



Board of Commissioners Meeting
 Tuesday, February 10, 2026, 12 pm
 Pagedale City Hall
 1420 Ferguson Avenue
 Pagedale, Missouri 63133

AGENDA

Item	Individual	Action
1. Call to Order	Chair	Informational
2. Roll Call	Terri Acoff-States	Informational
3. Reading of the Mission Statement	Chair	Informational
<p>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.</p>		
4. Approval of Minutes Regular Meeting December 9, 2025	Chair	Motion, 2 nd , Vote
5. Public Comments	Chair	Informational
6. Reports of Commissioners	Chair	Informational
7. Executive Director’s Report	Terri Acoff-States	Informational
8. Reports of Officers and Employees		
A. Financial Reports month ending November 30, 2025	Benjamin Washington	Motion, 2 nd , Vote
B. Public Housing Performance Report	Kawanna Tate	Informational
9. Unfinished Business	Chair	Informational
10. New Business		
11. 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>		
12. Announcements Next Meeting April 14, 2026	Chair	Informational
13. Adjournment	Chair	Motion, 2 nd , Vote

**PAGEDALE HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
TUESDAY, DECEMBER 9, 2025
MEETING MINUTES**

ATTENDANCE:

COMMISSIONERS:

Dr. Keith Mosby, Sr., Chair
Erica Edwards, Vice Chair
Robert Smith, Jr., Commissioner
Lorraine Mosby, Commissioner

STAFF:

Shannon Koenig, Executive Director and CEO
Terri Acoff-States, Executive Assistant
Benjamin Washington, Chief Financial Officer
Kawanna Tate, Director, Housing Administration

PUBLIC:

Gloria Williams, Alderwoman, Ward 3
Deborah Vincent, Alderwoman, Ward 3

Reading of the Mission Statement:

Chair Mosby recited the mission statement for the board.

Approval of Minutes of Regular Board Meeting Tuesday, October 14, 2025:

Chair Mosby asked for a motion to approve the minutes of the regular board meeting held Tuesday, October 14, 2025. Vice Chair Edwards motioned for approval; Commissioner Smith seconded the motion. Upon roll call, "Ayes" and "Nays" were as follows:

AYES

K. Mosby
E. Edwards
L. Mosby
R. Smith

NAYS

None

The Chair declared the motion passed.

PUBLIC COMMENTS:

Alderwoman Vincent inquired about the status of the current vacant public housing units within Ward 3 in Pagedale. Ms. Tate addressed the concerns and reported that the units are in the process of being repaired. She advised contacting the management office should any additional concerns arise.

REPORTS OF COMMISSIONERS:

Commissioner Erica Edwards reported that she has been appointed to the NAHRO Commissioners Committee with a term ending in 2027. Ms. Edwards stated the committee held its first meeting discussing updating the Commissioners Handbook, chapters 7-9. She said she looks forwards to bringing the Board updates on how the progress is going.

EXECUTIVE DIRECTOR'S REPORT:

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

Ms. Koenig provided the board with an update on FY26 federal appropriations and the anticipated impact to the 2026 budget.

**PAGEDALE HOUSING AUTHORITY
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Ms. Koenig stated that the leadership team is planning for 2026 and beyond, including revisiting strategic objectives with a focus on stabilizing and maintaining operations while continuing to expand access to affordable housing. She further stated that staff will continue to monitor organizational performance using reliable key performance indicators including PHAS and annual financial audits.

Ms. Koenig informed the board that the annual customer service survey is now open and was distributed to Public Housing residents. She stated this year the survey included a question that will identify in which PHA a resident is living.

Ms. Koenig presented the board with the fourth quarter Agency Performance Report results for 2025.

REPORTS OF OFFICERS AND EMPLOYEES:

A. Financial Reports:

Mr. Washington reviewed the Financial Reports for the period ending October 31, 2025. Chair Mosby asked for a motion to approve the October 31, 2025 Financial Reports as read and discussed. Commissioner Mosby motioned for approval, which motion was seconded by Vice Chair Edwards. Upon roll call, “Ayes” and “Nays” were as follows:

AYES

NAYS

K. Mosby
E. Edwards
L. Mosby
R. Smith

None

The Chair declared the motion passed.

B. Housing Authority of the City of Pagedale Public Housing Write-Offs – Resolution No. 1453:

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

After discussion, and revision, the total amount of \$54,392.50 was corrected to \$44,171.50. Chair Mosby asked for a motion to approve revised total amount for Resolution No. 1453, Housing Authority of the City of Pagedale Public Housing Write-Offs. Commissioner Mosby motioned for approval. Commissioner Smith seconded the motion. Upon roll call, “Ayes” and “Nays” were as follows:

AYES

NAYS

K. Mosby
E. Edwards
L. Mosby
R. Smith

None

The Chair declared the motion passed.

C. Public Housing Performance Report:

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.

UNFINISHED BUSINESS:

No unfinished business was discussed.

**PAGEDALE HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
TUESDAY, DECEMBER 9, 2025
MEETING MINUTES**

NEW BUSINESS:

A. Annual Meeting

The board held its annual meeting, during which commissioners voted to retain the current Chair, Keith Mosby. Additionally, the board elected Commissioner Robert Smith as the new Vice Chair.

The Chair thanked the outgoing Vice Chair Erica Edwards for her service and contributions to the board. He also expressed appreciation for her dedication and looks forward to her ongoing work as a commissioner.

B. 2026 Board Meeting Schedule:

Ms. Acoff-States presented the Board with the 2026 Board meeting dates.

EXECUTIVE SESSION:

An Executive Session was not held.

ANNOUNCEMENTS:

The next meeting is scheduled for Tuesday, February 10, 2026.

ADJOURNMENT OF MEETING:

There being no further business to come before the board, Chair Mosby asked for a motion to adjourn. Commissioner Mosby moved for adjournment, which motion was seconded by Commissioner Smith. Upon roll call, "Ayes" and "Nays" were as follows:

AYES

K. Mosby
E. Edwards
L. Mosby
R. Smith

NAYS

None

The Chair declared the motion passed.

Chair

Secretary

Date



MEMORANDUM

To: Pagedale Housing Authority Board of Commissioners

From: Shannon Koenig, Executive Director and CEO

Date: February 10, 2026

Subject: *Executive Director's Report*

This report provides an update on various Pagedale Housing related matters.

I. Annual Customer Service Survey Results for 2025

At County Housing, we value the input of our residents, participants, and property owners. Each year, our annual customer service survey helps us gauge satisfaction, identify areas for improvement, and celebrate successes. In November 2025, we conducted our latest survey, focusing on key interactions with customer-facing roles and processes. The attached summary and presentation provide highlights and insights from this year's results.

II. FY26 Federal Appropriations Update

Congress approved the FY 2026 Transportation, Housing and Urban Development (THUD) appropriations bill which retains an anticipated reduction to the Public Housing Operating Fund. Proposed funding for the Capital Fund matches previous years. NAHRO's recent report on the approved THUD appropriations is attached.

III. Attachments

2025 Customer Service Survey Report
NAHRO Appropriations Updates



**COUNTY
HOUSING**

THE HOUSING AUTHORITY of ST. LOUIS COUNTY

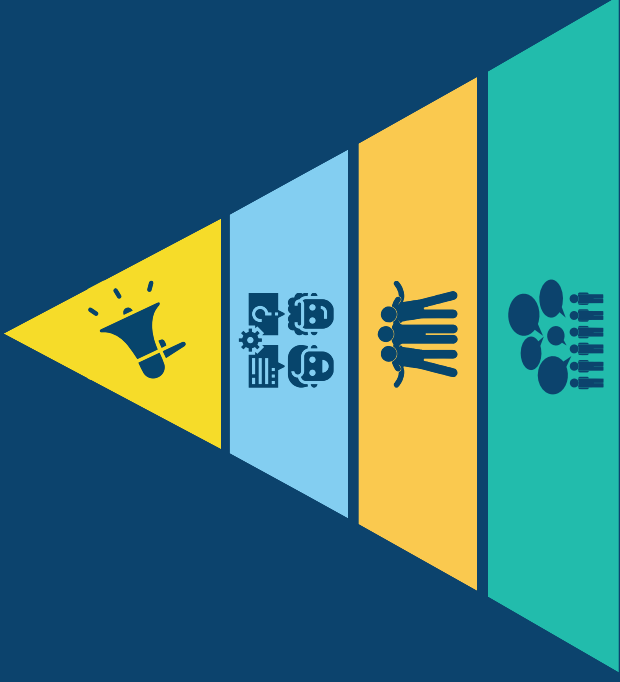
2025 CUSTOMER SERVICE SURVEY RESULTS

SURVEY OVERVIEW

In November 2025, County Housing conducted its annual customer service survey, gathering feedback from the following groups:

- Public Housing Residents
- Housing Choice Voucher Residents
- Property Owners

This year's survey focused on overall satisfaction with key processes and customer-facing roles. To better understand how our customers define exceptional service, we included open-ended questions asking how County Housing can improve to meet their needs more effectively.



Survey	Surveys Sent 2024	Surveys Received 2024	Surveys Sent 2025	Surveys Received 2025
Public Housing Survey	279	45	225	33
Housing Choice Voucher Survey	977	290	6,109	1,055
Property Owner Survey	940	219	1,937	304

PUBLIC HOUSING SURVEY RESULTS

Public housing residents were asked to rate their satisfaction with the following interactions with property management staff on a scale of 0 to 5, with 5 being very satisfied:

61%



The way property management staff treated and spoke to you in the past year.

Of the 33 individuals who responded to this question, 61% indicated that they were **either satisfied or very satisfied** with the way they were treated and spoken to by property management staff within the past year. In 2024, 77% of 44 respondents said the same.

66%



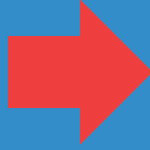
Property management staff's timeliness in returning your phone calls.

Of the 33 individuals who responded to this question, 66% indicated that they were **either satisfied or very satisfied** with property management staff's timeliness in returning their phone calls. In 2024, 64% of 44 respondents said the same.

PUBLIC HOUSING SURVEY RESULTS

Public housing residents were asked to rate their satisfaction with the following interactions with property management staff on a scale of 0 to 5, with 5 being very satisfied:

54%



Staff's responsiveness to questions and concerns.

Of the 33 individuals who responded to this question, 54% said they were **either satisfied or very satisfied** with staff's responsiveness to questions and concerns. In 2024, 61% of 43 respondents said the same.

67%



Property management staff's notification of your annual income recertification.

Of the 33 respondents to this question, 67% of individuals selected that they were **either satisfied or very satisfied** with property management staff's notification of their annual income recertification. In 2024, 84% of 44 respondents said the same.

PUBLIC HOUSING SURVEY RESULTS

Public Housing residents were asked to rate their satisfaction with the following interactions with maintenance staff on a scale of 0 to 5, with 5 being very satisfied:

56%



The way maintenance staff treat and spoke to you in the past year.

Of the 33 individuals who responded to this question, 56% indicated that they were **either satisfied or very satisfied** with the way they were treated and spoken to by maintenance staff within the past year. In 2024, 58% of 45 respondents said the same.

52%



The communication for County Housing regarding the scheduling and completion of maintenance tasks.

Of the 33 individuals who responded to this question, 52% indicated that they were **either satisfied or very satisfied** with the communication from County Housing regarding the scheduling and completion of maintenance requests. In 2024, 47% of 45 respondents said the same.

PUBLIC HOUSING SURVEY RESULTS

Public Housing residents were asked to rate their satisfaction with the following interactions with maintenance staff on a scale of 0 to 5, with 5 being very satisfied:

55%



The overall quality of repairs made to your home.

Of the 33 responses to this question, 55% of individuals selected that they were **either satisfied or very satisfied** with the overall quality of repairs made to their home. In 2024, 44% of 45 respondents said the same.

PUBLIC HOUSING OPEN-ENDED RESPONSES



What improvements would you like to see in your housing community?

Answered question: 23

- Residents' top priorities are **more responsive and reliable maintenance**, improved **cleanliness and safety**, better **community amenities**, and **consistent communication and accountability** from staff.



What suggestions do you have to improve your experience with property management staff?

Answered question: 19

- Residents' main suggestions center on **improved communication**, **timely maintenance**, **sufficient staffing**, and **caring interactions**. While many are satisfied with staff, **consistent follow-up** and **responsiveness** are key areas for enhancement.



Congress Passes Full Year 2026 THUD Bill, Ends Partial Government Shutdown

The partial government shutdown that began after the Continuing Resolution expired on January 30 has now come to an end, following congressional action to fund key federal agencies.

This afternoon, the House passed legislation to provide full-year funding for several critical departments, including Transportation-Housing and Urban Development (THUD). The move restores stability for housing and community development programs that had faced uncertainty during the lapse in appropriations.

Debate over the package centered largely on fiscal year (FY) 2026 funding for the Department of Homeland Security (DHS). Many Democratic lawmakers raised concerns about advancing long-term DHS funding in the aftermath of the tragic killing in Minneapolis just 11 days ago. As a result, Congress opted to pass only a short-term, two-week continuing resolution for DHS, allowing additional time for negotiations on additional provisions in the bill.

All other appropriations measures included in the package, including THUD, provide funding for the remainder of FY 2026 (through September 30, 2026).

The Senate approved the same package passed by the House last week. The legislation now heads to the President's desk for his signature, which will formally end the shutdown and fully restore federal operations.

The bill provides \$77.3 billion for HUD in FY 2026, an increase over FY 2025, which was funded through a year-long continuing resolution. The bill increases funding for the Housing Choice Voucher program, Project-Based Rental Assistance (PBRA), Family Self-Sufficiency (FSS) program and Homeless Assistance Grants, while maintaining level funding for HOME, CDBG, ROSS, and the Public Housing Capital Fund. It reduces funding for the Public Housing Operating Fund and the Choice Neighborhoods Initiative.

This article provides NAHRO's in-depth analysis of the appropriations bill and its impact on programs and issues relevant to NAHRO members. Click the links below to jump to each section:

- [**Public Housing**](#)
- [**Section 8**](#)
- [**Community Development**](#)

Public Housing

Unlike previous years, this year's appropriations process began with a President's budget that combined many programs into a single block grant to be administered by states. For this reason, funding levels and policy provisions included in this bill are usually not directly comparable to the President's budget. Additionally, FY 2025 was funded via a continuing resolution, so many comparisons to FY 2025 funding were set in the FY 2024 funding bill and carried forward to 2025.

Public Housing Fund

Like the FY 2024 Appropriations Act, the 2026 bill combines all federal grants necessary for PHAs to operate, maintain, and make capital improvements to public housing into the Public Housing Fund. This bill allocates \$8.319 billion for the Public Housing Fund, which is \$492 million less than the total 2024 enacted budget and 2025 continuing resolution amount.

Public Housing Operating Fund

This THUD bill allocates \$4.687 billion for public housing operating fund formula grants, a \$789 million decrease from FY 2025, also \$186 less than the Senate bill and \$288 million below the House proposal. Based on the most recent update of HUD's formula, the Senate version represented an 86% proration at the time it was calculated, so this final number means a proration below 86%. However, agencies could ultimately receive a lower proration because HUD's initial estimate for FY 2026 Operating Fund exceeded the final appropriated amount. HUD typically uses a conservative proration at the start of the fiscal year until a full-year budget is enacted. In this case, however, the final appropriation for the Operating Fund came in below both the House and Senate proposals. As a result, HUD has effectively overpaid agencies earlier in the year, and prorations may be reduced going forward to reconcile that difference.

This bill allows any agency with at least one public housing development with a "low" physical inspection score to use public housing operating to prevent financial shortfall.

Operating Fund Shortfall Funding: FY 2026 enacted provides \$377 million for agencies experiencing or at risk of shortfall. The Senate bill proposed \$214 million and the House bill \$25 million for PHAs that experience, or are at risk of, financial shortfalls as determined by HUD. After all shortfall needs are met, HUD may distribute any remaining funds to all PHAs via the Operating Fund formula.

HUD reported more than \$700 million in unmet shortfall need in 2025, underscoring the growing pressure on agency operating budgets. NAHRO has consistently supported increasing shortfall funding to prevent these gaps from compounding over time, but not at the expense of the broader Operating Fund.

The FY 2026 bill increases shortfall funding by reducing overall Operating Fund allocations, a tradeoff that NAHRO has raised concerns about with appropriators. Under this approach, agencies

experiencing shortfalls would receive additional support, while agencies not in shortfall would effectively be required to rely more heavily on their limited Operating Fund reserves.

Public Housing Capital Fund: Formula Grants

Like the Senate bill proposal and recent appropriations acts, FY 2026 enacted provides \$3.20 billion for the Capital Fund formula grants. This is level FY 2022 – 2025 enacted, but less than the projected accrual of needs across the inventory per year. This amount was estimated to be \$4 billion annually in 2024. According to a new report, [The 10-Year Roadmap <https://www.10yearroadmap.org/>](https://www.10yearroadmap.org/), on whose Steering Committee NAHRO served, the total Capital Fund backlog is estimated at \$169 billion.

The bill includes the provision that HUD issue Capital Fund formula grants to PHAs no later than 60 days after passage of an Appropriations Act.

Public Housing Capital Fund: Competitive Grants

Competitive Housing Health Hazards Grants: FY 2026 enacted would provide \$50 million in competitive grants to PHAs to evaluate and reduce housing-related hazards including fire safety carbon monoxide, radon, and mold in public housing. This amount is \$15 million less than FY 2025 enacted as well as the Senate's proposal. The House did not provide any funding for this account. Like previous years, the bill also stipulates that \$25 million of the total \$50 million be used for addressing lead-based paint.

Emergency Capital Needs: FY 2026 enacted would set aside \$30 million for grants to public housing agencies for emergency capital needs resulting from unforeseen or unpreventable emergencies and natural disasters excluding presidentially-declared emergencies and natural disasters under the Robert T. Stafford Disaster Relief and Emergency Act. This amount matches the House and Senate proposals. This bill also proposes \$10 million of the \$30 million to be made available for safety and security measures. In total, this amount is level with FY 2025.

This bill would also provide \$15 million for the cost of administrative and judicial receiverships. This is level with FY 2025 funding, the Senate bill, and the House bill.

In summary, this bill provides identical emergency and receivership grant amounts to FY 2025 enacted but \$15 million less for emergency capital needs.

Physical Inspections

This bill maintains a separate account outside of the Public Housing Fund for inspections. The Assisted Housing and Risk Assessments account will provide \$50 million for “the Department’s inspection and assessment programs, including travel, training, and program support

contracts.” This comes as HUD continues transitioning to the National Standards for the Physical Inspection of Real Estate across its programs.

Choice Neighborhoods Initiative

The Choice Neighborhoods program continues to see diminished funding as the FY 2026 enacted budget only includes \$25 million for the program. A minimum of \$12.5 million are for PHAs, and a maximum of \$10 million are for planning grants. This comes after the President’s budget and House bill proposed eliminating the Choice Neighborhoods Initiative altogether and the Senate bill proposed \$40 million. Agencies will be required to create external partnerships as well as to provide a match for federal funding. This program helps agencies carry out important renovation and construction projects, and NAHRO will continue advocating for increased funding.

Self Sufficiency Programs

Family Self-Sufficiency (FSS): This bill provides \$156 million for the FSS program, \$15 million more than FY 2025, \$31 million more than the House bill, and level with the Senate bill. This bill prohibits HUD from making funding decisions for FSS based on performance metrics.

Jobs-Plus Initiative: FY 2026 enacted would provide \$10 million to the Jobs Plus Initiative, \$5 million less than FY 2025 enacted and the House bill but level with the Senate’s proposal. This direct funding is not limited to providing “incentives” to participants, meaning that it can also be used to support the service component of the program. The bill includes the provision that Jobs-Plus specific program waivers or program requirements will not be factored into competitive grant amounts received by the agency, but the PHA must be able to bear the cost of these waivers.

Resident Opportunities and Self-Sufficiency (ROSS): The bill proposes \$40 million for the ROSS program. This amount is \$5 million higher than the House bill, \$5 million below the Senate proposal, and level with FY2025 enacted. Like previous years, the bill allows agencies or owners who have converted public housing to project-based rental assistance or other Section 8 programs under the Rental Assistance Demonstration to continue or resume operating the ROSS program.

Annual Contributions Contract (ACC)

The FY 2026 bill stipulates that HUD “shall comply with all process requirements” before altering an ACC. Previously, HUD has tried to make changes to the ACC, shifting it from a contract to a grant agreement. NAHRO will continue to stress to HUD that the ACC is a contract between HUD and a PHA.

Rulemaking

The Secretary must conduct rulemaking in compliance with regulations, which require public participation and 60 days for written comments.

Central Office Costs

The bill prohibits asset management requirements that prohibit use of central office costs included in the U.S. Housing Act

Exemption from Asset Management

The bill includes the provision that exempts PHAs that own and operate 400 or fewer public housing units from asset management requirements.

Correction of Allocation Errors

The bill includes the authority to correct formula errors for any HUD formula program on a prospective basis by offsetting amounts from any previously overpaid grantee award in the current fiscal year and distributing them to grantees that received less formula funding than they would have as a result of the error in the prior fiscal year.

PHA Employee Compensation

The bill includes language that would prohibit PHAs from using any Tenant-Based Voucher, Operating Fund, or Capital Fund dollars to pay any amount of salary above the base rate of pay for level IV of the Executive Schedule for 2026. This restriction includes salary as well as bonuses or other incentive pay. This provision affirms a policy which is already in place, since the 2015 omnibus extended the restrictions to all future appropriations acts.

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Section 8

The FY 2026 final appropriations bill makes several notable changes to the program including the following:

- The final appropriations bill folds the Mainstream voucher account into the HAP renewals account and the administrative fee account.

- The bill adds language allowing PHAs to exceed their ACC unit caps to facilitate transitioning families moving from EHV to the regular voucher program, though costs that exceed ACC caps will not count toward renewal funding.
- The bill allows both MTW agencies and MTW expansion agencies to be subject to offsets of their single-fund authority amounts, though it limits the extent of the offsets in some instances and allows for an appeal to HUD.
- The bill funds the HAP set-aside at \$400 million (\$200 million higher than the previously enacted level). The HAP set-aside account is the account from which HUD draws their shortfall funding.
- It also includes additional funding in the tenant-protection voucher account that may be used to fund Emergency Housing Vouchers.
- The bill makes changes to the Section 8 student rule.

Additional details may be found below.

Tenant-Based Rental Assistance (TBRA) – Discretionary Spending

HCV HAP Renewals

The final appropriations bill would allocate \$34.957 billion for HAP renewals. This is \$2.812 billion more than the FY 2025 enacted amount and the amount in the House bill and \$983 million more than the amount in the Senate bill. The President's proposed budget zeros out this account (since the President's budget restructures most of these programs and zeros out most of the following accounts, the voucher section will not mention the President's budget for each account, unless the President's budget keeps an account). This account includes funding for the Mainstream voucher account. At this time, NAHRO believes that this would result in a 95% proration.

HAP Renewal Formula

The final appropriations bill calls for HAP renewal funding based on validated calendar year (CY) 2025 voucher management system (VMS) or a successor system leasing and cost data adjusted by an inflation factor set by HUD and by making any adjustments for costs associated with the first-time renewal of vouchers.

ACC Caps

The final appropriations bill leaves in language limiting HAP renewal funding to fund a total number of units at or under the Annual Contributions Contract (ACC) unit caps, except for MTW agencies, which would be governed by their contracts or by the MTW demonstration. The final appropriations bill adds language allowing PHAs to exceed their ACC unit caps when necessary on a

temporary basis to facilitate transitioning families assisted by emergency housing vouchers to the regular program. Any leasing or associated costs for emergency housing vouchers beyond the ACC cap will not be included in the calculation of the agency's renewal funding.

Proration Authority

The final appropriations bill states that HUD has the authority to prorate each PHA's renewal allocation. Housing agencies in the MTW demonstration program will be funded in accordance with the MTW demonstration or their MTW agreement, if any, and will be subject to the same pro rata adjustments.

Notification Provisions

The final appropriations bill retains language stating that HUD must notify PHAs of their annual budgets by the later of March 1, 2026, or 60 days after enactment, though HUD may extend this notification period after the Congressional appropriations committees are notified at least 10 business days in advance.

Offset Authority

The final appropriations bill authorizes HUD to offset PHAs' calendar year (CY) 2026 allocations based on the excess amounts of PHAs' net restricted assets accounts, including HUD-held programmatic reserves (in accordance with VMS or a successor system data in calendar year 2025 that is verifiable and complete). The Department may not offset any portion of a housing agency's excess reserves if the offset would result in a housing agency being put in a shortfall position in CY 2026 as estimated by HUD prior to the offset. The Department must use any offset amount to prevent the termination of rental assistance for families and avoid or reduce the proration for renewal funding allocations.

MTW Offset Authority

The final appropriations bill specifies that the housing agencies in the Moving to Work (MTW) Demonstration shall be subject to a statutory offset, including for funds subject to single fund budget authority provisions of their MTW agreements. The bill states that MTW agencies with MTW agreements will be subject to an offset up to limitations imposed in section 239 of the 2016 THUD appropriations bill (this limits offsets for MTW agencies with agreements to "any reserve balances equal to 4 months of operating expenses").

These MTW agencies must be granted not less than 60 days to be able to file an appeal and offset amounts may not include amounts "committed to capital improvement, development, and other repositioning activities that are scheduled to close within 12 months of enactment of this [bill]" to the extent that these committed funds do not fall within the 4 months of operating expenses that are already prohibited from being offset (see paragraph above). In judging which funds may not be

offset because of prior commitments, HUD may look to “funding applications, project schedules, or other commitments to third parties implementing . . .” those activities.

EHV Waiver Authority

The final appropriations bill grants HUD the authority to “waive or specify alternative requirements” for provisions related to PHA plans or HCV requirements related to “the administration of waiting lists, local preferences, portability, and public housing agency plan and public hearing requirements” to expedite the transition EHV families to the regular HCV program.

HAP Set-Aside Funds

The final appropriations bill would obligate \$400 million for HAP set-aside funding (a \$200 million increase over both the House bill and the FY 2025 enacted level, but the same level as the Senate bill) to seven categories: (A) PHAs that experience a significant increase in renewal costs of vouchers resulting from unforeseen circumstances or from portability; (B) vouchers that were not in use during the previous 12-month period in order to be available to meet project-based voucher commitments or an adjustment for a funding obligation not yet expended for a MTW-eligible activity to develop affordable housing; (C) costs experienced with HUD-VASH vouchers; (D) PHAs that would be required to terminate rental assistance despite taking cost-saving measures; (E) for adjustments in allocations for PHAs in high-cost areas that are not MTW agencies; (F) for withheld payments in the previous year that were subsequently made related to the correction of inspection deficiencies; (G) PHAs that have experienced increased costs or loss of units in Presidentially-declared emergency areas; and (H) for costs associated with mainstream vouchers. The mainstream voucher category is merged in this account instead of a separate mainstream account with its own set-aside. The Department would allocate these funds based on need.

Tenant Protection Vouchers

The final appropriations bill allocates \$601 million for new Tenant Protection Vouchers (TPVs). This amount would be \$264 million more than the FY 2025 enacted budget, \$226 million more than the House bill, and \$171 million more than the Senate bill. The final appropriations bill allows TPVs to be used for the following: (1) relocation and replacement of public housing units that are demolished or disposed; (2) conversions of section 23 projects; (3) witness relocation; (4) enhanced vouchers; (5) Choice Neighborhoods vouchers; (6) mandatory and voluntary conversion of public housing; and (7) tenant protection assistance for elderly residents of properties formerly assisted under section 202.

The final appropriations bill states that when a public housing development is submitted for demolition or disposition, HUD may provide rental assistance when the units pose an imminent health and safety risk. Additionally, TPVs may also be used to assist families under a project-based rental assistance contract, where the owner has received a notice of default and the units pose an imminent health and safety risk to residents. The final appropriations bill also includes a \$5 million set-aside for residents residing in low-vacancy areas who may have to pay rents greater than 30% of

household income for certain reasons like the maturity of certain loans or the expiration of certain contracts or affordability restrictions. Vouchers issued under previous rationale may be enhanced vouchers or regular vouchers.

The final appropriations bill states that these TPVs sunset unless HUD specifies otherwise by notice. HUD may only provide replacement vouchers for units that were occupied within the previous 24 months that are no longer available as assisted housing.

Additionally, the final appropriations bill states that amounts allocated under the tenant protection voucher heading “. . . may be available to provide calendar year 2026 assistance to [PHAs] that would otherwise be required to terminate emergency housing vouchers . . . for families as a result of insufficient funding.”

Administrative Fees

The final appropriations bill allocates \$2.836 billion for administrative fees (\$2.806 billion for ongoing administrative fees and \$30 million for additional administrative fees). This is \$65 million more than the FY 2025 enacted budget, \$861 million than the House bill, and \$70 million less than the Senate bill. At this time, NAHRO believes that this would result in a proration of 82%.

The final appropriations bill continues to instruct HUD to use the current administrative fee formula. It also gives HUD the ability to prorate the administrative fee and utilize unobligated balances to increase the proration, except for unobligated special purpose voucher funding. MTW agencies shall be funded according to the terms of their contracts or the requirements of the MTW demonstration, though they will also be subject to any administrative fee proration. The administrative fee may only be used for “activities related to the provision of tenant-based rental assistance including related development activities.”

The additional administrative fees, which would be available to PHAs that need additional funding to administer their HCV program, include fees associated with tenant protection rental assistance, disaster-related vouchers, HUD-VASH, and other special purpose incremental vouchers.

Mainstream Vouchers

Like the Senate bill, the final appropriations bill has combined this account with the HAP renewals and administrative fee accounts.

HUD-VASH

The final appropriations bill allocates \$15 million in funding for new HUD-VASH vouchers. This is the same as the FY 2025 enacted amount, the Senate bill, and \$15 million more than the House bill. Up to \$10 million of HUD-VASH funding may be used for additional fees for activities to facilitate leasing like security deposits or landlord retention described by notice.

This funding will be available to PHAs that partner with Veterans Affairs (VA) medical centers or other VA-designated entities based on geographic need, PHA administrative performance, and other factors. The Department of Housing and Urban Development (in consultation with the VA) may specify alternative requirements for any provision of any statute or regulation in connection with this program (except requirements related to fair housing, non-discrimination, labor standards, and the environment) on a finding by HUD that these waivers or alternative requirements are necessary. On turnover, this assistance will continue to remain for homeless veterans.

Family Unification Program (FUP) and Foster Youth to Independence (FYI)

The final appropriations bill includes \$30 million in funding for new FUP/FYI vouchers. Of this \$5 million is for new FUP vouchers, while \$25 million is for FYI assistance. The FY 2025 enacted level is the same as this final appropriations bill. The Senate bill and the House bill both provided the same amount of funding for this account, while the President's proposed budget provided \$30 million for foster youth in grants that states could flexibly structure.

The \$25 million for new FYI vouchers will be available to PHAs that partner with child welfare agencies on a noncompetitive basis. The assistance must be requested and entities must meet other criteria specified by HUD. The Department will review utilization and unutilized funding will be recaptured and reallocated.

For FUP vouchers, PHAs that no longer have a need for this funding must notify HUD which will recapture the assistance from the PHA reallocate it based on need.

HCV Dashboard

The final appropriations bill, like the Senate bill, includes language to track special purpose vouchers and to provide timely updates on "budget, utilization, spending and leasing trends for all vouchers by purpose" to the publicly available HCV Dashboard. This section also notes that Mainstream vouchers should be provided to non-elderly people with disabilities on turnover.

Other Housing Choice Voucher Policy Provisions

New Student Rule

This bill would make a large change in the student rule that previously has been in appropriations bills. The bill removes a provision that stated that for the purposes of determining Section 8 eligibility, prior appropriations bills count as income any assistance from private sources or institutions of higher education in excess of amounts received for tuition and any other required fees, except for persons over the age of 23 with dependent children.

This bill retains the provision that states restrictions on students receiving Section 8 funding.

Mainstream and FUP/FYI Waiver authority

The final appropriations bill continues to give HUD the authority to waive or issue alternative requirements upon a finding that it is necessary for new or renewal Mainstream or FUP/FYI vouchers. The waivers or alternative requirements must relate to provisions related to the administration of waiting lists, local preferences, and the initial term and extensions of tenant-based vouchers and the timing of referral of youth leaving foster care. The waiver authority does not extend to tenant rights and protections, rent setting, fair housing, non-discrimination, labor standards and the environment.

HUD Must Follow the Law in Rulemaking

The bill includes a provision that requires that HUD follow its own regulations with respect to rulemaking and to follow a prior executive order laying out certain rulemaking requirements. Additionally, this requirement also states that HUD must provide at least 60 days for the submission of written comments in rulemaking.

Jobs-Plus Waiver Costs

Costs of rent incentives as part of the Jobs-Plus initiative shall not be charged against the competitive grant amounts. Forgone rent increases will be factored into a PHA's eligibility for public housing funding, RAD-converted project-based rental assistance funding, or HCV funding.

Project-Based Rental Assistance Housing Assistance (PBRA)

This bill would provide \$18.543 billion for Project-Based Rental Assistance (PBRA) Housing Assistance Payments. This amount includes \$18.143 billion made available on October 1, 2025, and an additional \$400 million previously appropriated. This amount is \$2 billion more than FY 2025 enacted.

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Community Development

Community Development Fund

The final bill would provide \$6.995 billion for the Community Development Fund (CDF). This is more than the House and Senate bills by over \$2 billion and approximately \$3.565 billion more than FY 2025 enacted. The President's proposal sought to eliminate all programs within CDF.

Community Development Block Grant (CDBG)

The CDBG program would receive \$3.3 billion, which is \$200 million more than the Senate bill and level with the House bill and FY 2025 enacted.

Economic Development Initiative (EDI)

The final bill, like the House and Senate bill, would restore funding for the Economic Development Initiative (EDI), also known as earmarks, which was not included in FY 2025 enacted. The bill would provide approximately \$3.615 billion in the account, which is approximately \$2 billion more than the House and Senate bills. This program provides earmarks for "Community Project Funding," which may include administrative, planning, operations, maintenance, and other costs.

Recovery Housing Program (RHP)

The RHP program authorized under the Support for Patients and Communities Act (SUPPORT) would be funded at \$30 million in the final bill, which is level with the Senate bill, House bill, and FY 2025 enacted. This includes activities related to substance use-disorder prevention related to opioid recovery and treatment.

Pathways to Removing Obstacles to Housing (PRO Housing)

The final bill would provide \$50 million for identifying and removing barriers to affordable housing production and preservation, which is the purpose of the PRO Housing program. This is \$50 million less than FY 2025 enacted and \$10 million less than the Senate bill, however it is higher than the House bill and President's proposal, which both sought to cut the program entirely.

HOME Investment Partnerships Program (HOME)

The final bill would provide \$1.250 billion for the program, level with FY 2025 enacted and the Senate bill. The President's budget and House bill proposed to eliminate the program. The program is crucial towards expanding housing supply and completing affordable housing projects nationwide. NAHRO **testified** < <https://www.nahro.org/advocacy/advocacy-and-congressional-resources/nahro-letters-statements-and-testimony/>> to the Subcommittee for Housing and Insurance of the House Financial Services Committee on the importance of the HOME program on July 16, 2025.

The final bill includes the provision that suspends the program's statutory 24-month commitment requirement for HOME funds that expired or are set to expire in calendar year 2020 through 2028.

Preservation and Reinvestment Initiative for Community Enhancement (PRICE)

The final bill would eliminate funding for the PRICE program, which received \$10 million for FY 2025 enacted. This is in line with the House bill and President's budget. PRICE focuses on preserving and revitalizing manufactured housing and eligible manufactured housing communities.

Self-Help and Assisted Homeownership Opportunity Program (SHOP)

The final bill would provide \$65 million to the SHOP account, which is \$5 million more than FY 2025 enacted. This is slightly lower than the Senate bill, however \$9 million more than the House bill and \$49 million more than the President's budget, which only requested funding for Section 4 Capacity Building.

Self Help Homeownership Opportunity Program

This program would receive \$12 million as authorized under Section 11.

Section 4 Capacity Building

The Senate bill would provide \$46 million for Capacity Building for Community Development and Affordable Housing (Section 4, which funds technical assistance activities through organizations like Enterprise, Habitat for Humanity and the Local Initiatives Support Corporation).

Rural Capacity Building

The Senate bill would provide \$7 million for rural capacity building. This includes activities such as assessing national rural conditions and providing financing, training, technical assistance, information, and research to local nonprofit organizations, local governments, and Native Tribes serving high-need rural communities.

Homeless Assistance Grants

The final bill would provide \$4.417 billion to fund HUD's Homeless Assistance Grants program. This is \$259 million more than the House bill and \$366 million more than FY 2025 enacted. The President's budget proposed \$4.024 billion to fund Homeless Assistance through Emergency Solutions Grants and to eliminate the Continuum of Care program.

Continuum of Care (CoC) and Rural Housing Stability Assistance programs

The final bill would provide \$4.010 billion to be reserved for the CoC and rural housing stability assistance programs. This is a small decrease from the Senate bill, however \$152 million more than the House bill and \$518 million more than FY 2025 enacted. Of the total, \$52 million is dedicated for grants for new rapid re-housing projects and supportive service projects to provide coordinated entry, and eligible activities to assist survivors of domestic violence, dating violence, sexual assault, or stalking. This dedication of funds is not included in the House bill or President's budget.

The bill includes several provisions — which would allow HUD to award one-year transition grants to program grantees that are transitioning from one CoC program component to another; allow CoC grant recipients to count program income towards meeting their match requirement; requires HUD to prioritize funding to CoCs that have demonstrated a capacity to reallocate funding from lower performing projects to higher performing projects; requires HUD to make reasonable adjustments to renewal amounts to enable renewal projects to operate at substantially the same levels, including cost-of-living adjustments for supportive services from the prior grant; requires HUD to select projects totaling not less than 60 percent of the annual renewal demand for each collaborative applicant based on rankings determined by the local CoC; and requires HUD to issue the notice of funding opportunity for the CoC funds made available in this bill no later than June 1, 2026 with amounts to be awarded no later than December 1, 2026.

Emergency Solutions Grants (ESG)

The final bill would provide \$290 million for the ESG program, level with FY 2025 enacted, the Senate bill, and the House bill.

National Homeless Demonstration Project

The final bill, like the House and Senate bills, would provide \$10 million for the National Homeless Demonstration Project, which would be made available to improve data collection efforts for the Homeless Management Information System (HMIS). This is level with FY 2025 enacted and was not included in the President's budget.

Rural Youth Homelessness

The final bill would provide \$107 million to implement projects that serve homeless youth, age 24 and under, in up to 25 communities with a priority for communities with substantial rural populations in up to eight locations. Up to \$25 million may be used for youth homelessness system improvement grants and up to \$10 million for technical assistance.

One-time Awards for New Permanent Supportive Housing

While the Senate bill would have provided \$100 million for one-time awards under the CoC program for new permanent supportive housing projects, this funding was not included in the final bill.

Housing Opportunities for Persons with AIDS (HOPWA)

The final bill provides \$529 million for the HOPWA program; this is same as the Senate's proposal and an increase of \$24 million compared to the House bill and FY 2025 enacted. The President's budget proposed eliminating HOPWA.

Section 202 Housing for the Elderly

The final bill would provide \$1.031 billion for the program. This includes up to \$122 million for service coordinators and Congregate Housing Services grants. This is an increase from the House and Senate bills and \$99.6 million more than FY 2025 enacted. This program was not included in the President's budget, which would instead provide funding for this program through a state rental assistance block grant that combines all rental assistance programs.

Section 811 Housing for Persons with Disabilities

The final bill would provide \$287 million for the Section 811 program. This would be a \$22 million increase from the Senate bill, \$25.2 million increase from the House bill, and a \$30.3 million increase compared to FY 2025 enacted. This program was not included in the President's budget, which would instead provide funding for this program through a state rental assistance block grant that combines all rental assistance programs.

National Housing Trust Fund (HTF)

It is estimated that \$295 million will be allocated for the Housing Trust Fund according to assessments provided by Fannie Mae and Freddie Mac. This is higher than the FY 2025 allocation of \$216.4 million.

Section 108 Community Development Loan Guarantee Program

The final bill would provide \$300 million for the Section 108 Loan Guarantee program account, which is level with the House bill and a \$100 million decrease from the Senate bill and FY 2025 enacted. The President's budget proposed eliminating the program which provides Federal

guarantees for private loans for communities and provides grantees of the CDBG program the ability to leverage their annual grant allocation with a loan to undertake large community and economic development projects.

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Sylvia Gimenez

Director of Communications

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

[Send Sylvia an email](#)



MEMORANDUM

To: Pagedale Housing Authority Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Benjamin C. Washington, Chief Financial Officer

Date: February 10, 2026

Subject: *Financial Summary*

This memo provides a narrative explanation for the period ending November 30, 2025, 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 \$821,065 was less than the total YTD budget revenue of \$836,281, resulting in a unfavorable variance of \$15,215 or 2%.

- Variances in the Total Operating Subsidy and Capital Funds Grants were attributable to timing differences in the drawdowns.
- Tenant Charges had an unfavorable year-to-date budget variance of \$25,661 due to thirty-three (33) non-income generating units or 40% of the total eighty-two (82) units portfolio. Specifically, there were nineteen (19) vacant units and fourteen (14) units with \$0 rents for the month.

B. Expenses

Total YTD actual operating expense of \$812,677 exceeded the total YTD budget expense of \$732,630, resulting in an unfavorable variance of \$80,047 or 11%.

- Total YTD Occupancy expense resulted in an unfavorable budget variance of \$88,188 primarily due to timing differences in utilities, materials, and contracted costs unit repairs.
- Total YTD Other General expenses resulted in a favorable budget variance of \$22,469 primarily due to timing differences in outside services and professional fees.

C. Net Income

The total operating net income is \$8,389 before depreciation of \$75,887, resulting in a bottom-line loss of \$67,498.

D. Cash

As of November 30, 2025, the adjusted cash balance in the operating bank account was \$537,451. Of this amount, \$508,056 was unrestricted and \$29,395 was restricted. There was \$23,418 of operating subsidy received. Tenant rental income for the month was \$24,645, and operating expenses payments made were \$78,726.

III. Attachments

- A. Budgeted Income Statement
- B. Cash Report
- C. Tenant Rent

Pagedale Housing Authority
Budgeted Income Statement
As of November 30, 2025

	Pagedale HA				Pagedale HA			
	YTD Actual	YTD Budget	Variance	% Variance	Monthly Actual	Monthly Budget	Variance	% Variance
OPERATING ITEMS								
Total Operating Subsidy	250,597	292,085	(41,488)		23,418	26,553	(3,135)	
Capital Fund Grants	263,784	211,904	51,880		-	19,264	(19,264)	
Total Tenant Charges	306,264	331,925	(25,661)		21,927	30,175	(8,248)	
Total Investment Income	421	367	54		41	33	8	
Total Income	821,065	836,281	(15,215)	-2%	45,386	76,026	(30,639)	-40%
Total Rents and Utility Reimbursements	15,328	21,083	(5,755)		2,479	1,917	562	
Total Salaries	134,812	142,083	(7,272)		9,014	12,917	(3,903)	
Total Benefits and Taxes	46,691	31,925	14,766		3,305	2,902	403	
Total Training, Seminars, Conferences	22,351	9,762	12,589		-	887	(887)	
Total Admin	219,182	204,854	14,328	7%	14,798	18,623	(3,825)	-21%
Total Utilities	66,078	53,808	12,270		6,986	4,892	2,095	
Total Materials	69,384	44,183	25,200		7,448	4,017	3,431	
Total Contract Costs	233,274	178,521	54,754		16,957	16,229	727	
Total Tenant Services Expense	2,798	2,869	(71)		-	261	(261)	
Total Other Maintenance Expenses	5,327	3,667	1,660		411	333	78	
Total Other Occupancy Expenses	27,058	32,762	(5,704)		791	2,978	(2,187)	
Total Occupancy Expense	403,998	315,810	88,188	28%	32,593	28,710	3,883	14%
Total Insurance	83,240	82,133	1,107		7,569	7,467	102	
Total Outside Services	11,529	33,000	(21,471)		1,359	3,000	(1,641)	
Total Professional Fees	14,267	24,292	(10,024)		5,761	2,208	3,552	
Total Other Fees	45,526	42,594	2,933		3,716	3,872	(156)	
Total Telephone and Technology	8,454	11,917	(3,463)		634	1,083	(449)	
Total Other Administrative Expenses	10,986	4,721	6,265		2,511	429	2,082	
Total Internal Charges	15,495	13,310	2,185		2,105	1,210	895	
Total Other General	189,497	211,966	(22,469)	-11%	23,654	19,270	4,384	23%
Total Expenses	812,677	732,630	80,047	11%	71,045	66,603	4,443	7%
Total Net Operating Income	8,389	103,651	(95,262)		(25,659)	9,423	(35,082)	
NON-OPERATING ITEMS								
Total Depreciation Expense	(75,887)	(68,393)	(7,494)		(6,899)	(6,218)	(681)	
Total Non- Operating Items	(75,887)	(68,393)	(7,494)		(6,899)	(6,218)	(681)	
Net Income (Loss)	(67,498)	35,258	(102,756)		(32,558)	3,205	(35,763)	

Pagedale Housing Authority

Cash Report

BEGINNING BANK CASH BALANCE 11/1/2025	\$	572,292
ADD:		
Tenant Rent	\$	24,645
Security Deposits	\$	-
FSS Deposits	\$	-
Capital Fund	\$	-
Operating Subsidy	\$	23,418
Interest	\$	41
Transfer	\$	-
Other Revenue	\$	-
TOTAL DEPOSITS	\$	48,104
LESS:		
Other Transfers	\$	(36,465)
Manual Checks	\$	-
Checks	\$	(25,065)
NSF	\$	-
Withdraws/Other Deductions	\$	(17,196)
Operating Subsidy Out	\$	-
TOTAL PAYMENTS	\$	(78,726)
ENDING BANK BALANCE 11/30/2025	\$	541,670
Outstanding Checks	\$	(5,035)
Deposits in Transit	\$	862
Other Items	\$	(46)
Adjusted Book Balance 11/30/2025	\$	537,451
Unrestricted Cash	\$	508,056
Security Deposit Cash (Restricted)	\$	29,395
	\$	537,451

Public Housing Rent Roll

Pagedale Housing Authority

As Of Date: 11/30/2025

Property Code	Unit Code	Tenant Code	Tenant Rent
	RN7001	t0035334	\$ 1,252.00
	FE1522	t0033933	\$ 1,065.00
	AR6913	t0000382	\$ 1,055.00
	EH7076	t0035496	\$ 1,015.00
	EC1469	t0000399	\$ 1,015.00
	MI1331	t0000355	\$ 1,015.00
	MI1325	t0000383	\$ 1,015.00
	AR6917	t0010574	\$ 1,015.00
	EH7060	t0015506	\$ 979.00
	AR6907	t0000527	\$ 968.00
	SC7213	t0011184	\$ 800.00
	MI1345	t0000398	\$ 778.00
	AR6905	t0000435	\$ 778.00
	WY6739	t0037201	\$ 778.00
	JU6523	t0000336	\$ 757.00
	SC7205	t0000378	\$ 707.00
	SF6707	b0022408	\$ 662.00
	AR6921	t0035506	\$ 560.00
	PC1268	t0000394	\$ 502.00
	NX1519	t0012812	\$ 492.00
	SC7204	t0000392	\$ 487.00
	AR6918	t0034470	\$ 449.00
	HH6547	t0034583	\$ 431.00
	PC1282	t0019204	\$ 386.00
	RT6737	t0034421	\$ 382.00
	SC7225	t0009706	\$ 348.00
	SD1530	t0021647	\$ 328.00
	FE1524	t0000240	\$ 317.00
	EH1547	t0034140	\$ 280.00
	AR6903	t0024603	\$ 255.00
	PD1625	t0034307	\$ 236.00
	SC7230	t0035536	\$ 216.00
	SC7209	t0008244	\$ 204.00
	SC7235	t0000536	\$ 182.00
	SU1255	t0034258	\$ 178.00
	AR6900	t0000537	\$ 177.00
	KI1205	t0000410	\$ 159.00
	HH6537	t0000518	\$ 157.00
	SC7231	t0021073	\$ 137.00
	AR6915	t0023157	\$ 135.00
	SC7234	t0000462	\$ 113.00
	AR6911	b0000412	\$ 113.00
	AR6901	t0033887	\$ 105.00
	GD7350	t0000422	\$ 92.00
	EH7067	t0034658	\$ 88.00
	KI1347	t0000388	\$ 85.00
	SC7201	t0028760	\$ 72.00
	HH6525	t0000238	\$ 65.00
	WO1319	t0000377	\$ 45.00
	KI1350	t0011460	\$ 0
	EH7056	t0011506	\$ 0
	WH6514	t0015477	\$ 0
	EC1461	t0035185	\$ 0
	AR6904	t0038592	\$ 0
	RT6716	t0034260	\$ 0
	SC7200	t0034756	\$ 0
	RA6737	d0012771	\$ 0
	EC7072	t0000078	\$ 0
	HH6529	t0012290	\$ 0
	BU1215	t0035103	\$ 0

Public Housing Rent Roll

Pagedale Housing Authority

As Of Date: 11/30/2025

Property Code	Unit Code	Tenant Code		Tenant Rent
	PC1273	t0000386	\$	0
	SC7239	t0000385	\$	0
	SF6703	t0034514	\$	0
	AR6912	0	\$	-
	H65171	0	\$	-
	SF6740	0	\$	-
	H65172	0	\$	-
	KI1260	0	\$	-
	GP1228	0	\$	-
	SC7226	0	\$	-
	AR6909	0	\$	-
	AR6919	0	\$	-
	AR6923	0	\$	-
	EC1473	0	\$	-
	RT6720	0	\$	-
	SC7208	0	\$	-
	SC7212	0	\$	-
	EH7072	0	\$	-
	SC7238	0	\$	-
	SD1418	0	\$	-
	SD1524	0	\$	-
	WH6509	0	\$	-
			\$	23,430.00



MEMORANDUM

To: Pagedale Housing Authority Board of Commissioners
Through: Shannon Koenig, Executive Director and CEO
From: Kawanna Tate, Director, Housing Administration
Date: February 10, 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

From December 1, 2025, through January 31, 2026, the maintenance team completed 32 work orders and 12 unit rehabs; seven additional unit rehabs 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.

Table with 3 columns: Sub-Indicator, Performance, Points. Rows include Occupancy (75.31, 0/6), Accounts Payable Ratio (0.53, 4/4), Tenant Accounts Receivable (6.80, 0/5), and Projected Points (4).

Our occupancy score has decreased noticeably due to several factors.

- HUD's unit offline process: HUD has recently 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.

III. FASS - projected 25/25 points

The purpose of the financial condition indicator is to measure the financial condition of each public housing project. The reporting period is through November 30, 2025.

Housing Authority	QR	MENAR	DSCR	Projected Points
Pagedale	12/12	11/11	2/2	25

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
2020	\$172,502	100%	100%	3/25/2026
2021	\$180,371	100%	100%	2/22/2025
2022	\$221,831	100%	20%	5/11/2026
2023	\$223,209	100%	15%	2/16/2027
2024	\$231,168	100%	15%	5/05/2028

B. Current CFP Projects

March 2026 planned projects include the replacement of 81 ranges and refrigerators.

C. 2020-2024 Work Items Progress

- Tree trimming/removal ongoing
- Floor tile replacement and bathroom renovations 20% completed
- Appliance, interior doors, and sump pump replacements 0% completed

V. Projected Overall PHAS Score

PASS - 35/40 points

MASS - 4/25 points

FASS - 25/25 points

CFP - 10/10 points

Total 74

Standard Performer

VI. Other Updates

A. Occupancy Alignment

In January, one tenant transferred from a three-bedroom unit to a two-bedroom unit. Another tenant transferred from a two-bedroom unit to a one-bedroom unit in another housing authority.

In February, one tenant transferred from a three-bedroom unit to a two-bedroom unit. Another tenant transferred from a three-bedroom unit to a one-bedroom unit in another housing authority.

B. Occupancy Permits

Letters have been issued to residents reminding them of the requirement to obtain a current occupancy permit.

VII. Attachment

Work Order Detail December 1, 2025 - January 31, 2026



Work Order Detail
 Pagedale Housing Authority (1218bpag)
 Work Orders active between 12/01/2025 and 01/31/2026

Unit	WO	WO Priority	WO Category	WO Brief Description	Call Date	Date Completed	Days to	Days open
							Complete	in Period Reported
GD7350	41271	Routine	Doors		09/02/2025	12/01/2025	90	1
AR6917	41696	Routine	General	light	10/07/2025	12/01/2025	55	1
NX1519	41963	Routine	General	kitchen counter	10/22/2025	01/15/2026	85	45
GD7350	42083			flooring	10/24/2025		98	60
KI1350	42084	Routine		celing fan	10/24/2025	01/12/2026	80	42
KI1350	42085	Routine		bathroom	10/24/2025	12/01/2025	38	1
KI1350	42086	Routine		screen door	10/24/2025	01/12/2026	80	42
BU1215	42097	Routine		litchen door	10/28/2025	12/01/2025	34	1
BU1215	42106	Routine	General		10/31/2025	12/01/2025	31	1
RT6716	42109	Routine	Walls-Ceilings		11/03/2025	01/05/2026	63	35
SC7235	42118	Routine		light	11/04/2025	12/05/2025	31	4
AR6904	42120	Routine	Appliance		11/06/2025	12/05/2025	29	4
EH7067	42142			stove	11/13/2025		78	60
SC7234	42155	Routine		carbon monoxide	11/14/2025	12/01/2025	17	1
SU1255	42156	Routine		stove	11/14/2025	12/01/2025	17	1
GD7350	42168	Routine		stove	11/18/2025	12/09/2025	21	8
PC1273	42184	Routine		celing	11/21/2025	01/12/2026	52	42
WH6514	42192	Routine		smoke detector	11/26/2025	12/01/2025	5	1
WH6514	42193	Routine		fan	11/26/2025	12/01/2025	5	1
WH6514	42194	Routine		light bubs	11/26/2025	12/01/2025	5	1
AR6907	42400	Routine			12/08/2025	12/24/2025	16	16
KI1347	42473	Routine	Building Exterior		12/19/2025	01/14/2026	26	26
BU1215	42515	Routine		kitchen cabinet	12/23/2025	01/05/2026	13	13
MI1345	42554	Routine	Plumbing		01/05/2026		25	25
SC7235	42598	Routine	General	filter/front screen door	01/12/2026	01/15/2026	3	3
SC7239	42600	Routine	General		01/13/2026	01/16/2026	3	3
SC7231	42620		Doors		01/16/2026		14	14
SC7231	42627	Routine	General	front screen door	01/21/2026		9	9
HH6547	42632	Routine		kids door	01/21/2026		9	9
HH6547	42633	Routine		door knob	01/21/2026		9	9
HH6547	42634	Routine		cabinet	01/21/2026		9	9
SC7239	42653	Routine	Plumbing		01/26/2026		4	4

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Total number of non-emergency work orders: 32
 Average completion days: 32.88
 Average completion days for reporting period 2 years prior: 50.00
 Reduction in average completion days over the past three ye 17.12