



Board of Commissioners Meeting
 Tuesday, June 16, 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 April 14, 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 April 30, 2026	Ben Washington	Motion, 2 nd , Vote
B. 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 August 11, 2026	Chair	Informational
13. Adjournment	Chair	Motion, 2 nd , Vote

**PAGEDALE HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
TUESDAY, APRIL 14, 2026
MEETING MINUTES**

ATTENDANCE:

COMMISSIONERS:

Dr. Keith Mosby Sr., Chair
Robert Smith Jr., Vice Chair
Erica Edwards, 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
Joyce Agboola, Property Manager

PUBLIC:

Deborah Vincent, Alderwoman, Ward 3

Reading of the Mission Statement:

Commissioner Lorraine Mosby recited the mission statement for the board.

Approval of Minutes of Regular Board Meeting Tuesday, February 10, 2026:

Chair Mosby asked for a motion to approve the minutes of the regular board meeting held Tuesday, February 10, 2026. Vice Chair Smith motioned for approval; Commissioner Edwards seconded the motion. Upon roll call, "Ayes" and "Nays" were as follows:

AYES

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

NAYS

None

The Chair declared the motion passed.

PUBLIC COMMENTS:

There were no public comments.

REPORTS OF COMMISSIONERS:

Vice Chair Smith inquired about the status of maintenance issues related to sheds and lawn care. Ms. Tate addressed the maintenance concern and reported that lawn care services have begun.

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 complete and edits are being wrapped up. The finalized digital version is expected to be available in the fall.

**PAGEDALE HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
TUESDAY, APRIL 14, 2026
MEETING MINUTES**

EXECUTIVE DIRECTOR’S REPORT:

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

Ms. Koenig reported that the President's proposed FY27 budget includes an approximate 13% reduction to HUD funding, with decreases recommended across several HUD programs.

Ms. Koenig informed the board that staff are proposing a technical amendment to the Annual Plan to provide greater flexibility in classifying and reporting offline units. The amendment is intended to improve occupancy performance while the occupancy alignment initiative continues.

Ms. Koenig reported that staff continue to work with the City of Pagedale and HUD representatives to ensure that Pagedale Housing remains in compliance with municipal ordinances.

REPORTS OF OFFICERS AND EMPLOYEES:

A. Financial Reports:

Mr. Washington reviewed the Financial Reports for the period ending February 28, 2026. Chair Mosby asked for a motion to approve the February 28, 2026 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:

AYES

NAYS

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

None

The Chair declared the motion passed.

B. Housing Authority of the City of Pagedale Public Housing Write-Offs – Resolution No. 1462:

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

After discussion, Chair Mosby asked for a motion to approve Resolution No. 1462, Housing Authority of the City of Pagedale Public Housing Write-Offs. Vice Chair Smith motioned for approval. Commissioner Mosby seconded the motion. Upon roll call, “Ayes” and “Nays” were as follows:

AYES

NAYS

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

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.

Ms. Tate provided an update on the status of the occupancy alignment. She also informed the Board that phone calls had been made to residents reminding them of the requirement to obtain a current occupancy permit.

**PAGEDALE HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
TUESDAY, APRIL 14, 2026
MEETING MINUTES**

UNFINISHED BUSINESS:

The Board considered the recommendation to utilize \$150,000 from reserve funds to complete necessary repairs and renovations to vacant units to bring them back online for occupancy.

After discussion, Chair Mosby asked for a motion to approve the use of reserve funds in the amount of \$150,000. Commissioner Mosby motioned for approval; Vice Chair Smith seconded the motion. 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.

NEW BUSINESS:

No new business was discussed.

EXECUTIVE SESSION:

An Executive Session was not held.

ANNOUNCEMENTS:

The next meeting is scheduled for Tuesday, June 16, 2026.

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: June 16, 2026

Subject: *Executive Director's Report*

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

I. FY27 Budget – House Appropriations Proposal Released

Last month, the House Transportation, Housing and Urban Development, and Related Agencies subcommittee released its draft appropriations bill for FY27, which proposes an overall reduction to the HUD budget in the amount of about 10%. Recommended decreases are spread across multiple programs. A list of the proposed reductions and other programmatic changes is attached.

II. Annual Plan Amendment Approved

HUD approved a technical amendment to the Annual Plan that provides flexibility classifying and reporting offline units. This will help improve occupancy scores while the occupancy alignment initiative is underway.

III. Attachment

A. NAHRO analysis of FY27 THUD bill public housing programs

NEWS - NAHRO.ORG

In-Depth Analysis of the House THUD FY 2027 Appropriations Bill

May 28, 2026 — On May 20, the House Transportation, Housing and Urban Development, and Related Agencies Subcommittee released its draft FY 2027 appropriations bill. The House THUD Subcommittee approved the bill on May 21, advancing the first major House marker in this year's HUD funding process. The bill is not final and must still move through the full House Appropriations Committee, the House floor, the Senate process, and eventual House-Senate negotiations before FY 2027 funding levels are enacted.

The House bill includes a total THUD allocation of **\$92.224 billion**, which is **\$10.659 billion, or 10.4%, below the FY 2026 enacted level**. The bill avoids some of the deepest cuts proposed in the President's FY 2027 budget request, but NAHRO's initial analysis shows significant concerns for several programs important to PHAs and local community development agencies. The [bill < https://appropriations.house.gov/sites/evo-subsites/republicans-appropriations.house.gov/files/evo-media-document/fy27-transportation-housing-and-urban-development-and-related-agencies-subcommittee-mark.pdf >](https://appropriations.house.gov/sites/evo-subsites/republicans-appropriations.house.gov/files/evo-media-document/fy27-transportation-housing-and-urban-development-and-related-agencies-subcommittee-mark.pdf) and [House THUD Subcommittee materials < https://appropriations.house.gov/sites/evo-subsites/republicans-appropriations.house.gov/files/evo-media-document/fy27-thud-bill-summary-subcommittee.pdf >](https://appropriations.house.gov/sites/evo-subsites/republicans-appropriations.house.gov/files/evo-media-document/fy27-thud-bill-summary-subcommittee.pdf) are available on the [House Appropriations Committee website < https://appropriations.house.gov/news/press-releases/committee-releases-fy27-transportation-housing-and-urban-development-and >](https://appropriations.house.gov/news/press-releases/committee-releases-fy27-transportation-housing-and-urban-development-and).

This article provides NAHRO's in-depth analysis of the FY 2027 House THUD 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

Public Housing Fund

Like recent Appropriations Acts, the House FY 2027 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 proposes \$7.068 billion[EO1.1] for the Public Housing Fund formula grants, which is \$1.251 billion less than the FY 2026 enacted budget. In an important win, the House bill would exempt FY 2027 and prior-year funding for HOME from Build America, Buy America (BABA) requirements.

Public Housing Operating Fund

The House bill would provide \$4.687 billion for public housing formula grants. This is level with FY 2026 enacted and \$690 million less than the President's proposed budget. This amount represents a proration below 86% according to recent HUD data and would significantly deepen the existing operating fund shortfall, which has grown in recent years. NAHRO will continue expressing this concern to HUD and to Congress.

Related News

[NAHRO Submits Comments on HOME Supplemental Proposed Rule < https://www.nahro.org/news/nahro-submits-comments-on-home-supplemental-proposed-rule/>](#)

[HUD Releases 2025 Homelessness Report < https://www.nahro.org/news/hud-releases-2025-homelessness-report/>](#)

Related Policy Documents

[NAHRO and Other Industry Groups Submit Letter on EHVs, HCVs, and CoCs to Appropriators for FY 2026 < https://www.nahro.org/policy_document/nahro-and-other-industry-groups-submit-letter-on-ehvs-hcvs-and-cocs-to-appropriators-for-fy-2026/>](https://www.nahro.org/policy_document/nahro-and-other-industry-groups-submit-letter-on-ehvs-hcvs-and-cocs-to-appropriators-for-fy-2026)

[NAHRO Submits Joint Letter Regarding CoC FY25 Funding < https://www.nahro.org/policy_document/nahro-submits-joint-letter-regarding-coc-fy25-funding/>](https://www.nahro.org/policy_document/nahro-submits-joint-letter-regarding-coc-fy25-funding/)

Want more information?

Sylvia Gimenez
Director of
Communications

☎ [202-289-3500](tel:202-289-3500)

✉ [Send Sylvia an email](#)

Operating Fund Shortfall Funding

The House bill proposes \$50 million for PHAs that experience, or are at risk of, financial shortfalls as determined by HUD. This amount is \$50 million more than the President's proposed budget but \$287 less than FY 2026 enacted. NAHRO estimates an unmet shortfall backlog of nearly \$600 million after FY 2025 and 2026 grants are distributed and has advocated for increased shortfall amounts to ensure shortfalls do not grow over time. Like previous years, HUD would have to publish shortfall eligibility amounts.

Public Housing Capital Fund

The House bill proposes \$2.286 billion for Capital Fund formula grants, a \$914 million decrease from FY 2026 enacted and a return to the House's own FY 2026 proposal. This amount is only roughly half of the projected accrual of needs across the inventory per year, reported by HUD to be \$4 billion as of 2024. The 10-Year Roadmap for Public Housing estimates that the Capital Fund backlog is at least \$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, as well as prohibitions on extending time periods related to public housing funds. Additionally, any agency with one or more property with a low physical inspection score may use operating and capital funds fungibly.

Emergency Capital Needs

Like recent years, the House bill would provide \$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 is level with FY 2026 enacted. The bill also proposes \$10 million to be made available for safety and security measures.

This bill would also provide \$15 million for the cost of administrative and judicial receiverships, also level with FY 2026 funding.

Self Sufficiency Programs

Family Self-Sufficiency (FSS)

The House bill would provide \$125 million for the FSS program, level with FY 2026 enacted. The bill would allow for bonuses based on family self-sufficiency achievement metrics but would not allow these scores to be used to decide funding. The President's budget proposed eliminating FSS.

Jobs-Plus Initiative

The House bill would provide \$10 million to the Jobs Plus Initiative, level with FY 2026 funding. The direct funding is not explicitly limited to providing "incentives" to participants, meaning that it can also be used to support the service component of the program. This bill would not expand the initiative to Project-Based Rental Assistance or Project-Based Voucher developments. The President's budget proposed eliminating Jobs Plus.

Resident Opportunities and Self-Sufficiency (ROSS)

The House bill proposes \$40 million for the ROSS program. This amount is level with FY 2026 enacted. The President's budget proposed eliminating ROSS.

Choice Neighborhoods Initiative

Like the 2026 President's proposed budget, the House bill proposes eliminating the Choice Neighborhoods Initiative. This program helps agencies carry out important renovation and construction projects, and NAHRO will continue advocating for its inclusion in the Consolidated Appropriations Act.

Physical Inspections

The House bill maintains a separate account outside of the Public Housing Fund to support assessments titled "Assisted Housing Inspections and Risk Assessments". The bill proposes \$25 million for "the Department's inspection and assessment programs, including travel, training, and program support contracts." This is \$25 million less than FY 2026 enacted and would support agencies as they continue transitioning to the National Standards for the Physical Inspection of Real Estate (NSPIRE). Recaptured and carryover funds from prior public physical and financial associations may also be used for this purpose.

General Policy Provisions

Build America, Buy America Act

The House bill would require HUD to conduct a review of the implementation of the Build America, Buy America Act (BABA), update guidance, and provide a report to Congress about this review and guidance. Additionally, the FY 2027 funds made available in this bill for a set of programs, including the Public Housing Fund, would be exempt from BABA requirements. NAHRO was pleased to see these changes proposed and will continue providing solutions to ensure BABA is workable for housing providers.

Recovery Agreements

Like the President's proposed budget, the House bill includes language that would allow the Secretary to require PHAs to enter recovery agreements following substandard Public Housing Assessment System (PHAS) assessments, Section Eight Management Assessments (SEMAP) scores under 70, or other compliance deficiencies that harm HCV program performance. This provision would also include enforcement options including determinations of substantial default.

Publication of Notices of Funding Opportunity (NOFOs)

The bill includes language that would allow HUD to publish NOFOs "at the appropriate government website or through other electronic media," as opposed to the Federal Register. This provision was also included in the President's proposed budget.

Central Office Costs

The House bill would prohibit HUD from "restrict[ing] or limit[ing] in any way the use of capital funds for central office costs."

Notice of Termination of Lease

The bill includes language that would prohibit any of the funding provided in the bill to be used to enforce temporary eviction moratoria.

Exemption from Asset Management

As in prior years, the House bill includes the provision that exempts PHAs that own and operate 400 or fewer public housing units from asset management requirements.

Public Housing Funding Fungibility

The House bill would allow agencies operating public housing that are not considered troubled under the Public Housing Assessment System (PHAS) and that maintain units in good condition to use Public Housing Operating Fund and Capital Fund dollars for both sets of eligible uses.

Correction of Allocation Errors

The House 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.

Annual Contributions Contracts

Similar to FY 2026 enacted, this bill requires HUD to “comply with all process requirements, including public notice and comment, when seeking to revise any annual contributions contract.” Public Housing Authorities must be given 60 days to comment, and the Department must respond to comments.

Moving to Work

The bill would allow agencies that are a part of the MTW Expansion the ability to use previously appropriated funds flexibly.

Rental Assistance Demonstration

The House bill does not propose making any revisions to the RAD sunset date.

PHA Employee Compensation

This 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 2027. 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.

[Back to the top](#)



MEMORANDUM

To: Pagedale Housing Authority Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Benjamin C. Washington, Chief Financial Officer

Date: June 16, 2026

Subject: *Financial Summary*

This memo provides a narrative explanation for the period ending April 30, 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 \$204,803 was less than the total YTD budget revenue of \$282,952, resulting in an unfavorable budget variance of \$78,149 or 28%.

- 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 \$87,760 due to thirty-eight (38) non-income generating units or 47% of the total eighty-one (81) units' portfolio. Specifically, there were twenty-five (25) vacant units and thirteen (13) units with \$0 rent for the month.

B. Expenses

Total YTD actual operating expense of \$251,265 was less than the total YTD budget expense of \$260,573, resulting in a favorable budget variance of \$9,308 or 4%.

- Total YTD Admin expense resulted in a favorable budget variance of \$6,968 primarily due to lower salaries, benefits and taxes expense.
- Total YTD Other General expenses resulted in a favorable budget variance of \$9,841, primarily due to timing differences.

C. Net Income

The total operating net loss was \$46,461 before depreciation of \$26,119, resulting in a bottom-line loss of \$72,581.

D. Cash

As of April 30, 2026, the adjusted cash balance in the operating bank account was \$409,646. Of this amount, \$380,251 was unrestricted and \$29,395 was restricted. There was \$17,470 operating subsidy received. Tenant rental income for the month was \$18,617, and operating expenses payments made were \$96,797.

III. Attachments

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

Pagedale Housing Authority
Budgeted Income Statement
As of April 30, 2026

	Pagedale HA				Pagedale HA			
	YTD Actual	YTD Budget	Variance	% Variance	Monthly Actual	Monthly Budget	Variance	% Variance
OPERATING ITEMS								
Total Operating Subsidy	69,880	81,269	(11,389)		17,470	20,317	(2,847)	
Capital Fund Grants	28,297	65,589	(37,292)		-	16,397	(16,397)	
Total Tenant Charges	48,202	135,961	(87,760)		19,427	33,990	(14,563)	
Total Investment Income	117	133	(16)		29	33	(4)	
Total Income	204,803	282,952	(78,149)	-28%	95,034	70,738	24,296	34%
Total Rents and Utility Reimbursements	9,573	6,005	3,568		2,462	1,501	961	
Total Salaries	43,241	45,950	(2,710)		12,534	11,488	1,047	
Total Benefits and Taxes	10,652	15,900	(5,248)		2,978	3,975	(998)	
Total Training, Seminars, Conferences	7,128	9,707	(2,579)		-	2,427	(2,427)	
Total Admin	70,594	77,562	(6,968)	-9%	17,974	19,391	(1,417)	-7%
Total Utilities	25,369	22,858	2,512		8,822	5,714	3,107	
Total Materials	15,288	15,000	288		5,918	3,750	2,168	
Total Contract Costs	56,141	49,587	6,553		36,511	12,397	24,114	
Total Tenant Services Expense	804	1,000	(197)		-	250	(250)	
Total Other Maintenance Expenses	909	167	742		-	42	(42)	
Total Other Occupancy Expenses	7,592	9,989	(2,397)		2,132	2,497	(366)	
Total Occupancy Expense	106,102	98,601	7,501	8%	53,382	24,650	28,731	117%
Total Insurance	34,659	39,345	(4,686)		8,674	9,836	(1,162)	
Total Outside Services	1,602	3,923	(2,321)		778	981	(203)	
Total Professional Fees	9,351	7,080	2,271		7,582	1,770	5,812	
Total Other Fees	13,835	18,430	(4,595)		3,337	4,608	(1,271)	
Total Telephone and Technology	3,254	8,086	(4,831)		822	2,021	(1,199)	
Total Other Administrative Expenses	6,936	2,159	4,778		6,197	540	5,657	
Total Internal Charges	4,930	5,387	(457)		1,225	1,347	(122)	
Total Other General	74,569	84,410	(9,841)	-12%	28,615	21,102	7,513	36%
Total Expenses	251,265	260,573	(9,308)	-4%	99,971	65,143	34,827	53%
Total Net Operating Income	(46,461)	22,380	(68,841)		(4,937)	5,595	(10,532)	
NON-OPERATING ITEMS								
Total Depreciation Expense	(26,119)	(27,333)	1,214		(6,530)	(6,833)	304	
Total Non- Operating Items	(26,119)	(27,333)	1,214		(6,530)	(6,833)	304	
Net Income (Loss)	(72,581)	(4,954)	(67,627)		(11,466)	(1,238)	(10,228)	

Pagedale Housing Authority
Cash Report
April 2026

BEGINNING BANK CASH BALANCE 4/1/2026	\$	420,038
ADD:		
Tenant Rent	\$	18,617
Security Deposits	\$	-
FSS Deposits	\$	-
Capital Fund	\$	-
Operating Subsidy	\$	17,470
Interest	\$	29
Transfer	\$	-
Other Revenue (Insurance Proceeds)	\$	58,108
TOTAL DEPOSITS	\$	94,224
LESS:		
Other Transfers	\$	(21,598)
Manual Checks	\$	-
Checks	\$	(31,942)
NSF	\$	-
Withdraws/Other Deductions	\$	(43,257)
Operating Subsidy Out	\$	-
TOTAL PAYMENTS	\$	(96,797)
ENDING BANK BALANCE 4/30/2026	\$	417,464
	\$	-
Ending Bank Balance 4/30/2026	\$	417,464
Outstanding Checks	\$	(9,797)
Deposits in Transit	\$	720
Other Items	\$	1,259
Adjusted Book Balance 4/30/2026	\$	409,646
Unrestricted Cash	\$	380,251
Security Deposit Cash	\$	29,395
	\$	409,646

Public Housing Rent Roll

Property: 1218bpag (Pagedale Housing Authority)

As Of Date: 04/30/2026

Property Code	Tenant Code	Tenant Rent
1	t0035496	\$ 1,015
2	b0000394	\$ 1,015
3	t0000355	\$ 1,015
4	b0000382	\$ 1,015
5	t0000383	\$ 1,015
6	t0000399	\$ 1,001
7	t0033933	\$ 1,001
8	b0000385	\$ 1,001
9	t0011184	\$ 800
10	t0000527	\$ 778
11	t0000398	\$ 778
12	t0000435	\$ 778
13	t0000394	\$ 772
14	t0000336	\$ 757
15	t0000378	\$ 707
16	t0021647	\$ 692
17	b0022408	\$ 662
18	t0019204	\$ 644
19	t0034258	\$ 494
20	t0012812	\$ 492
21	t0034470	\$ 449
22	t0034756	\$ 430
23	t0034421	\$ 382
24	t0000240	\$ 322
25	t0035506	\$ 285
26	t0034140	\$ 280
27	t0035536	\$ 216
28	t0008244	\$ 207
29	t0000537	\$ 177
30	t0000410	\$ 159
31	t0021073	\$ 137
32	t0023157	\$ 135
33	t0028708	\$ 121
34	t0034307	\$ 112
35	t0011506	\$ 110
36	t0000422	\$ 92
37	t0000388	\$ 85
38	t0028760	\$ 72
39	t0034583	\$ 68
40	t0000238	\$ 65
41	t0000386	\$ 64
42	b0000462	\$ 45
43	t0000377	\$ 45
44	b0011460	\$ -
45	t0015477	\$ -
46	t0035185	\$ -
47	t0024603	\$ -
48	t0038592	\$ -
49	t0034260	\$ -
50	t0034495	\$ -
51	t0000078	\$ -
52	t0012290	\$ -
53	t0033887	\$ -
54	t0035103	\$ -
55	t0034514	\$ -
56	t0034658	\$ -
57	Vacant	
58	Vacant	
59	Vacant	
60	Vacant	
61	Vacant	

Public Housing Rent Roll

Property: 1218bpag (Pagedale Housing Authority)

As Of Date: 04/30/2026

Property Code	Tenant Code	Tenant Rent
62	Vacant	
63	Vacant	
64	Vacant	
65	Vacant	
66	Vacant	
67	Vacant	
68	Vacant	
69	Vacant	
70	Vacant	
71	Vacant	
72	Vacant	
73	Vacant	
74	Vacant	
75	Vacant	
76	Vacant	
77	Vacant	
78	Vacant	
79	Vacant	
80	Vacant	
81	Vacant	
		\$ 20,490



MEMORANDUM

To: Pagedale Housing Authority Board of Commissioners
Through: Shannon Koenig, Executive Director and CEO
From: Kawanna Tate, Director, Housing Administration
Date: June 16, 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 April 1, 2026, through May 31, 2026, the maintenance team completed 25 work orders and nine unit rehabs; six 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 (69.44%, 0/16), Accounts Payable Ratio (13%, 4/4), Tenant Accounts Receivable (75.2%, 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 April 30, 2026.

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%	100%	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. CFP 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 May, one tenant moved from a three-bedroom to a two-bedroom within Pagedale.

In June, three tenants will be moving from a three-bedroom to a two-bedroom within Pagedale. Two tenants will be transferring from a two-bedroom unit to a one-bedroom unit in another housing authority. One tenant will be moving off the program.

In July, one tenant will be moving from a three bedroom to a two bedroom within Pagedale. One tenant will be transferring from a three-bedroom unit to a one-bedroom unit in another housing authority. One tenant 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 April 1 – May 31, 2026



Work Order Detail
 Pagedale Housing Authority (1218bpag)
 Work Orders active between 4/01/2026 and 05/31/2026

Unit	WO	WO Priority	WO Category	WO Brief Description	Call Date	Date Completed	Days to Complete	Days open in Period Reported
GD7350	42083			flooring	10/24/2025		220	61
EH7067	42142			stove	11/13/2025		200	61
MI1345	42554	Routine	Plumbing		01/05/2026	04/02/2026	87	1
SC7231	42620		Doors		01/16/2026	04/10/2026	84	9
SC7239	42653	Routine	Plumbing		01/26/2026	04/08/2026	72	7
EH7056	42726	Routine	Building Exterior		02/10/2026	04/08/2026	57	7
HH6529	42761	Routine	Plumbing		02/20/2026	04/14/2026	53	13
RT6737	42776	Routine	General	hand rails	02/24/2026	04/08/2026	43	7
HH6537	42824	Routine	Appliance	stove	03/10/2026	04/07/2026	28	6
WH6514	42840	Routine	General	basement window	03/12/2026	04/07/2026	26	6
SC7238	42918	Routine	HVAC		03/31/2026	04/08/2026	8	7
MI1331	42939	Routine	Doors		04/03/2026	04/09/2026	6	6
RT6737	42957			basement	04/08/2026	04/09/2026	1	1
FE1524	43015	Routine	Electrical	back yard light	04/21/2026	04/22/2026	1	1
FE1524	43016	Routine	HVAC	Air Filter	04/21/2026	04/22/2026	1	1
FE1524	43017	Routine	Plumbing	slow drain	04/21/2026	04/22/2026	1	1
BU1215	43034	Routine	General	kitchen/garage door	04/23/2026	04/27/2026	4	4
SD1524	43048		Plumbing		04/24/2026	05/11/2026	17	17
NX1519	43069	Routine	Grounds	tree	04/29/2026	05/27/2026	28	28
SU1255	43070	Routine	General	main bathroom	04/29/2026	05/11/2026	12	12
AR6912	43114	Routine	Appliance	stove	05/08/2026	05/11/2026	3	3
AR6912	43115	Routine		bathroom	05/08/2026	06/02/2026	25	24
AR6912	43125	Routine	Doors		05/11/2026	06/02/2026	22	21
AR6912	43126	Routine	General		05/11/2026	06/02/2026	22	21
SC7238	43127	Routine	Windows		05/11/2026		21	21
PC1273	43138	Routine	General	bathroom	05/12/2026	06/02/2026	21	20
SC7238	43234	Routine	Plumbing	Outside faucet	05/20/2026		12	12
SC7238	43235	Routine	General	wasp nest	05/20/2026		12	12
SC7231	43240	Routine	Grounds	tree	05/20/2026		12	12
RT6716	43277	Preventative M	General		05/27/2026	06/02/2026	6	5
AR6907	43284	Routine	Appliance	stove	05/27/2026	06/02/2026	6	5
PC1282	43294	Routine	Plumbing		05/28/2026		4	4
SC7225	43298	Routine		back door	05/28/2026		4	4
PC1282	43299	Routine	Appliance		05/28/2026		4	4

Work Orders total 32

Total number of work orders: 32
 Total calendar days it took to complete non-emergency wor 1,103
 Average completion days: 34.47
 Average completion days for reporting period 2 years prior: 3.00
 Reduction in average completion days over the past three ye -31.47