



Board of Commissioners Meeting
 Tuesday May 12, 2026, at 12 pm
 County Housing Headquarters
 8865 Natural Bridge Road
 St. Louis, Missouri 63121

AGENDA

Item	Individual	Action
1. Call to Order	Chair	Informational
2. Roll Call	Terri Acoff-States	Informational
3. Public Hearing	Chair	Public Hearing
A. Proposed Amendment to the 2026 Annual PHA Plan, Section B.2 – Modernization Activities		
4. Approval of Minutes		
Regular Meeting March 10, 2026	Chair	Motion, 2 nd , Vote
5. Public Comments	Chair	Informational
6. Executive Director’s Report	Shannon Koenig	Informational
7. Reports of Officers and Employees		
A. Financial Reports for period ending February 28, 2026	Ben Washington	Motion, 2 nd , Vote
B. County Housing Public Housing Write Offs 2026 Q1, Resolution No. 1463	Ben Washington	Motion, 2 nd , Vote
C. Public Housing Program Performance	Kawanna Tate	Informational
D. Housing Choice Voucher Program Updates	Nicole Alexander	Informational
E. Landlord Incentive Program Update	Jennifer Wieghert	Informational
F. Real Estate Development Report	Kurt Schulte	Informational
8. Unfinished Business	Chair	Informational
9. New Business	Chair	Motion, 2 nd , Vote
A. Proposed Amendment to the 2026 Annual PHA Plan, Section B.2 – Modernization Activities, Resolution No. 1464		
B. Finance Committee Charter	Shannon Koenig	Motion, 2 nd , Vote
10. Executive Session	Chair	Motion, 2 nd , Vote
<p>Subject to an affirmative vote of the Board of Commissioners, an Executive Session may be held to discuss personnel issues, real estate, or litigation matters pursuant to RSMo Sections 610.021 to 610.022.</p>		
11. Announcements		
Next Meeting September 8, 2026	Chair	Informational
12. Adjournment	Chair	Motion, 2 nd , Vote

**COUNTY HOUSING
BOARD OF COMMISSIONERS REGULAR MEETING
TUESDAY, MARCH 10, 2026
MEETING MINUTES**

ATTENDANCE:

COMMISSIONERS:

Lora Gulley, Vice Chair
Tiffany Charles, Commissioner
Joan Kelly Horn, Commissioner
LaToya Scott, Commissioner

STAFF:

Shannon Koenig, Executive Director and CEO
Terri Acoff-States, Executive Assistant
Benjamin Washington, Chief Financial Officer
Nicole Alexander, Director, Housing Choice Voucher Program
Kawanna Tate, Director, Housing Administration
Kurt Schulte, Real Estate Development Officer

ABSENT:

David Nehrt-Flores, Chair

Approval of Minutes for the January 13, 2026 Regular Meeting:

Vice Chair Gulley asked for a motion to approve the minutes of the regular board meeting held January 13, 2026. Commissioner Horn motioned for approval, Commissioner Charles seconded the motion and upon roll call the “Ayes” and “Nays” were as follows:

AYES

L. Gulley
T. Charles
J. Kelly Horn
L. Scott

NAYS

None

The Vice Chair declared the motion passed.

PUBLIC COMMENTS:

There were no public comments.

REPORT OF THE EXECUTIVE DIRECTOR:

Ms. Koenig greeted everyone and thanked them for attending the meeting.

Ms. Koenig provided the Board with an update on the FY26 federal appropriations, noting that Congress has approved the FY 2026 Transportation, Housing and Urban Development (THUD) appropriations bill. The approved bill retains the anticipated reduction to the Public Housing Operating Fund, while proposed funding for the Capital Fund remains consistent with previous years. Appropriations for the Housing Choice Voucher program are flat and will have an unknown impact on the program.

Ms. Koenig informed the board that the staff is looking forward to the upcoming employee appreciation event.

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REPORTS OF OFFICERS AND EMPLOYEES:

A. Financial Reports for the period ending December 31, 2025:

Mr. Washington reviewed the Financial Reports for the period ending December 31, 2025. After discussion, Vice Chair Gulley asked for a motion to approve the December 31, 2025 Financial Reports as read. Commissioner Scott moved for approval, Commissioner Charles seconded the motion. Upon roll call the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>
L. Gulley	None
T. Charles	
J. Kelly Horn	
L. Scott	

The Vice Chair declared the motion passed.

B. County Housing Public Housing Write-Offs - Resolution No. 1461:

Mr. Washington presented the board with the quarterly write-offs of uncollectable rents.

After review and discussion, Vice Chair Gulley asked for a motion to approve Resolution No. 1461, County Housing Public Housing Write-Offs. Commissioner Scott motioned for approval, Commissioner Charles seconded the motion. Upon roll call the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>
L. Gulley	None
T. Charles	
J. Kelly Horn	
L. Scott	

The Vice Chair declared the motion passed.

C. Public Housing Program Performance:

Ms. Tate reviewed public housing activities within the framework of the Public Housing Assessment System. She presented an overview of the physical, management and financial assessment subsystems along with the progress of the capital fund program.

Ms. Tate updated the Board on the status of the occupancy alignment of public housing families being moved to appropriately sized units.

D. Housing Choice Voucher Program Updates:

Ms. Alexander presented the board with updates regarding the Veterans Affairs Supportive Housing (VASH) program funding and HUD inquiries related to the 2024 annual audit.

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E. Real Estate Development Report:

Mr. Schulte updated the Board on the Arbor Hill Apartments redevelopment. He stated that documents are being submitted for Firm Commitment and coordination with HUD on the RAD conversion is ongoing. A resident informational meeting is planned for this spring to share project updates, timelines, and details on the relocation process.

Mr. Schulte updated the Board on future development plans. He stated County Housing staff held informational discussions with MHDC regarding future development plans and the 2025 competitive funding cycle. MHDC indicated that recent award decisions were influenced by the May tornado in the St. Louis region. Mr. Schulte highlighted a new MHDC policy reserving 15% of tax credit allocations for natural disaster response.

Mr. Schulte also stated discussions with MHDC included project submissions for Peace Place, Primm/Rothwell, and Stratford Commons. Staff are reviewing and reprioritizing these projects to align with current organizational needs.

UNFINISHED BUSINESS:

No unfinished business was discussed.

NEW BUSINESS:

No new business was discussed.

EXECUTIVE SESSION:

An Executive Session was not held.

ANNOUNCEMENTS:

The next meeting is scheduled for Tuesday May 12, 2026.

ADJOURNMENT OF MEETING:

There being no further business to come before the Board, Vice Chair Gulley asked for a motion to adjourn the meeting. Commissioner Scott moved for adjournment, which was seconded by Commissioner Charles. Upon roll call the "Ayes" and "Nays" were as follows:

AYES

L. Gulley
T. Charles
T. Scott

NAYS

None

The Vice Chair declared the motion passed.

Vice Chair

Secretary

Date



MEMORANDUM

To: County Housing Board of Commissioners

From: Shannon Koenig, Executive Director and CEO

Date: May 12, 2026

Subject: *Executive Director's Report*

This memo provides an update on select County Housing matters.

I. President Releases FY27 Budget

In early April, the President released the proposed FY27 federal budget, which includes an overall reduction of approximately 13 percent to the U.S. Department of Housing and Urban Development (HUD) budget. The proposed reductions affect multiple HUD programs. A summary of the reductions and other related programmatic changes is attached.

II. New Performance Report

A new performance report is available that presents information for all four housing authorities operating under the County Housing umbrella. Across all housing authorities, our shared priorities are:

- Doing what we do well
- Increasing access to affordable housing
- Strengthening resident services and engagement

We will continue to report on Public Housing Assessment System (PHAS) scores, which evaluate physical condition, management operations, financial health, and capital performance. In addition, we will continue to provide updates on efforts to expand housing access, strengthen partnerships, and enhance resident engagement.

III. Attachments

- A. NAHRO report on the FY27 Budget Release
- B. Agency Performance Report

NEWS - NAHRO.ORG

HUD Releases FY 2027 Budget Proposal: Insufficient Rental Assistance Increases Paired with Devasting Cuts to Community Development Programs

April 3, 2026 — This morning, the Trump Administration released its [FY 2027 HUD budget < https://www.govinfo.gov/content/pkg/BUDGET-2027-APP/pdf/BUDGET-2027-APP.pdf >](https://www.govinfo.gov/content/pkg/BUDGET-2027-APP/pdf/BUDGET-2027-APP.pdf) (starts on page 563) proposal. Although the [president's budget < https://www.whitehouse.gov/wp-content/uploads/2026/04/budget_fy2027.pdf >](https://www.whitehouse.gov/wp-content/uploads/2026/04/budget_fy2027.pdf) is a political document and does not have the force of law, it does begin the appropriations process. The President's FY27 budget proposal (starts on page 35) includes insufficient increases to rental assistance programs and devastating cuts to community development programs. It would cut \$10.7 billion from the FY 2026 HUD budget, representing a 12.7% reduction. Unlike FY 2026, the Administration **is not** proposing to block granting federal rental assistance to the states. See NAHRO's FY 2027 funding recommendations [here < https://www.nahro.org/26priorities >](https://www.nahro.org/26priorities).

The budget proposal includes \$35.565 billion to the Housing Choice Voucher (HCV) Housing Assistance Payment (HAP) renewal account, a \$608 million increase from FY 2026. Based on NAHRO's early estimations, this would not provide enough funding to fully cover all existing HAP contracts. Further, the budget proposal includes language prohibiting both non-MTW and MTW agencies from issuing new vouchers to assist new families (except for new HUD-VASH vouchers, Family Unification Program or Foster Youth to Independence program vouchers, or new Rental Assistance Demonstration (RAD) PBVs). The budget also proposes \$2.951 billion for HCV Administrative Fees, \$115 million more than FY 2026. The budget does not appear to include funding for Emergency Housing Vouchers (EHVs).

The Administration is proposing \$17.64 billion for the Section 8 Project-Based Rental Assistance (PBRA) program, a \$90 million decrease from FY 2026. The budget also proposes \$529 million for Performance-Based Contractor Administrators (PBCAs).

The budget proposes \$5.377 billion for the Public Housing Operating Fund, a \$690 million increase over FY 2026; and \$3.2 billion for the Capital Fund, maintaining level funding. While the proposal includes a modest increase to the Operating Fund and the Capital Fund remains unchanged, these amounts fall short of meeting the full cost of daily operations under the Operating Fund formula and are insufficient to address agencies' capital needs in 2027. The budget also proposes language that would require PHAs to implement work requirements for all federal rental assistance programs, applicable to residents aged 18 – 62, with exceptions for disabled individuals; veterans undergoing mental health, treatment, substance abuse, rehabilitation, or recovery programs; students; and certain individuals that are not subject to work requirements under SNAP and Medicaid. The

proposed budget also includes language that would place a 60-month (5 year) time limit on receiving housing assistance for similar households.

The budget also proposes eliminating funding for all HUD self-sufficiency programs, including the Family Self Sufficiency (FSS), Jobs Plus, and ROSS programs. Harmful on its own, this would be especially troubling if proposed work requirements and time limits went into effect.

The budget proposes devastating cuts to Community Development programs, including eliminating the Community Development Block Grant (CDBG) program, HOME Investment Partnerships Program, the Choice Neighborhoods Initiative, and the Housing Opportunities for Persons with AIDS (HOPWA) program. The budget also proposes eliminating Housing Assistance Grants programs, including the Continuum of Care program, and instead providing \$4 billion to fund Emergency Solutions Grants solely.

Lastly, the budget proposes \$30 million to combat “fraud, waste, and abuse” in federal housing programs. The funding would go toward additional financial reporting and oversight for HUD assistance recipients, aiming to prevent improper payments and ensure funds are used appropriately. NAHRO recently [testified < https://www.nahro.org/advocacy/advocacy-and-congressional-resources/nahro-letters-statements-and-testimony/>](https://www.nahro.org/advocacy/advocacy-and-congressional-resources/nahro-letters-statements-and-testimony/) before Congress to inform lawmakers about how PHAs serve their communities well as responsible stewards of taxpayer dollars and that [HUD data < https://www.nahro.org/360>](https://www.nahro.org/360) show that federal rental assistance programs operate with high degrees of accuracy and accountability.

Budget Summary

- Public Housing Operating Fund: \$5.377 billion
- Public Housing Capital Fund: \$3.2 billion
- HCV HAP Renewals: \$35.565 billion (the budget does not appear to provide any additional funding for households participating in the Emergency Housing Voucher (EHV) program)
- HCV Administrative Fees: \$2.951 billion
- Tenant Protection Vouchers (TPVs): \$300 million
- Family Unification Program / Foster Youth to Independence Program: \$30 million
- Section 8 PBRA: \$17.64 billion
- Section PBRA Performance Based Contract Administrators (PBCAs): \$529 million
- CDBG: \$0
- HOME: \$0
- Homeless Assistance Grants: \$0
- Emergency Solutions Grants: \$4 billion
- FSS: \$0
- Jobs Plus: \$0
- ROSS: \$0

Next Steps

NAHRO staff will continue reviewing the President's FY 2027 budget proposal and will share a more detailed analysis next week. Keep in mind that the President's budget is a policy proposal — not law — and serves as the starting point for the FY 2027 appropriations process. In the months ahead, the House and Senate will develop their own appropriations bills. Now is the time to contact your members of Congress and urge them to fully fund housing and community development programs for FY 2027!

[SEND A LETTER TODAY < HTTPS://NAHRO.QUORUM.US/CAMPAIGN/FY27/>](https://nahro.quorum.us/campaign/fy27/)

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[HUD Withdraws Eight Fair Housing Notices < https://www.nahro.org/news/hud-withdraws-eight-fair-housing-notice/>](https://www.nahro.org/news/hud-withdraws-eight-fair-housing-notice/)

[HUD Announces FY25 CoC Program Awards for Quarter One < https://www.nahro.org/news/hud-announces-fy25-coc-program-awards-for-quarter-one/>](https://www.nahro.org/news/hud-announces-fy25-coc-program-awards-for-quarter-one/)

Want more information?

Sylvia Gimenez

Director of Communications

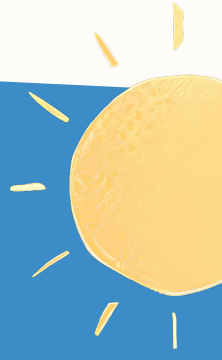
 [202-289-3500](tel:202-289-3500)

 [Send Sylvia an email](#)

Performance Report 2026



4 Housing Authorities serving St. Louis County



Leadership in Action



Our Mission:

Is to provide decent, safe, and affordable housing; ensure equal housing opportunity; promote self-sufficiency; and improve the quality of life and economic vitality of low- and moderate-income families.

3 vital programs

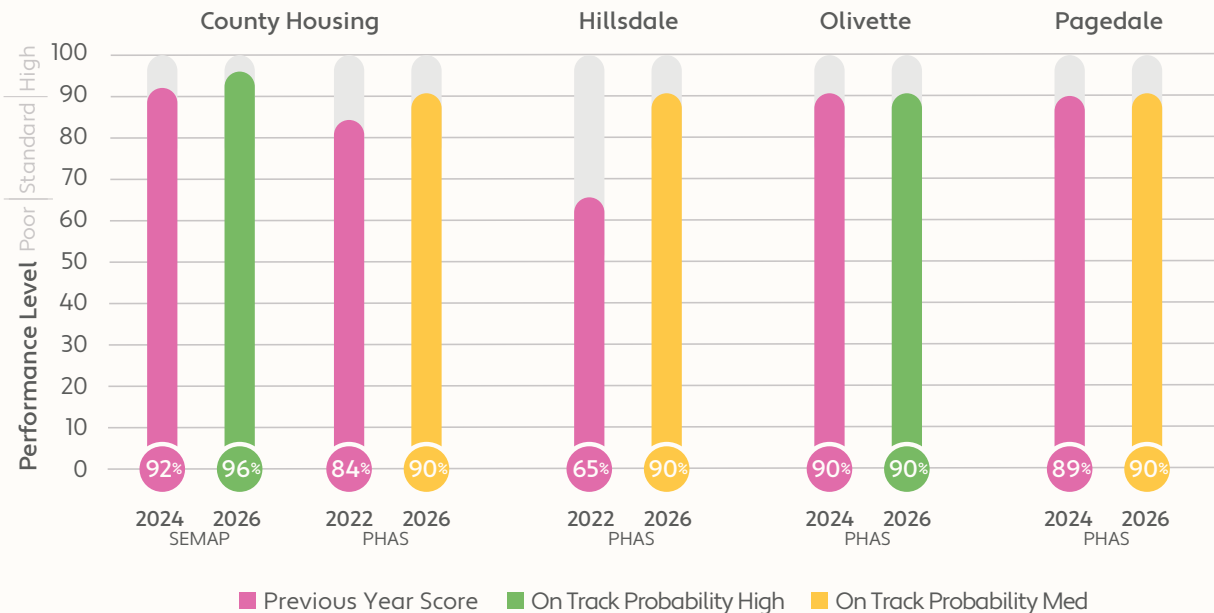
- HCV** Housing Choice Voucher Program
- PH** Public Housing
- LIHTC** Low-Income Housing Tax Credit



PHAS & SEMAP Scores

Why it matters

Each Housing Authority's PHAS and SEMAP scores communicate how well the agency is performing, impacts the amount of HUD funding it receives for the fiscal year, and determines the frequency of HUD public housing inspections.



Building the Future



Affordable Housing Program

Peace Place Apartments will house 52 senior units, Arbor Hill Apartments includes 68 family units, and Rothwell Place will house 46 senior & family units

County Housing continues to advance affordable housing initiatives with developments such as **Peace Place Apartments**, **Arbor Hill Apartments**, and **Rothwell Place**. These projects provide safe, modern, and affordable homes for families and individuals, addressing both current and future housing needs. Each development incorporates thoughtful design, community amenities, and sustainable practices, ensuring residents have access to quality living spaces that support their overall well-being. By investing in these projects, we are strengthening neighborhoods and expanding housing options for those who need them most.



Landlords and Landlord Incentives

*2,130: Total number of landlords
\$100,000 allocated to the newly launched Landlord Incentives Program*

Strong partnerships with landlords are critical to expanding housing opportunities for our participants. County Housing offers a variety of landlord incentives, including prompt and reliable payments, responsive support, and program guidance. These incentives encourage participation in our housing programs, help maintain high-quality rental units, and foster positive relationships between landlords and residents. Our ongoing engagement ensures landlords are recognized and supported as key partners in creating stable housing solutions.



Access to Opportunity

9 total partners

County Housing remains committed to connecting residents with opportunities that support long-term success. Through targeted programs, partnerships with local organizations, and initiatives focused on education, workforce development, and financial literacy, we are helping residents achieve stability and upward mobility. By improving access to resources and support services, we are empowering families to thrive in their communities.



Community Partnerships



Kathy J. Weinman
Shelter



St. Louis County
Job Center



Resident Engagement



Over the reporting period, we continued to prioritize meaningful engagement with residents across our communities. Initiatives included regular community meetings, surveys, and events designed to encourage participation and feedback.



MEMORANDUM

To: County Housing Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Benjamin C. Washington, Chief Financial Officer

Date: May 12, 2026

Subject: *Financial Summary*

This memo provides a narrative explanation for the period ending February 28, 2026, financial reports.

I. Recommendation

Staff recommend that the Board approve the financial statements and accompanying narrative, as prepared.

II. Highlights

A. Revenue

The total YTD actual operating revenue of \$14,086,394 exceeded the total YTD budget revenue of \$12,448,255 by \$1,638,138 or 13%.

- Total Voucher Grants contributed to the favorable variance. Specifically, the Housing Choice Voucher (HCV) Housing Assistance Payment (HAP) revenues exceeded the budget due to HUD-held reserves requests.

B. Expense

Total YTD actual operating expenses of \$13,277,446 exceeded the total YTD budget expenses of \$12,241,482 by \$1,035,965 or 8%.

- Total HCV Housing Assistance Payments (HAP) and utility expenses are exceeding the budget primarily due to the increasing cost per voucher. Voucher costs have risen substantially as fair market rents have continued to escalate in recent years, reflecting sustained pressures in the local housing market. In response, County Housing is closely monitoring available funds and has suspended issuing vouchers to new applicants from the waiting list and is not replacing participants who exit the program.
- Total Occupancy expenses had a favorable budget variance of \$103,738 due primarily to timing issues related to utilities, materials, and contract costs.
- Total Other General expenses had a favorable budget variance of \$131,275 due primarily to timing issues related to professional fees, telephone, and technology costs.

C. Net Income

The total net operating income is \$808,947 before depreciation of \$80,598, resulting in a bottom-line of \$728,349.

D. Cash

- As of February 28, 2026, the adjusted cash balance in the USB Agency Disbursing operating bank account was \$214,631, of which \$251,583 was restricted and (\$36,952) was unrestricted.
- As of February 28, 2026, the adjusted cash balance in the HCV operating bank account was \$2,773,943. The total HAP and administrative fees received were \$6,914,760. The total HAP expenses were \$6,714,827.

III. Attachments

- A. Budgeted Income Statement
- B. Cash Report

Housing Authority of St. Louis County
 Budgeted Income Statement
 SUMMARY - ALL
 As of February 28, 2025

	Entity Wide			COCC			AMP's			HCV - ALL			BA			
	YTD Actual	YTD Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Actual	YTD Budget	Variance	
OPERATING ITEMS																
4099-00-940	Total Voucher Grants	13,124,717	11,531,371	1,593,346	-	-	-	-	-	-	13,124,717	11,531,371	1,593,346	-	-	
4199-00-940	Total Operating Subsidy	308,211	173,669	134,542	-	-	-	308,211	173,669	134,542	-	-	-	-	-	
4299-00-940	Total Capital Grants	-	133,223	(133,223)	-	-	-	-	133,223	(133,223)	-	-	-	-	-	
4399-00-940	Total Tenant Charges	81,746	184,474	(102,728)	-	-	-	79,136	155,238	(76,102)	-	610	(610)	2,610	28,626	(26,016)
4499-00-940	Total Fraud Recovery	-	5,750	(5,750)	-	-	-	-	-	-	-	5,750	(5,750)	-	-	
4599-00-250	Total Investment Income	1,228	20,348	(19,120)	114	257	(143)	20	45	(25)	654	673	(19)	440	19,373	(18,933)
4699-00-950	Total Miscellaneous Other Income	242,493	55,568	186,925	(29,709)	35,038	(64,747)	453	4,532	(4,079)	111,925	11,255	100,670	159,824	4,744	155,081
4997-00-950	Total Internal Income	327,999	343,853	(15,854)	327,999	343,853	(15,854)	-	-	-	-	-	-	-	-	-
	Total Income	14,086,394	12,448,255	1,638,138	298,403	379,147	(80,743)	387,821	466,707	(78,886)	13,237,295	11,549,659	1,687,636	162,874	52,743	110,131
NON-OPERATING ITEMS																
5999-00-940	Total Rents and Utility Reimbursements	11,804,407	10,437,448	1,366,959	-	-	-	11,237	8,859	2,378	11,793,170	10,428,589	1,364,581	-	-	-
6299-00-940	Total Salaries	568,427	617,393	(48,966)	167,951	158,279	9,672	72,202	74,521	(2,319)	324,650	379,667	(55,017)	3,625	4,927	(1,302)
6599-00-940	Total Benefits and Taxes	144,930	179,797	(34,867)	44,066	38,519	5,547	17,185	24,723	(7,538)	83,013	115,342	(32,329)	666	1,213	(547)
6699-00-940	Total Other Employee Costs	-	275	(275)	-	275	(275)	-	-	-	-	-	-	-	-	-
6799-00-940	Total Training, Seminars, Conferences	100	11,973	(11,873)	100	1,617	(1,517)	-	1,294	(1,294)	-	7,985	(7,985)	-	1,078	(1,078)
	Total Admin Expenses	12,517,864	11,246,887	1,270,977	212,117	198,690	13,427	100,623	109,396	(8,773)	12,200,833	10,931,583	1,269,250	4,290	7,218	(2,927)
7099-00-950	Total Utilities	48,640	80,440	(31,800)	9,099	9,122	(23)	32,717	70,235	(37,518)	-	-	-	6,824	1,083	5,741
7199-00-950	Total Materials	6,338	35,332	(28,994)	-	796	(796)	6,131	34,536	(28,405)	-	-	-	207	-	207
7299-00-950	Total Contract Costs	69,993	96,273	(26,280)	5,092	6,685	(1,592)	44,626	73,475	(28,849)	-	11,480	(11,480)	20,275	4,633	15,642
7399-00-950	Total Tenant Services Expense	2,524	18,661	(16,137)	-	-	-	2,524	154	2,370	-	18,507	(18,507)	-	-	-
7499-00-950	Total Other Maintenance Expenses	7,642	542	7,100	3,713	125	3,588	3,299	333	2,966	630	83	546	-	-	-
7599-00-950	Total Outside Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7699-00-950	Total Other Occupancy Expenses	19,889	27,515	(7,626)	3,524	3,105	419	3,521	10,748	(7,227)	11,316	11,592	(276)	1,528	2,070	(542)
	Total Occupancy Expenses	155,026	258,763	(103,738)	21,428	19,833	1,595	92,817	189,481	(96,664)	11,946	41,663	(29,717)	28,834	7,787	21,048
8099-00-950	Total Insurance	150,552	105,922	44,630	-	24,317	(24,317)	150,552	67,082	83,470	-	13,128	(13,128)	-	1,395	(1,395)
8199-00-950	Total Outside Services	22,064	45,895	(23,831)	12,846	7,402	5,444	1,791	5,922	(4,131)	6,837	27,636	(20,799)	589	4,935	(4,346)
8299-00-950	Total Professional Fees	12,285	67,622	(55,337)	432	10,898	(10,466)	4,012	8,718	(4,706)	7,841	40,741	(32,900)	-	7,265	(7,265)
8399-00-950	Total Other Fees	24,517	31,352	(6,835)	15,649	6,832	8,817	1,879	814	1,065	6,989	23,596	(16,607)	-	110	(110)
8499-00-950	Total Telephone and Technology	35,600	91,250	(55,650)	9,751	14,787	(5,036)	5,816	11,901	(6,085)	18,555	54,779	(36,225)	1,478	9,782	(8,304)
8599-00-950	Total Other Administrative Expenses	31,241	18,791	12,449	3,277	-	3,277	17,268	3,471	13,797	10,695	13,005	(2,310)	-	2,315	(2,315)
8996-00-950	Total Internal Charges	328,299	375,000	(46,701)	-	-	-	32,472	45,423	(12,952)	295,527	329,576	(34,049)	300	-	300
	Total Other General Expenses	604,557	735,832	(131,275)	41,956	64,236	(22,281)	213,790	143,331	70,458	346,444	502,462	(156,018)	2,368	25,802	(23,435)
	Total Expenses	13,277,446	12,241,482	1,035,965	275,501	282,759	(7,258)	407,231	442,209	(34,978)	12,559,223	11,475,708	1,083,515	35,492	40,807	(5,314)
	Total Operating Income (Loss)	808,947	206,773	602,174	22,903	96,388	(73,485)	(19,410)	24,498	(43,908)	678,073	73,952	604,121	127,382	11,936	115,446
NON-OPERATING ITEMS																
9099-00-930	Investment Gain/ Loss on Treasury Strips	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9099-00-930	Total Depreciation Expense	(80,598.44)	(49,032.34)	(31,566.10)	(2,942)	(2,000)	(941.50)	(66,670.72)	(38,711.50)	(27,959.22)	(2,668.34)	-	(2,668.34)	(8,317.88)	(8,320.84)	2.96
	Total Non- Operating Items	(80,598.44)	(49,032.34)	(31,566.10)	(2,942)	(2,000)	(941.50)	(66,670.72)	(38,711.50)	(27,959.22)	(2,668.34)	-	(2,668.34)	(8,317.88)	(8,320.84)	2.96
	Net Income (Loss)	728,349	157,741	570,608	19,961	94,388	(74,427)	(86,081)	(14,214)	(71,867)	675,404	73,952	601,453	119,064	3,615	115,449

St. Louis County Housing Authority
Cash Report
February 2026

USB Agency Disbursing

BEGINNING BANK CASH BALANCE 2/1/2026	\$ 184,156
ADD:	
Tenant Rent	
CFP	
FSS Deposits	\$ -
Other Deposits	\$ 22,819
HAP Income	\$ -
Operating Subsidy / Admin Fee	\$ 210,355
Interest	\$ 49
Transfer	\$ 336,701
Treasury Strips	
TOTAL DEPOSITS	\$ 569,924
LESS:	
Other Transfers	
Checks	\$ (66,481)
Payroll/Payroll Benefits Payment	\$ (348,027)
HAP payments	\$ -
Withdraws/Other Deductions	\$ (55,981)
Operating Subsidy Out	
Treasury Strips	
TOTAL PAYMENTS	\$ (470,490)
ENDING BANK CASH BALANCE 2/28/2026	\$ 283,590
Ending Bank Balance 2/28/2026	\$ 283,590
Outstanding Checks	\$ (76,831)
Deposits in Transit	\$ 2,340
Other Items	\$ 5,532
Adjusted Bank Balance 2/28/2026	\$ 214,631
Unrestricted Cash	\$ (36,952)
Restricted Cash - April HAP and Admin	\$ -
Security Deposit Cash	\$ -
Restricted Cash	\$ 251,583
	\$ 214,631



MEMORANDUM

To: County Housing Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Benjamin C. Washington, CFO

Date: May 12, 2026

Subject: *Resolution No. 1463, Write-Offs of Uncollectable Rents*

Attached are the write-offs for uncollectable rents for the period ending February 28, 2026.

I. Recommendation

Staff recommend the Board approve write-offs through the end of February 2026.



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Hearing Impaired: 711 or (800) 735-2966

RESOLUTION NO. 1463

AUTHORIZING QUARTERLY WRITE-OFF OF UNCOLLECTABLE RENTS
May 12, 2026

WHEREAS, the Executive Director has reported that continued unsuccessful attempts have been made to collect delinquent payments from former tenant(s) of the Housing Authority of St. Louis County; and

WHEREAS, it has been determined by the Board of Commissioners that after unsuccessful efforts to collect the delinquent payments from said former tenant, said payments in the total amount of \$36,348 uncollectable and should be written off the books of the Housing Authority of St. Louis County.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of St. Louis County, that the following payments are uncollectable and should be written off the books of said Authority.

<u>Project</u>	<u>Tenant's Number</u>	<u>Total Balance Due</u>
MO-001 Villa/Fee Fee	t0000065	\$ 79
MO-002 Single Family	t0028933	\$ 578
	t0000221	\$ 2,440
	b0000326	\$ 2,351
MO-004 Arbor Hill	t0018693	\$13,425
	t0036163	\$16,445
		Total: \$35,318

Chairman

Secretary



MEMORANDUM

To: County Housing Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Kawanna Tate, Director, Housing Administration

Date: May 12, 2026

Subject: *Public Housing Performance*

This memo describes recent public housing activities within the framework of the Public Housing Assessment System.

I. PASS – projected 35/40 points

The purpose of PASS is to determine whether public housing units are decent, safe, sanitary and in good repair, and to determine the level to which the PHA is maintaining its public housing in accordance with housing condition standards.

A. Maintenance Activity

The maintenance team completed 58 work orders in March and April and rehabilitated ten vacant units at Highview, Fee Fee Manor, and Villa Lago. Seventeen additional rehabilitations are in progress.

II. MASS – projected 4/25 points

The purpose of the management operations indicator is to assess the AMP's and PHA's management operations capabilities.

Sub-Indicator	Performance	Points
Occupancy	79.2%	0/16
Accounts Payable Ratio	(78%)	4/4
Tenant Accounts Receivable	118%	0/5
Projected Points		4

Our occupancy score has decreased due to several factors.

- HUD's unit offline process: HUD has adjusted the way units can be taken offline, which has impacted our numbers.
- Vacancies from tenant turnover: We've had several evictions, along with tenants choosing to vacate before the eviction process was completed, leaving multiple units unoccupied.
- Occupancy alignment moves: A few additional units will also become vacant as tenants relocate due to occupancy alignment requirements.

Our accounts payable ratio score shows a negative percent.

- Accrued expenses exceeded the monthly average, resulting in a negative percentage variance.

III. FASS – projected 9.96/25 points

The purpose of the financial condition indicator is to measure the financial condition of each public housing project. The reporting period is through February 28, 2026.

Housing Authority	QR	MENAR	DSCR	*Projected Points
County	4/12	6.03/11	2/2	9.96

*Score is weighted

Quick Ratio (QR) – Measures liquidity and current assets. The maximum points assigned for this sub-indicator is 12 points.

Months Expendable Net Ratio (MENAR) – Measures the adequacy of the financial reserves by determining the number of months of operation using the net available resources. The maximum points assigned for this sub-indicator is 11 points.

Debt Service Coverage Ratio (DSCR) – Measures capacity to cover debt obligations through the ability to meet regular debt obligations. The maximum points assigned for this sub-indicator is 2 points.

IV. CFP - 10/10 projected points

The purpose of the Capital Fund program assessment is to identify how long it takes a PHA to obligate the funds provided to it from the Capital Fund program.

A. Capital Grant Fund Progress

Grant Year	Amount	Obligated	Expended	Deadline to expend
2019	\$1,120,718	100%	100%	4/15/25
2020	\$1,650,401	100%	100%	3/25/26
2021	\$1,726,055	100%	100%	2/22/25
2022	\$1,732,441	95%	85%	5/11/26
2023	\$1,741,259	100%	45%	2/16/27
2024	\$1,614,796	96%	40%	5/5/28
2025	\$940,397	35%	35%	5/12/29

B. Project Updates

May 2026 Projects

Work in progress includes bathroom renovations at Fee Manor, Highview, and Villa Lago, appliance replacements at South and North County Homes, Meacham Homes, and Highview, and guardrail replacements at Meacham Homes.

June 2026 Projects

Scheduled projects include common hall floor tile replacement and painting at Fee Fee Manor; continued bathroom renovations at Highview; and South County floor tile replacement and kitchen renovations.

V. Projected Overall PHAS Score

PASS – 35/40 points

MASS – 4/25 points

FASS – 9.96/25 points

CFP – 10/10 points

Total 58.96 – *Sub-Standard Performer*

VI. Occupancy Alignment

In April, one County Housing resident moved from a two-bedroom unit to a one-bedroom unit. In addition, one family from another housing authority will transfer from a two-bedroom unit to a one-bedroom unit.

In May, two County Housing residents will move from a three-bedroom unit to a one-bedroom unit. Another County Housing resident will move from a two-bedroom unit to a one-bedroom unit.

Seven residents remain to be relocated.



MEMORANDUM

To: County Housing Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Nicole Alexander, Director, Housing Choice Voucher Program

Date: May 12, 2026

Subject: *Housing Choice Voucher Program Updates*

This memo provides the final Section Eight Management Assessment Program (SEMAP) score for calendar year 2025, an update on additional Veterans Affairs Supportive Housing (VASH) vouchers, and an overview of County Housing's Homeownership Program.

I. 2025 SEMAP

In February, County Housing submitted its 2025 Section Eight Management Assessment Program (SEMAP) Certification to the HUD for review and approval. As part of the submission, County Housing achieved a High Performer rating, earning 130 out of a possible 135 points (96%).

In April, HUD formally approved County Housing's High Performer status for the 2025 calendar year. The official HUD notification confirming this designation is attached to this memo for the Board's review.

II. Veterans Affairs Supportive Housing (VASH) Update

In March, County Housing received approval for 17 additional Veterans Affairs Supportive Housing (VASH) vouchers. Through our ongoing partnership with the local VA office, HCV management remains proactive in responding to opportunities to expand VASH assistance. When additional vouchers become available, staff coordinate directly with the VA to assess their interest and programmatic needs and submit applications accordingly.

III. Homeownership Program

The Homeownership Program continues to thrive and demonstrate strong outcomes and meaningful progress toward expanding housing stability and long-term asset building for participating families. In 2025, County Housing successfully supported 13 additional households in achieving homeownership.

County Housing resumed the Homeownership Program in November 2023 with just nine homeowners. With these new additions, the program now serves a total of 30 current homeowner families, reflecting continued growth and sustained demand for the

May 12, 2026

Page 2

program. This milestone highlights our commitment to promoting economic self-sufficiency and creating pathways to long-term housing stability for residents.

IV. Attachments

Official Notification of High Performer Status under SEMAP



MEMORANDUM

To: County Housing Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Jennifer Wiegert, Director of Communications and Partnerships

Date: May 12, 2026

Subject: *Landlord Incentives Program Update*

This memo provides a first quarter update on the Landlord Incentives Program.

I. Recommendation

No board action is required.

II. Discussion of Program Utilization

The Landlord Incentives Program continues to show steady early utilization in its first quarter of implementation. As of the end of Q1, the program has received a total of ten requests, of which nine have been approved and one denied.

A. Requests Breakdown

- Six requests for excessive damage claims
- One request for security deposit assistance
- Two requests for signing bonuses in high-opportunity zip codes
- One request for a special utility-related need

B. Expenditures

The total amount awarded to date is \$18,850, representing approximately 75% of the projected quarterly budget of \$25,000 and about 19% of the total annual allocation of \$100,000. Overall, program spending is tracking slightly below projections for the first quarter, indicating a measured but promising start.

III. Summary and Outlook

The program is performing as intended in its early stages, with strong approval rates and diverse utilization across eligible categories. While overall spending is slightly under the quarterly projection, this allows flexibility for increased demand in future quarters. Staff will continue to monitor trends, promote program awareness, and ensure funds are deployed strategically to maximize landlord participation and housing stability outcomes.



MEMORANDUM

To: County Housing Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Kurt Schulte, Development Officer

Date: May 12, 2026

Subject: *Real Estate Development Report*

This memo provides an overview of current development activities as well as future development plans.

I. Recommendation

No Board action is required.

II. Discussion

A. Arbor Hill Apartments Redevelopment

- i. Firm commitment is under review by MHDC with a response expected in May.
- ii. Maryland Heights has committed to financing off-site detention pond to meet MSD's drainage requirements.
- iii. Design Alliance is working with City's Building Division for issuance of permits
- iv. Contractor has coordinated with subs to confirm pricing. Bids are substantially unchanged since last fall.
- v. Proformas are being continuously updated to reflect changes in pricing and accommodate any impact from tariffs on construction materials.
- vi. County Housing is in the process of securing temporary off-site replacement units for residents. Locations within the Pattonville school district boundaries are being prioritized. The school district has assured us that if residents are relocated outside the district, their children will still be allowed to attend their current schools during the construction period.
- vii. Working with HUD on RAD conversion. Financing Plan and Budget have been updated.

B. Future Development Plans

County Housing is planning for the resubmission of Peace Place and a revised version of the Rothwell Heights applications later this year.



MEMORANDUM

To: County Housing Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Kawanna Tate, Director, Housing Administration

Date: May 12, 2026

Subject: *Amendment to the 2026 Annual PHA Plan, Section B.2 New Activity, Modernization Activities, Resolution No. 1464*

This memo provides an overview of a proposed amendment outlining the Authority's intent to utilize a portion of its Operating Fund and Capital Fund subsidies in accordance with applicable U.S. Department of Housing and Urban Development (HUD) regulations.

I. Recommendation

Staff recommend the Board approve the proposed amendment to its 2026 Annual Public Housing Agency (PHA) Plan, Section B.2: Modernization Activities.

II. Discussion

With Board approval, the Authority will be able to support eligible modernization activities in public housing units requiring significant upgrades.

Proposed modernization activities include, but are not limited to:

- Replacement of kitchen components, including cabinets, countertops, and appliances
- Renovation of bathrooms, including plumbing fixtures and vanities
- Replacement of flooring throughout dwelling units

These activities are necessary to address both planned capital improvements and unforeseen conditions requiring immediate attention to ensure safe, decent, and sanitary housing.

All modernization activities funded through Operating and Capital Funds will be conducted in full compliance with HUD regulations and guidance. The PHA will document expenditures and progress in accordance with HUD reporting requirements as part of its Annual and 5-Year Plan submissions.

Modernization efforts will prioritize units that have not previously undergone substantial upgrades during the Authority's program history. These improvements are intended to enhance overall habitability, improve energy efficiency, and increase resident satisfaction.

RESOLUTION NO. 1464

APPROVING AN AMENDMENT TO THE 2026 ANNUAL PHA PLAN TO SECTION B.2
NEW ACTIVITY – MODERNIZATION ACTIVITIES

WHEREAS, the Housing Authority of St. Louis County (PHA) is required under Section 5A of the U.S. Housing Act of 1937 to submit an Annual Public Housing Agency Plan to the U.S. Department of Housing and Urban Development (“HUD”); and

WHEREAS, the PHA previously submitted and received approval for its 2026 Annual PHA Plan; and

WHEREAS, the PHA proposes to amend its 2026 Annual PHA Plan to include a new activity under Section B.2 – New Activities, Modernization Activities; and

WHEREAS, the PHA proposes to utilize a portion of its Operating Fund and Capital Fund subsidies, in accordance with applicable HUD regulations, to support eligible modernization activities in public housing units requiring significant upgrades, including both planned capital improvements and unforeseen modernization needs necessary to maintain safe, decent, and sanitary housing conditions; and

WHEREAS, planned modernization activities include, but are not limited to:

- Replacement of kitchen components, including cabinets, countertops, and appliances;
- Renovation of bathrooms, including plumbing fixtures and vanities;
- Replacement of flooring throughout dwelling units; and

WHEREAS, modernization efforts will prioritize units that have not previously received substantial upgrades during the PHA’s program history, with the intent to enhance unit habitability, improve energy efficiency, and increase overall resident satisfaction; and

WHEREAS, all modernization activities funded through Operating Funds and Capital Funds will be conducted in full compliance with HUD regulations and guidance, and the PHA will document expenditures and progress in accordance with HUD reporting requirements; and

WHEREAS, the PHA has complied with all applicable requirements for Plan amendments, including consultation with the Resident Advisory Board (RAB), issuance of public notice, and conducting a public hearing on May 12, 2026, and has considered all comments received;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of St. Louis County that the amendment to the 2026 Annual PHA Plan, Section B.2 – New Activity, Modernization Activities, is hereby approved.

Chair

Secretary



MEMORANDUM

To: County Housing Board of Commissioners

From: Shannon Koenig, Executive Director and CEO

Date: May 12, 2026

Subject: *Finance Committee Charter*

This memo provides an update on the newly authorized Finance Committee and proposes a charter for adoption.

I. Recommendation

Staff recommend the board approve the proposed Finance Committee charter.

II. Background

Newly adopted board bylaws require the Finance Committee to establish a charter. An organizing meeting was held in February, during which time the draft was discussed.

Committees.

The Board may appoint from among its Commissioners a Finance Committee. The Board may also appoint from among its Commissioners such other committees as the Board may from time to time determine by Resolution. *The Board must approve a statement of charges and responsibilities for each such committee prior to such committee being appointed.*

III. Finance Committee Charter

The draft charter establishes the Finance Committee as a standing committee of the Board of Commissioners responsible for overseeing the Housing Authority of St. Louis County's financial integrity, fiscal sustainability, and alignment of financial resources with strategic priorities. Acting on behalf of the Board, the Committee reviews financial performance, budgets, audits, internal controls, financial risks, and asset management activities, and provides recommendations to the full Board. The Committee supports informed decision-making but does not have authority to approve budgets or commit funds.

The Committee consists of Board-appointed Commissioners, with the Executive Director and CEO and Chief Financial Officer serving as staff liaisons. It meets at least quarterly and reports regularly to the Board to ensure transparency and accountability.

III. Attachments

A. Draft Finance Committee Charter

Housing Authority of St. Louis County

Draft Finance Committee Charter and Responsibilities

1. Purpose

The Finance Committee is a standing committee of the Board of Commissioners responsible for oversight of the Housing Authority of St. Louis County's financial integrity, long-term fiscal health, and alignment of financial resources with strategic goals. The Committee serves on behalf of the Board to monitor financial performance, internal controls, budgeting, audit processes, asset management, and financial risks.

2. Authority

The Committee is authorized by the Board of Commissioners to:

- Request and review financial reports, audits, budgets, and internal control assessments.
- Meet with staff, external auditors, legal counsel, and consultants as needed.
- Recommend financial policies and actions to the full Board.

The Committee does not have independent authority to approve budgets, commit funds, or bind the Housing Authority; such decisions remain with the full Board.

3. Responsibilities

A. Financial Oversight

- Review financial statements, budget-to-actual reports, cash flow, reserves, and performance indicators.
- Monitor financial trends, risks, and compliance with Board-approved budgets.
- Review debt management strategies, capital financing plans, and major financial transactions.

B. Budget Development & Monitoring

- Oversee development of the annual operating budgets.
- Review staff budget proposals before recommending them to the Board.
- Monitor budget execution and recommend revisions when needed.

C. Audit & Internal Control Oversight

- Oversee the annual independent audit process, including auditor selection (when applicable), engagement scope, and audit results.
- Review the auditor's reports, management letter, and corrective action plans.
- Monitor implementation of internal control improvements and compliance with relevant federal, state, and local requirements.

D. Policy Review

- As needed, recommend financial policies, including procurement, investment, internal controls, and reserves, for Board approval.
- Periodically review all finance-related policies for necessary updates.

E. Oversight of Real Estate & Asset Management

- Review financial aspects of real estate development, acquisitions, dispositions, capital projects, and asset management plans.
- Monitor long-term sustainability of the Housing Authority's real estate portfolio.

F. Coordination with Fiscal Advisory Committee

- Request specialized analysis and recommendations from the ad hoc Fiscal Advisory Committee primarily on real estate and related financial matters.
- Meet jointly with the Fiscal Advisory Committee as needed to review complex or strategic issues.
- Consider the Advisory Committee's recommendations when making recommendations to the full Board.

**Housing Authority of St. Louis County
Draft Finance Committee Charter and Responsibilities**

4. Membership

- Consists of at least two Board Commissioners appointed by the Board Chair.
- The Board Chair designates a Committee Chair.
- The Executive Director and CEO and Chief Financial Officer serve as staff liaisons.

5. Meetings

- Meets at least quarterly, with additional meetings as required.
- A majority of Committee members constitute a quorum.
- Minutes are recorded and retained in accordance with PHA policy.

6. Reporting

- Provides reports and recommendations to the full Board.
- Ensures transparency and timely communication on financial matters.

DRAFT