	95%	
MO0010000041	McMillan Manor I	N/A	Unit Repairs	2	6	7/22/2026	10/20/2026	TBD	TBD	N/A	N/A	79%	45%	
MO0010000041	McMillan Manor II	N/A	Unit Repairs	5	6	8/25/2026	11/23/2026	TBD	TBD	N/A	N/A	41%	12%	
MO001000017	West Pine Apartments	N/A	RAD Conversion	1	0	N/A	N/A	N/A	N/A	N/A	N/A	-	0%	
MO001000019	Parkview Apartments	N/A	Unit Repairs	1	40	2/17/2026	7/6/2026	N/A	TBD	N/A	N/A	100%	100%	
MO001000061	Kingsbury Terrace Apartments	N/A	Roof Replacement	1	120	9/8/2026	3/7/2027	TBD	N/A	N/A	N/A	13%	85%	
MO001000010	James House	N/A	HVAC Replacement	1	0	TBD	TBD	N/A	TBD	N/A	N/A	-	0%	
MO001000034	LaSalle Park Apartments	N/A	Management Building Roof Replacement	1	0	TBD	TBD	TBD	N/A	N/A	N/A	-	0%	

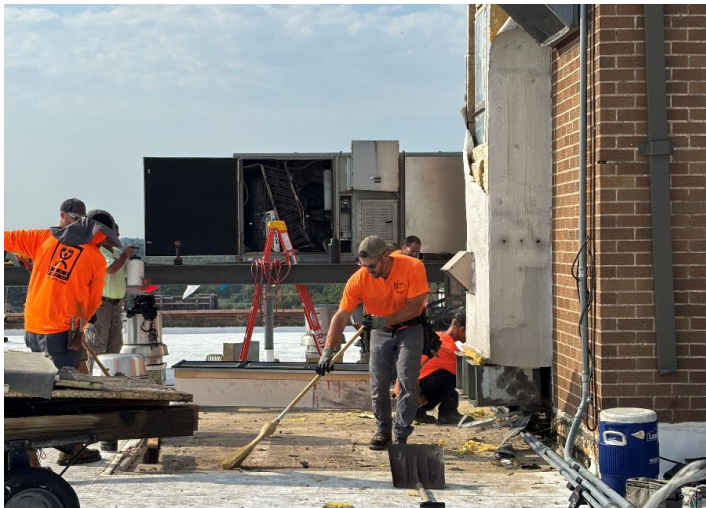
DEVELOPMENT AND MODERNIZATION SEPTEMBER MONTHLY ACTIVITY REPORT



McMillan Manor II Unit Repairs



McMillan Manor I Unit Repairs



Kingsbury Roof Replacement



Homeownership LaSaison

**St. Louis Housing Authority
Capital Fund Summaries
Open Capital Fund**

AT 9/30/2026

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150117	558	294,831.00	294,831.00	0.00	294,831.00	0.00	31-Aug-2025	31-Aug-2025
MO36R00150217	559	1,785,875.00	1,785,875.00	0.00	1,785,875.00	0.00	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	8,787,844.00	0.00	8,787,844.00	0.00	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	9,020,933.00	0.00	9,020,933.00	0.00	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	8,341,520.00	0.00	8,341,520.00	0.00	22-Feb-2023	22-Feb-2025
MO36E00150121	566	123,277.00	123,277.00	0.00	123,277.00	0.00	9-Sep-2022	9-Sep-2023
MO36P00150122	567	9,630,778.00	9,630,778.00	0.00	9,424,682.05	206,095.95	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	9,005,579.00	0.00	8,117,247.82	888,331.18	16-Feb-2026	16-Feb-2028
MO36E00150123	569	250,000.00	250,000.00	0.00	250,000.00	0.00	17-Sep-2024	17-Sep-2025
MO36H00150122	570	520,300.00	520,300.00	0.00	347,059.77	173,240.23	7-Sep-2025	7-Sep-2027
MO36P00150124	571	9,250,628.00	7,599,331.77	1,651,296.23	4,675,305.35	4,575,322.65	5-May-2027	5-May-2029
MO36E00150124	572	206,295.00	206,295.00	0.00	206,295.00	0.00	19-Jun-2025	19-Jun-2026
MO36P00150125	573	9,280,621.00	6,193,572.69	3,087,048.31	2,872,120.65	6,408,500.35	13-May-2027	13-May-2029
Totals		\$66,498,481.00	\$61,760,136.46	\$4,738,344.54	\$54,246,990.64	\$12,251,490.36		
			92.9%			81.6%		

RESIDENT INITIATIVES

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: October 7, 2026

Subject: Resident Initiatives Board Report

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

ROSS Service Coordinator

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

New Enrollments	Total Enrollment	Percent of Dept. Goal
16	244	100%

Resident Engagement

The ROSS Coordinators continue to conduct outreach to enroll new residents and reactivate the previous caseload. In September, in addition to distributing 117 bus cards, the Coordinators made the following referrals:

- Financial Education (11)
- Utility Assistance (18)
- Rental Assistance (3)
- Food Assistance (11)

Community Outreach

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

9/1/26 - Clinton-Peabody Resident Initiatives Coordination

The Department of Resident Initiatives met with POAH to prepare for the monthly resident meeting and to share department programming updates.

9/1/26 - POAH/SLHA Coordinating Meeting

The ROSS team met with POAH to discuss the Keeping Current Program and to share information about Spire's Customer Charge Waiver Program.

9/4/2026 - Partner Visit to Euclid Plaza

The ROSS team set up a crisis response event at Euclid Plaza. Affinia Healthcare attended and provided mental health resources and health screenings. Places for People also attended and provided resources for mental health and substance abuse.

9/8/2026 - SLHA Visit @ Crisis Nursery

The Resident Initiatives team visited Crisis Nursery to view their facility and to learn about their programming and resources.

9/9/26 - Cardinal Glennon x SLHA Touch Base

SSM Health Cardinal Glennon Children's Hospital met with the Resident Initiatives team to continue the process of coordinating logistics for the upcoming Trunk or Treat.

9/9/2026 - Keeping Current Monthly Agency Meeting

The ROSS team attended Ameren's Keeping Current monthly agency meeting to stay updated on program changes, receive training on effective program implementation, connect with other local providers and to learn about the additional resources they offer.

9/11/2026 - Parkview Resident Meeting

The ROSS team attended the resident meeting to provide a program overview and to enroll residents on site.

9/15/2026 - POAH/SLHA Coordinating Meeting

The ROSS team met with POAH to discuss the upcoming Utility Assistance event with Ameren for Clinton-Peabody residents.

9/16/2026 - Ticket to Work - Support on Your Employment Journey

The ROSS team attended HUD's Training about the Ticket to Work Program to learn more, find local resources in the area regarding employment and to explore ways SLHA residents can access the program.

9/17/2026 - Clinton-Peabody Monthly Coordinating Meeting

The ROSS team met with POAH to discuss the Keeping Current Program, influx of utility assistance service requests and housekeeping improvement methods.

9/17/2026 - Utility Assistance @ Clinton-Peabody

The ROSS team hosted a Utility Assistance Day at Clinton-Peabody to assist with the influx of requests for utility assistance. The team met with 11 residents and enrolled five residents in the Keeping Current Program via Ameren.

9/17/2026 - Clinton-Peabody Resident Meeting

The ROSS team attended the Clinton-Peabody resident meeting and shared Resident Initiatives updates, including the Elevated Wealth Academy, Ameren's new Start Energy Relief and Keeping Current Program and the upcoming trunk or treat.

9/17/2026 - Harris-Stowe ICAE Meeting

The ROSS Coordinator attended the Harris-Stowe Institute of Community Advancement and Engagement meeting on behalf of SLHA.

9/23/26 - Provident - St. Louis Housing Authority

The ROSS team met with Provident, a Behavioral Health provider, to share information about SLHA programs and to receive information about their offerings.

9/23/26 – Cardinal Glennon x SLHA Touch Base

SSM Health Cardinal Glennon Children’s Hospital met with the Resident Initiatives team to continue the process of coordinating logistics for the upcoming Trunk or Treat.

9/24/2026 - ConnectEd - Feature Focus: Managing Programs

The ROSS team attended the Resident Connect training for managing programs and logging resident interactions at events within the Resident Connect software.

9/25/2026 - Ameren & SLHA Check-In

The ROSS team met with Yolanda Holmes, Ameren’s Keeping Current Program Manager, to get additional program information and training.

9/29/2026 - Using the ROSS Data Dashboard to Strengthen Your Program

The ROSS team attended a webinar designed to help ROSS grantees move beyond compliance reporting and use dashboard data as a practical tool for program management, service planning and performance improvement.

Seniors/Disabled

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

Two program highlights this month included the senior birthday luncheon held at Jade Buffet, where SLHA seniors enjoyed an afternoon of celebration and fellowship, and the annual Circle of Friends picnic held at Forest Park. With support from the Resident Initiatives and Communications departments, the Coordinator hosted the picnic, which featured live music, games, food, health resources and an ice cream truck.



Pictured above: Circle of Friends members hanging out with SLHA staff and Spanky & the Band at the Annual Circle of Friends Picnic.



Pictured above: Circle of Friends members and SLHA staff attending a scholarship gala hosted by Our Second Act.

The Coordinator is currently enrolling seniors in the Salvation Army's holiday program and partnering with Washington University's Medical Campus to plan the annual holiday party for SLHA seniors.

Family Self Sufficiency

As of September 2026, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had eighty (80) participants, thirty-seven (37) with established escrow accounts and nineteen (19) actively receiving a monthly escrow credit. In addition, there were seventy-eight (78) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which sixteen (16) have established escrow accounts and ten (10) receiving monthly escrow credit. There were three (3) new families enrolled in the FSS-HCV program.

FSS Staff	Participants				
	Total	Escrow	New	Established Escrow (#/ %)	Receiving Monthly Credit (#/%)
HCV	80	37	3	37/46%	19/51%
PH	78	16	2	16/21%	10/63%

Additionally, the FSS Coordinators, in partnership with Great Southern Bank, launched Elevated Wealth Academy in September. The Academy is an eight-week financial education course offered to provide SLHA families with knowledge on multiple topics, such as credit, budgeting, managing debt, building a financial future and homebuying. Residents have an option to attend the course virtually or in-person. There are currently more than 75 residents enrolled.





Beautification

In September, the Beautification Intern oversaw the beginning of installations at the CDA sites. Both Parkview and West Pine received two new bus shelters. West Pine also received a new awning. Future installations will include new furniture, landscaping and signage at several sites. All projects are expected to be completed by November 2026.

Pictured left: Photo of the new bus shelter installed at West Pine.

TABs

In September, the St. Louis Tenant Affairs Board held its monthly meeting on Wednesday, September 16th at the Renaissance Community Building. The meeting was an open meeting that all city-wide board members were welcome to attend. The Director of Resident and Community Engagement and the Beautification Intern attended the meeting to provide the TABs with event updates and to assist them with scheduling their annual budget meetings.

Director's Activities

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

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

9/3/2026 - SLHA x City Greens

The Director, along with SLHA leadership, met with City Greens to learn more about their market and to explore a potential partnership for SLHA families.

9/9/2026 - Meeting with McCormack Baron Management (MBM)

The Director, along with SLHA leadership, met with representatives from MBM to facilitate a conversation with the Cahill Tenant Association.

9/11/2026 - Parkview Resident Meeting

The Director attended the resident meeting to support Resident Initiatives staff and to connect with the Parkview TAB.

9/16-17/2026 - Urban Strategies Inc. Conference (USI)

The Director and the Chief of Staff attended the USI conference to learn more about the playbook they are establishing.

9/21/2026 - Cambridge TAB Meeting

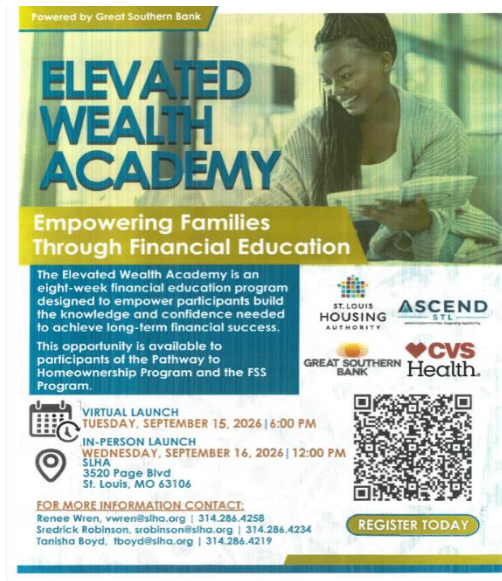
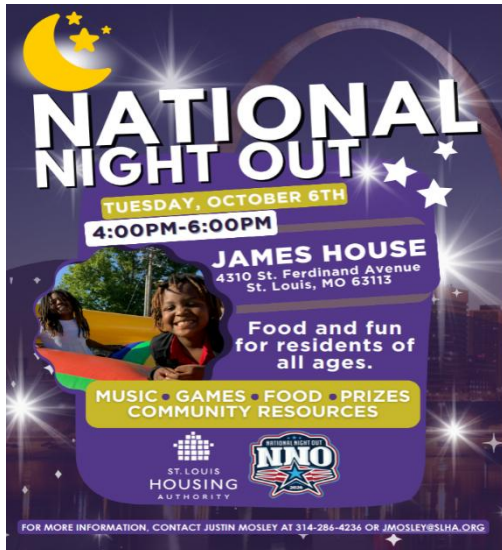
The Director met with Cambridge TAB members to assist them with completing their 2027 budget and event schedule.

9/22/2026 - Cahill TAB Meeting

The Director met with Cahill TAB members to assist them with completing their 2027 budget and event schedule.

Upcoming Events:

The Resident Initiatives Department is in full swing of planning Fall activities that include the upcoming National Night Out and Trunk or Treat. Additionally, the FSS Coordinators are working with Great Southern Bank to continue facilitating Elevated Wealth Academy, while the ROSS team prepares to host several utility assistance meetings at SLHA sites.



LEGAL

MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Paul Werner, Director of Policy and Procurement

Date: October 7, 2026

Subject: Procurement Board Report

Capital Fund

A. Contracts Awarded

RD 26-26 Request for Proposals for Parkview RAD General Contractor Services. The scope of work for this project will consist of furnishing all labor and materials required to perform construction services. The design development drawings represent the intended scope of work. The contractor will work directly with SLHA and its design team comprised of Civil Design, Inc. and St. Louis Design Alliance Architects to design, plan, and rehabilitate all 295 units, the community amenity spaces, and exterior spaces of the site. The solicitation was issued on July 28, 2026. The pre-proposal conference occurred on August 4, 2026, with additional site visits on August 17 and 18. Proposals were due on August 28, 2026. Four proposals were received. The project was awarded to Interior Construction Services, Ltd. on September 28, 2026.

RD 26-36 Invitation for Bids for the Renovation of California Gardens Apartments. The general scope of work for this project consists of renovation of the entire development, including new concrete walkways, new asphalt shingle roofing, new windows, new entry doors, exterior repairs, a new elevator and electrical service upgrades. The 28 apartment units will be renovated, including new flooring, wall finishes, doors, electrical and plumbing fixtures, casework, PTACS, furnaces, and electrical panel upgrades. Modifications will also occur to the community building. The anticipated performance period for this project is 365 calendar days. The solicitation was issued on July 22, 2026. The pre-bid conference occurred on August 6, 2026, with additional site visits on August 10 and 11. Bids were due on September 3, 2026. Three bids were received. The project was awarded to Bush Construction, LLC on September 23, 2026.

B. Solicitations Pending

- RD 26-35 Request for Quotes for LaSalle Park Management Office Roof. The general scope of work for this project will consist of, but not be limited to, furnishing all labor and materials for the replacement of the asphalt shingle roof and gutters at the Management Office. The solicitation was issued on July 2, 2026. The pre-quotation conference was held on July 9, 2026. Five (5) quotes were received on July 23, 2026. The award was anticipated in August; however, Development and Modernization staff continue to evaluate the bids. The award is now anticipated in October.
- RD 26-38 Invitation for Bids for James House Rooftop HVAC Replacement. The general scope of work for this project consists of, but is not limited to, the removal and replacement of the rooftop HVAC equipment, including air cooled chiller, energy recovery units, CHW pumps, air separator, expansion tanks, air handling units, pump starter and associated piping, ductwork, and electrical work. The anticipated performance period for this project is 180 calendar days. The solicitation was issued on July 2, 2026. The pre-bid conference was held on July 14, 2026. Bids were due on August 12, 2026. One bid was received and Development and Modernization staff are evaluating the bid.

Property Management

A. Contracts Awarded

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

B. Solicitations Pending

- PM 26-05 Invitation for Bids for General Plumbing Services. The scope of work for this project will consist of furnishing all labor and materials for drain clearing of main lines and interior plumbing services. The solicitation was issued July 22, 2026. Bids were due on August 7, 2026. No bids were received and there are no current plans to resolicit.
- PM 26-29 Invitation for Bids for Fire Sprinkler and Safety Equipment Services. The scope of work for this project will consist of routine and annual maintenance, testing, inspections, replacement and repair services for fire sprinkler systems and safety equipment at West Pine, Lafayette Apartments, Kingsbury and Euclid Plaza. A revised solicitation was issued

on July 29, 2026. Bids were due August 14, 2026. Two bids were received and are still being evaluated.

- PM 26-40 Invitation for Bids for Vacant Unit Rehabilitation and Make Ready Repairs. The scope of work for this project will consist of renovation and repairs to six units at Cochran Plaza. The solicitation was issued on July 31, 2026. Bids were due on August 14, 2026. Two responsive bids were received and are still being evaluated.
- PM 26-41 Invitation for Bids for Window Repair and Replacement Services. The scope of work for this project will consist of window repairs and replacement for units in SLHA's Property Management portfolio. The solicitation was issued on July 22, 2026. Bids were due August 7, 2026. No bids were received and there are no current plans to resolicit.
- PM 26-45 Invitation for Bids for Roof Replacement at Northside Scattered Sites. The scope of work for this project will consist of roof replacements at three homes in Towne XV and Walnut Park. The solicitation was issued on August 3, 2026 and bids were due on August 14, 2026. Two bids were received and are still being evaluated.
- PM 26-46 Invitation for Bids for Drywall and Painting Services. The scope of work for this project will consist of drywall repair, installation and painting for units in SLHA's Property Management portfolio. The solicitation was issued on September 21, 2026. Bids are due October 2, 2026.

COMMUNICATIONS

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Val Joyner, Chief of Staff & Strategic Communications

Date: October 7, 2026

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
News and Announcements	4	Executive Director Barnes joins Focus STL's Leadership St. Louis A Summer of Learning, Exploration and Connection at LaSalle Park Clinton-Peabody Resident Meeting with Community Leaders SLHA and Lincoln University Bridge the Gap
News coverage		
New Social Media Campaign(s)		
Facebook Posts	25	Highest Performing Welcome to the Team: Jessica Anderson 8,507 Impressions; 123 Engagements; 12 new follows Executive Director Barnes joins Focus STL's Leadership St. Louis 5,454 Impressions; 62 Engagements; 8 new follows
Twitter Posts	15	Highest Performing Elevated Wealth Academy 28 Impressions; 1 Engagement Welcome to the Team: Jessica Anderson 26 Impressions; 3 Engagements
LinkedIn Posts	12	Highest Performing Executive Director Barnes joins Focus STL's Leadership STL 315 Impressions; 24 Engagements Hiring: Director of Property Management 230 Impressions; 25 Engagements

Social media analytics:

Facebook Total Followers: 4,362	SEPT 2026	AUG 2026	JULY 2026	JUNE 2026
Reach	38,541 (-2%)	39,508 (+121%)	9,764 (-40%)	14,688 (-32%)
Post Engagement	586 (+55%)	334 (+95%)	119 (-85%)	296 (+48%)
Visits	1,595 (+22%)	1,279 (+21%)	1,041 (+5%)	991 (+12%)
New Followers	82 (-8%)	89 (+46%)	56 (-20%)	46 (-49%)

LinkedIn Total Followers: 673	SEPT 2026	AUG 2026	JULY 2026	JUNE 2026
Impressions	1,574 (+2%)	1,545 (-4%)	1,616 (+42%)	1,056 (+5%)
Page Views	144 (+69%)	70 (-33%)	98 (-32%)	136 (-12%)
Unique Visitors	52 (+45%)	33 (-33%)	46 (-25%)	59 (-23%)
Post Reactions	41 (-5%)	43 (-38%)	63 (+115%)	17 (+27%)

Monthly Highlights:



1. [LaSalle Park Youth Summer Outreach](#)
2. [Lincoln University presents Bridge the Gap Summer Institute](#)
3. [Clinton-Peabody Resident Meeting, featuring SLPS Superintendent Dr. Myra M. Berry](#)

HUMAN RESOURCES

MEMORANDUM

To: Latasha Barnes, Executive Director

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

Date: October 7, 2026

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF SEPTEMBER 30, 2026

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
97	0	6	103

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Jacques Watson	Janitor

New Employees Temporary Full-Time:

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

New Employees Regular Part-Time:

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

New Employees Temporary Part-Time:

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

Promotions:

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

Status Change Acting Positions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
Antuan Hall	HQS Inspector	Construction Specialist

Title Change:

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

Status Change (Temporary to Regular Full-Time):

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

Status Change (Temporary to Regular Part-Time):

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

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

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

Transfers

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

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

Director of Property Management	39
Property Manager	22

Additional Applications Received this Month:

Accounts Payable Specialist	16
Assistant Property Manager	8
Contract and Compliance Specialist	9
Housing Specialist	17
Janitor	18
Portfolio Management Analyst	19
Procurement Specialist	9
Senior Maintenance Technician	2

Position Applied for by Residents:

None this reporting period.

EEO COMPLAINTS:

None this reporting period.

EMPLOYEE TRAINING – LOCAL:

<u>Name</u>	<u>Training</u>	<u>Hour</u>
Lucy Johnson	Cyber Awareness Challenge 2025	1.20

EMPLOYEE TRAINING – LOCAL CONTINUED:

<u>Name</u>	<u>Training</u>	<u>Hour</u>
Tory Tobias	Cyber Awareness Challenge 2025	1.20
Jacques Watson	Cyber Awareness Challenge 2025	1.20
Carol Brown	Online Recertification Training	4.00
Paula Canada	Online Recertification Training	4.00
Natalie Fries	Online Recertification Training	4.00
	New Hire Rent Café Training	5.00
Shantina Jamison	Online Recertification Training	4.00
	New Hire Rent Café Training	5.00
Anthony Swinson	NSPIRE for HCV Seminars	20.00

EMPLOYEE TRAINING OUT- OF- STATE:

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