



Board of Commissioners Meeting
 Tuesday, April 14, 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 February 10, 2026	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 February 28, 2026	Ben Washington	Motion, 2 nd , Vote
B. City of Pagedale Public Housing Write Offs, Resolution No. 1462	Ben Washington	Motion, 2 nd , Vote
C. Public Housing Performance Report	Kawanna Tate	Informational
9. Unfinished Business	Chair	Informational
10. New Business	Chair	Informational
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 June 9, 2026	Chair	Informational
13. Adjournment	Chair	Motion, 2 nd , Vote

**PAGEDALE HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
TUESDAY, FEBRUARY 10, 2026
MEETING MINUTES**

ATTENDANCE:

COMMISSIONERS:

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

STAFF:

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

PUBLIC:

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, December 9, 2025:

Chair Mosby asked for a motion to approve the minutes of the regular board meeting held Tuesday, December 9, 2025. Vice Chair Smith motioned for approval; Commissioner Mosby seconded the motion. Upon roll call, "Ayes" and "Nays" were as follows:

AYES

K. Mosby
R. Smith
L. Mosby

NAYS

None

The Chair declared the motion passed.

PUBLIC COMMENTS:

Alderwoman Vincent inquired about the status of maintenance issues at 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 provided an update on the development of the new Commissioners Handbook, which is being prepared by the NAHRO Commissioners Committee. She reported that revisions are still in progress and that the finalized digital version is expected to be available in the fall.

EXECUTIVE DIRECTOR'S REPORT:

Ms. Acoff-States greeted the Board and thanked them for attending the meeting.

Ms. Acoff-States informed the Board that Executive Director Shannon Koenig was unable to attend the meeting but had submitted her written report in advance.

Ms. Acoff-States noted that she would relay any questions or concerns from the Board to Ms. Koenig.

**PAGEDALE HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
TUESDAY, FEBRUARY 10, 2026
MEETING MINUTES**

REPORTS OF OFFICERS AND EMPLOYEES:

A. Financial Reports:

Mr. Washington reviewed the Financial Reports for the period ending November 30, 2025. Chair Mosby asked for a motion to approve the November 30, 2025 Financial Reports as read and discussed. Commissioner Mosby motioned for approval, which motion was seconded by Commissioner Edwards. Upon roll call, “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>
K. Mosby	None
R. Smith	
E. Edwards	
L. Mosby	

The Chair declared the motion passed.

B. 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.

Ms. Tate provided an update on the status of the occupancy alignment and informed the Board that reminder letters have been issued to residents regarding the requirement to obtain a current occupancy permit.

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, April 14, 2026.

**PAGEDALE HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
TUESDAY, FEBRUARY 10, 2026
MEETING MINUTES**

ADJOURNMENT OF MEETING:

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

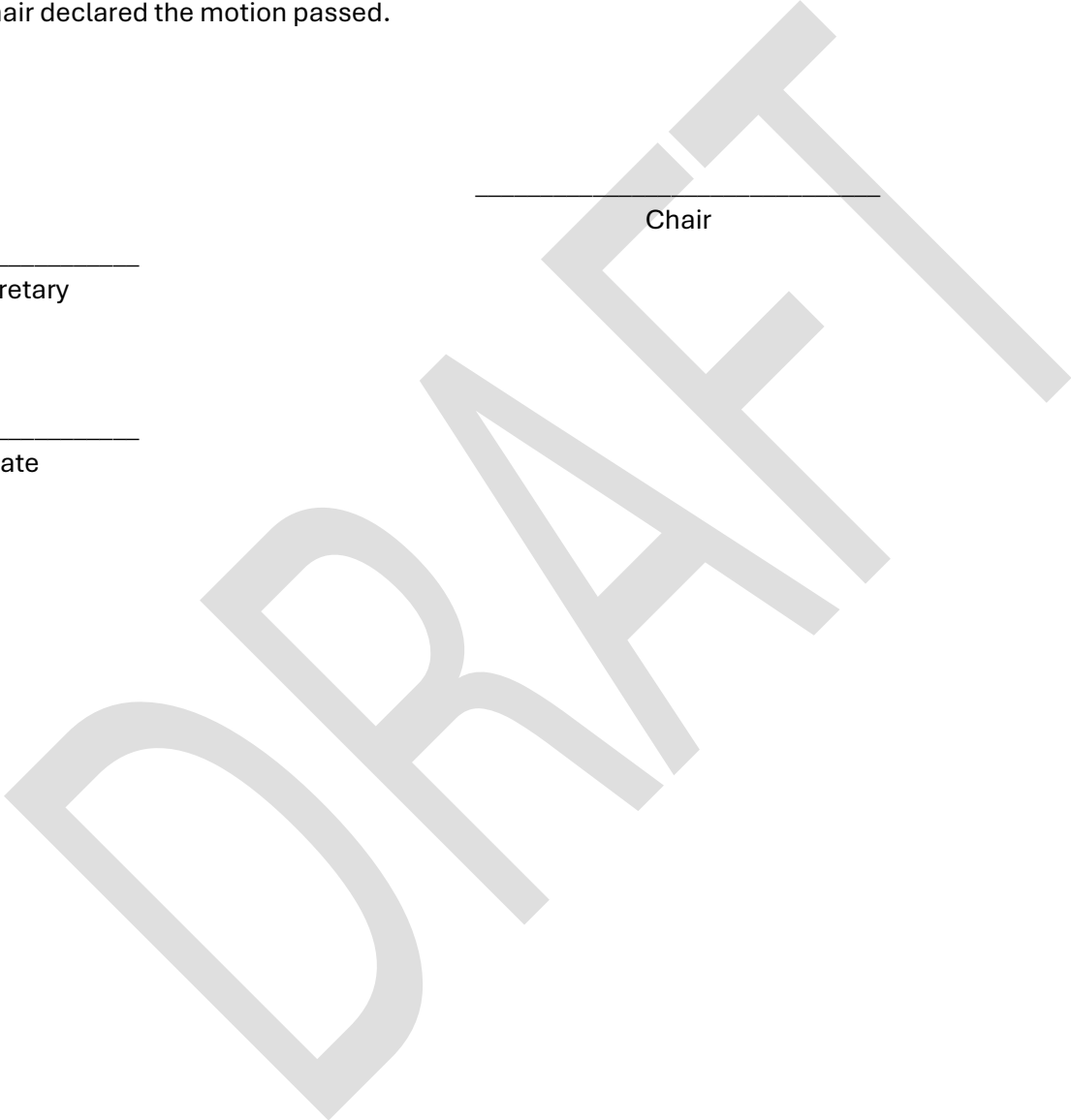
<u>AYES</u>	<u>NAYS</u>
K. Mosby R. Smith E. Edwards L. Mosby	None

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: April 14, 2026

Subject: *Executive Director's Report*

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

I. President Releases FY27 Budget

Early this month, the president released his FY27 budget, which proposes an overall reduction to the HUD budget in the amount of about 13%. Recommended decreases are spread across multiple programs. A list of the reductions and other programmatic changes is attached.

II. Annual Plan Amendment Pending

County Housing staff are proposing a technical amendment to the Annual Plan that would provide flexibility classifying and reporting offline units. This would help improve occupancy scores while the occupancy alignment initiative is underway. A copy of the proposed amendment is attached.

III. Municipal Cooperation

Staff continue to work with the City of Pagedale and HUD representatives to ensure Pagedale Housing in compliance with municipal ordinances.

IV. Attachment

- A. NAHRO report on FY27 Budget Release
- B. Proposed amendment notice

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 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?

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 [Send Sylvia an email](#)



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Hearing Impaired: 711 or (800) 735-2966

Public Hearing Notice

The County Housing Authority hereby provides notice of a public hearing regarding a proposed amendment to its 5-Year Public Housing Agency (PHA) Plan, specifically Section B.2 – Modernization Activities.

Purpose of the Hearing

The purpose of this public hearing is to present and receive comments on proposed updates to the PHA's modernization strategy, which outlines how Operating and Capital Fund subsidies will be utilized to improve public housing units.

Proposed Amendment – Section B.2: Modernization Activities

The PHA proposes to utilize a portion of its Operating and Capital Fund subsidies, in accordance with applicable HUD regulations, to support eligible modernization activities in public housing units requiring significant upgrades. These activities may be undertaken to address both planned capital needs and unforeseen circumstances that necessitate immediate modernization to maintain safe, decent, and sanitary housing conditions.

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

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

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

Availability of Proposed Amendment

The proposed amendment is currently posted to County Housing's website www.countyhousing.org for public review. Written comments may also be submitted prior to the hearing date.

Public Hearing Details

Date: May 12, 2026

Time: 12:00 pm

Location: County Housing Headquarters, 8865 Natural Bridge Rd., St. Louis MO 63121

For additional information or to submit comments in advance, please contact Terri Acoff-States at (314) 227-3114 or terria@countyhousing.org.



MEMORANDUM

To: Pagedale Housing Authority Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Benjamin C. Washington, Chief Financial Officer

Date: April 14, 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 \$79,419 was less than the total YTD budget revenue of \$141,476, resulting in an unfavorable budget variance of \$62,057 or 44%.

- Variances in the Total Operating Subsidy and Capital Funds Grants were primarily attributable to timing differences in the drawdowns. Specifically, there have been no Capital Funds drawdowns yet in 2026.
- Tenant Charges had an unfavorable year-to-date budget variance of \$23,559 due to thirty-nine (39) non-income generating units or 48% of the total eighty-one (81) units portfolio. Specifically, there were twenty-six (26) vacant units and thirteen (13) units with \$0 rent for the month.

B. Expenses

Total YTD actual operating expense of \$87,676 was less than the total YTD budget expense of \$130,286, resulting in a favorable budget variance of \$42,611 or 33%.

- Total YTD Occupancy expense resulted in a favorable budget variance of \$26,666 primarily due to timing differences in contracted costs unit repairs.
- Total YTD Other General expenses resulted in a favorable budget variance of \$13,779. All expenses in this segment, i.e., insurance, outside services, professional fees, other fees, telephone and technology, and other administrative expenses had favorable budget variances.

C. Net Income

The total operating net loss was \$8,256 before depreciation of \$13,060, resulting in a bottom-line loss of \$21,316.

D. Cash

As of February 28, 2026, the adjusted cash balance in the operating bank account was \$345,127. Of this amount, \$315,732 was unrestricted and \$29,395 was restricted. There was \$25,103 of operating subsidy received. Tenant rental income for the month was 24,050, and operating expenses payments made were \$75,415.

III. Attachments

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

Pagedale Housing Authority
Budgeted Income Statement
As of February 28, 2026

					Pagedale HA			
	YTD Actual	YTD Budget	Variance	% Variance	Monthly Actual	Monthly Budget	Variance	% Variance
OPERATING ITEMS								
Total Operating Subsidy	34,940	40,635	(5,695)		25,103	20,317	4,785	
Capital Fund Grants	-	32,795	(32,795)		-	16,397	(16,397)	
Total Tenant Charges	44,422	67,981	(23,559)		20,711	33,990	(13,279)	
Total Investment Income	57	67	(10)		26	33	(7)	
Total Income	79,419	141,476	(62,057)	-43.86%	45,840	70,738	(24,898)	-35.20%
Total Rents and Utility Reimbursements	3,821	3,002	819		3,095	1,501	1,594	
Total Salaries	21,653	22,975	(1,322)		11,440	11,488	(48)	
Total Benefits and Taxes	5,352	7,950	(2,598)		2,815	3,975	(1,160)	
Total Training, Seminars, Conferences	5,789	4,853	936		5,789	2,427	3,362	
Total Admin	36,615	38,781	(2,166)	-5.59%	23,139	19,391	3,748	19.33%
Total Utilities	9,366	11,429	(2,063)		9,762	5,714	4,048	
Total Materials	6,696	7,500	(804)		3,996	3,750	246	
Total Contract Costs	1,990	24,794	(22,804)		8,811	12,397	(3,586)	
Total Tenant Services Expense	804	500	304		804	250	554	
Total Other Maintenance Expenses	865	83	782		502	42	460	
Total Other Occupancy Expenses	2,915	4,995	(2,080)		827	2,497	(1,670)	
Total Occupancy Expense	22,635	49,301	(26,666)	-54.09%	24,703	24,650	52	0.21%
Total Insurance	17,311	19,673	(2,362)		8,656	9,836	(1,181)	
Total Outside Services	472	1,962	(1,490)		236	981	(745)	
Total Professional Fees	-	3,540	(3,540)		-	1,770	(1,770)	
Total Other Fees	7,165	9,215	(2,050)		3,284	4,608	(1,324)	
Total Telephone and Technology	1,634	4,043	(2,409)		900	2,021	(1,122)	
Total Other Administrative Expenses	(635)	1,079	(1,715)		(928)	540	(1,467)	
Total Internal Charges	2,480	2,693	(213)		1,218	1,347	(129)	
Total Other General	28,426	42,205	(13,779)	-32.65%	13,365	21,102	(7,738)	-36.67%
Total Expenses	87,676	130,286	(42,611)	-32.71%	61,206	65,143	(3,937)	-6.04%
Total Net Operating Income	(8,256)	11,190	(19,446)		(15,366)	5,595	(20,961)	
NON-OPERATING ITEMS								
Total Depreciation Expense	(13,060)	(13,667)	607		(6,530)	(6,833)	304	
Total Non- Operating Items	(13,060)	(13,667)	607		(6,530)	(6,833)	304	
Net Income (Loss)	(21,316)	(2,477)	(18,839)		(21,896)	(1,238)	(20,657)	

Pagedale Housing Authority
Cash Report
February 2026

BEGINNING BANK CASH BALANCE 2/1/2026	\$	386,891
ADD:		
Tenant Rent	\$	24,050
Security Deposits	\$	-
FSS Deposits	\$	-
Capital Fund	\$	-
Operating Subsidy	\$	25,103
Interest	\$	26
Transfer	\$	-
Other Revenue	\$	-
TOTAL DEPOSITS	\$	49,179
LESS:		
Other Transfers	\$	(9,861)
Manual Checks	\$	-
Checks	\$	(48,291)
NSF	\$	-
Withdraws/Other Deductions	\$	(17,263)
Operating Subsidy Out	\$	-
TOTAL PAYMENTS	\$	(75,415)
ENDING BANK BALANCE 2/28/2026	\$	360,654
Ending Bank Balance 2/28/2026	\$	360,654
Outstanding Checks	\$	(21,431)
Deposits in Transit	\$	4,799
Other Items	\$	1,104
Adjusted Book Balance 2/28/2026	\$	345,127
Unrestricted Cash	\$	315,732
Security Deposit Cash	\$	29,395
	\$	345,127

Public Housing Rent Roll

As Of Date: 02/28/2026

Unit Code	Tenant Code	Tenant Rent	
FE1522	t0033933	\$	1,065
AR6913	t0000382	\$	1,055
MI1331	t0000355	\$	1,015
MI1325	t0000383	\$	1,015
PC1268	t0000394	\$	1,015
EH7076	t0035496	\$	1,015
SC7239	t0000385	\$	1,001
EC1469	t0000399	\$	1,001
SC7213	t0011184	\$	800
MI1345	t0000398	\$	778
AR6905	t0000435	\$	778
AR6907	t0000527	\$	778
JU6523	t0000336	\$	757
SC7205	t0000378	\$	707
SD1530	t0021647	\$	692
SF6707	b0022408	\$	662
AR6903	t0024603	\$	556
SU1255	t0034258	\$	494
NX1519	t0012812	\$	492
HH6547	t0034583	\$	452
AR6918	t0034470	\$	449
SC7200	t0034756	\$	430
PC1282	t0019204	\$	386
RT6737	t0034421	\$	382
FE1524	t0000240	\$	322
AR6921	t0035506	\$	285
EH1547	t0034140	\$	280
SC7230	t0035536	\$	216
SC7209	t0008244	\$	204
SC7235	b0000536	\$	182
AR6900	t0000537	\$	177
KI1205	t0000410	\$	159
HH6537	b0000518	\$	157
SC7231	t0021073	\$	137
AR6915	t0023157	\$	135
PD1625	t0034307	\$	112
GD7350	t0000422	\$	92
KI1347	t0000388	\$	85
SC7201	t0028760	\$	72

Public Housing Rent Roll

As Of Date: 02/28/2026

Unit Code	Tenant Code	Tenant Rent
Vacant		\$ -
Vacant		\$ -
Vacant		\$ -
		\$ 20,545



MEMORANDUM

To: Pagedale Housing Authority Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Benjamin C. Washington, Chief Financial Officer

Date: April 14, 2026

Subject: *Resolution No. 1462 Write-offs of Uncollectable Rents*

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

I. Recommendation

Staff recommend the Board approve write-offs for the 1st quarter of 2026.

RESOLUTION NO. 1462

AUTHORIZING QUARTERLY WRITE-OFF OF UNCOLLECTABLE RENTS

April 14, 2026

WHEREAS, the Executive Director and CEO has reported that continued unsuccessful attempts have been made to collect delinquent payments from former tenants of the Pagedale Housing Authority; and

WHEREAS, it has been determined by the Board of Commissioners that after unsuccessful efforts to collect the delinquent payments from said former tenants, said payments in the total amount of \$5,308.00 are uncollectable and should be written off the books of the Authority.

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

<u>Project</u>	<u>Tenant's Code</u>	<u>Balance Due</u>
MO-218	b0000536	\$ 383.00
	T0009706	\$ 4,925.00

Total: \$ 5,308.00

Chair

Secretary

Date



MEMORANDUM

To: Pagedale Housing Authority Board of Commissioners
Through: Shannon Koenig, Executive Director and CEO
From: Kawanna Tate, Director, Housing Administration
Date: April 14, 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 February 1, 2026, through March 31, 2026, the maintenance team completed three work orders and four unit rehabs; three 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 (71.6%, 0/16), Accounts Payable Ratio (7%, 4/4), Tenant Accounts Receivable (230.4%, 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 24.44/25 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
Pagedale	12/12	10.44/11	2/2	24.44

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
2025	\$233,278	0%	0%	5/12/2029

B. Current CFP Projects

May 2026 planned projects include replacing 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 – 24.44/25 points

CFP - 10/10 points

Total 73.44

Standard Performer

VI. Other Updates

A. Occupancy Alignment

In March, two tenants transferred from a two-bedroom unit in Pagedale to a one-bedroom unit in another housing authority.

In April, two Pagedale tenants will be transferring from a two-bedroom unit to a one-bedroom unit in another housing authority.

We have pulled three qualified applicants from the Pagedale Housing waiting list.

B. Occupancy Permits

Phone calls have been made 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 2/01/2026 and 03/31/2026

Unit	WO	WO Priority	WO Category	WO Brief Description	Call Date	Date Completed	Days to Complete	Days open in Period Reported
SC7231	42620		Doors		01/16/2026			75 59
SC7231	42627	Routine	General	front screen door	01/21/2026			70 59
HH6547	42632	Routine		kids door	01/21/2026			70 59
HH6547	42633	Routine		door knob	01/21/2026			70 59
HH6547	42634	Routine		cabinet	01/21/2026			70 59
SC7239	42653	Routine	Plumbing		01/26/2026			65 59
SC7239	42704	Routine	Plumbing	hallway bathroom	02/05/2026	02/13/2026		8 8
SC7239	42705	Routine		back door to the basemen	02/05/2026	02/19/2026		14 14
RT6716	42722	Routine	Plumbing		02/10/2026	02/10/2026		1 1
EH7056	42726	Routine	Building Exterior		02/10/2026			50 50
HH6529	42761	Routine	Plumbing		02/20/2026			40 40
RT6737	42776	Routine	General	hand rails	02/24/2026			36 36
PC1268	42804	Routine	Appliance	refrigerator	03/05/2026			27 27
HH6537	42824	Routine	Appliance	stove	03/10/2026			22 22
WH6514	42840	Routine	General	basement window	03/12/2026			20 20
SF6707	42874	Routine	General	electrical	03/18/2026			14 14
AR6904	42903	Routine	Walls-Ceilings		03/26/2026			6 6
AR6904	42904	Routine	Plumbing		03/26/2026			6 6
SC7238	42918	Routine	HVAC		03/31/2026			1 1
								19

Total number of non-emergency work orders: 19
 Average completion days: 34.73
 Average completion days for reporting period 2 years prior: 10.00
 Reduction in average completion days over the past three years: -24.73