



Board of Commissioners Meeting
 Tuesday March 10, 2026, at 12 pm
 Held: Virtually via Microsoft Teams:
<https://teams.microsoft.com/meet/2449980469541?p=Rplda6lXDEVowKk80z>
 Meeting ID: 244 998 046 954 1
 Passcode: dh2GC2MQ

AGENDA

Item	Individual	Action
1. Call to Order	Chair	Informational
2. Roll Call	Terri Acoff-States	Informational
3. Approval of Minutes Regular Meeting January 13, 2026	Chair	Motion, 2 nd , Vote
4. Public Comments	Chair	Informational
5. Executive Director’s Report	Shannon Koenig	Informational
6. Reports of Officers and Employees		
A. Financial Reports for period ending December 31, 2025	Benjamin Washington	Motion, 2 nd , Vote
B. County Housing Public Housing Write Offs 2025 Q4, Resolution No. 1461	Benjamin Washington	Motion, 2 nd , Vote
C. Public Housing Program Performance	Kawanna Tate	Informational
D. Housing Choice Voucher Program Updates	Nicole Alexander	Informational
E. Real Estate Development Report	Kurt Schulte	Informational
7. Unfinished Business	Chair	Informational
8. New Business	Chair	Informational
9. Executive Session	Chair	Motion, 2 nd , Vote
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.		
10. Announcements Next Meeting May 12, 2026	Chair	Informational
11. Adjournment	Chair	Motion, 2 nd , Vote

**COUNTY HOUSING
BOARD OF COMMISSIONERS REGULAR MEETING
TUESDAY, JANUARY 13, 2026
MEETING MINUTES**

ATTENDANCE:

COMMISSIONERS:

David Nehrt-Flores, Chair
Lora Gulley, Vice Chair
Tiffany Charles, Commissioner
Joan Kelly Horn, Commissioner
LaToya Scott, Commissioner

STAFF:

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

Guest:

Ms. Mita Biswas, live in aide to public housing resident

ABSENT:

Reverend Gabrielle N.S. Kennedy, Commissioner

Approval of Minutes for the November 18, 2025 Regular Meeting:

Chair Nehrt-Flores asked for a motion to approve the minutes of the regular board meeting held November 18, 2025. Vice Chair Gulley motioned for approval, Commissioner Scott seconded the motion and upon roll call the “Ayes” and “Nays” were as follows:

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

The Chair declared the motion passed.

PUBLIC COMMENTS:

Ms. Biswas greeted the Board and expressed her appreciation for the opportunity to address the Board on behalf of her mother, for whom she holds power of attorney. Ms. Biswas raised concerns about HUD’s rent calculation process and questioned the clarity and transparency of communication to residents regarding the installation of new versus refurbished appliances.

**COUNTY HOUSING
BOARD OF COMMISSIONERS REGULAR MEETING
TUESDAY, JANUARY 13, 2026
MEETING MINUTES**

REPORT OF THE EXECUTIVE DIRECTOR:

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

Ms. Koenig reported on various federal policy changes that were communicated over the course of 2025. She stated that County Housing is ensuring compliance and will present any necessary updates to the Housing Choice Voucher Administrative Plan and Public Housing Admissions and Continued Occupancy Policy as needed for Board consideration.

Ms. Koenig introduced Ms. Wiegert to the Board to present a summary of the results from the annual customer service survey conducted in November 2025. Ms. Wiegert greeted the board and stated this year’s survey focused on overall satisfaction with key processes and customer-facing roles. She stated feedback was gathered from Public Housing residents, Housing Choice Voucher residents and property owners. She stated the survey results indicate overall satisfaction with staff and program services, alongside clear opportunities for improvement in communication, timeliness, and consistency. Overall, the survey reflects strong foundational relationships, with communication, responsiveness, and process efficiency identified as key priorities for continued improvement.

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

REPORTS OF OFFICERS AND EMPLOYEES:

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

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

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

The Chair declared the motion passed.

B. Public Housing Program Performance:

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

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

C. Housing Choice Voucher Program Updates:

Ms. Alexander presented the board with updates on County Housing’s tenant protection vouchers, project-based vouchers, and the Section Eight Management Assessment Program (SEMAP).

**COUNTY HOUSING
BOARD OF COMMISSIONERS REGULAR MEETING
TUESDAY, JANUARY 13, 2026
MEETING MINUTES**

D. Real Estate Development Report:

Mr. Schulte updated the Board on the Arbor Hill Apartments redevelopment. He stated County Housing has submitted Firm Commitment and is moving forward with closing process, stating it is dependent on return to work by HUD staff due to FHA construction and permanent financing.

Mr. Schulte updated the Board on future development plans. He stated County Housing 9% applications to MHDC were not funded. He said staff are currently working on identifying gap financing to submit projects under non-competitive funding rounds.

UNFINISHED BUSINESS:

No unfinished business was discussed.

NEW BUSINESS:

A. Bond Inducement for Arbor Hill Apartments - Resolution No. 1460:

Mr. Schulte presented Resolution No. 1460 authorizing the Executive Director to deliver a request to the Industrial Development Authority of St. Louis County of St. Louis, Missouri (“IDA”) to issue tax-exempt bonds to finance a portion of the cost and acquisition of the proposed rehabilitation of 68 dwelling units in Maryland Heights, Missouri.

After discussion, Chair Nehrt-Flores asked for a motion to approve Resolution No. 1460, Bond Inducement for Arbor Hill Apartments. Vice Chair Gulley motioned for approval, Commissioner Charles seconded the motion. Upon roll call the “Ayes” and “Nays” were as follows:

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

The Chair declared the motion passed.

B. James S. McDonnell Foundation (JSMF):

Ms. Koenig informed the board that County Housing plans to submit a grant application to James S. McDonnell Foundation to support the enhancement of the FSS Program.

C. Annual Meeting

The board held its annual meeting, during which commissioners voted to retain the current Chair David Nehrt-Flores and Vice Chair Lora Gulley.

EXECUTIVE SESSION:

An Executive Session was not held.

**COUNTY HOUSING
BOARD OF COMMISSIONERS REGULAR MEETING
TUESDAY, JANUARY 13, 2026
MEETING MINUTES**

ANNOUNCEMENTS:

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

ADJOURNMENT OF MEETING:

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

<u>AYES</u>	<u>NAYS</u>
D. Nehrt-Flores L. Gulley T. Charles J. Kelly Horn G. Kennedy	None

The Chair declared the motion passed.

Chair

Secretary

Date



MEMORANDUM

To: County Housing Board of Commissioners

From: Shannon Koenig, Executive Director and CEO

Date: March 10, 2026

Subject: *Executive Director's Report*

This memo provides an update on FY26 federal appropriations for U.S Department of Housing and Urban Development programs.

I. FY26 Federal Appropriations

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. Housing Choice Voucher funding increased, however, not enough to fully cover anticipated FY26 program costs. NAHRO's recent report on the approved THUD appropriations is attached.

II. Attachments

NAHRO Appropriations Update

NEWS - NAHRO.ORG

FY 2026 THUD Bill Released as Congress Weighs Action Ahead of January 30 Continuing Resolution Deadline

Early Tuesday, Congress released the FY 2026 Transportation, Housing and Urban Development (THUD) **appropriations bill** < <https://appropriations.house.gov/sites/evo-subsites/republicans-appropriations.house.gov/files/evo-media-document/approps-def-lhhs-hs-thud-bill-text.pdf>> . The bill follows the **House** < <https://www.nahro.org/news/nahro-in-depth-analysis-of-the-house-fy-2026-appropriations-bill/>> and **Senate** < <https://www.nahro.org/news/nahro-in-depth-analysis-of-the-senate-fy-2026-appropriations-bill/>> proposals released last summer and comes in the wake of the longest government shutdown in history, which occurred after Congress failed to enact FY 2026 funding or pass a continuing resolution at the end of FY 2025.

The legislation must still be approved by both the House and the Senate (currently in recess for the Martin Luther King, Jr. holiday) before it can be enacted into law.

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.

Although the Operating Fund is funded at \$789 million below FY 2025 levels, the Operating Fund Shortfall Account is increased by \$312 million. Taken together, these accounts are funded \$477 million less than in FY 2025.

- **Housing Choice Voucher (HCV) Housing Assistance Payments (HAP) Renewal Account:** The bill includes \$34.957 billion for HAP renewal funding. This is a \$2.812 billion increase from FY 2025 enacted levels. The bill combines the Mainstream voucher HAP account with the general program HAP account.
- **HCV Administrative Fees:** The bill includes \$2.836 billion in HCV administrative fees. This is a \$65 million increase from the FY 2025 level.
- **Tenant Protection Vouchers (TPVs):** The bill includes \$601 million for TPVs, which is \$264 million more than the FY 2025 level. The bill also allows TPV funding to be used to provide assistance to PHAs that would otherwise be forced to terminate Emergency Housing Voucher households as a result of insufficient funding.
- **Family Unification Program/Foster Youth to Independence Initiative:** The bill includes \$30 million for the Family Unification Program and the Foster Youth to Independence Initiative,

which is the same level as FY 2025. The bill would rename the Foster Youth to Independence Initiative to "The Melania Trump Foster Youth to Independence Initiative."

- **HUD-VASH:** The bill provides \$15 million for HUD-VASH voucher assistance for veterans, which is the same level as FY 2025.
- **Project-Based Rental Assistance:** The bill provides \$18.543 billion for project-based rental assistance (of which not more than \$509 million is to be used for performance-based contract administrators). This is \$2.053 billion more than the FY 2025 level.
- **Public Housing Operating Fund:** The bill reduces this amount to \$4.687 billion, a \$789 million decrease which would represent a lower proration than in previous years.
- **Public Housing Operating Fund Shortfall:** While the overall operating fund level is falling, the bill would increase the Public Housing Operating Fund Shortfall amount to \$337 million. This is a \$312 million increase and will help address the more than \$700 million in national shortfall need.
- **Public Housing Capital Fund:** The bill provides \$3.2 billion for the Public Housing Capital Fund, which matches recent years. This account includes competitive grants for housing-related health hazards (\$50 million), Emergency Capital Needs (\$65 million), and agencies in receivership (\$15 million).
- **Choice Neighborhoods Initiative:** This bill provides \$25 million for the Choice Neighborhoods Initiative. This amount is \$50 million less than the FY 2025 level. Of this amount, half (\$12.5) is set aside for awards to PHAs.
- **Family Self-Sufficiency Program:** The bill provides \$156.4 million for the FSS program, an increase of \$15.4 million compared to FY 2025.
- **Resident Opportunity and Self-Sufficiency (ROSS) Program:** The bill provides \$40 million for the ROSS program, level with FY 2025 funding.
- **Jobs Plus:** The bill provides \$10 million for the program, a \$5 million decrease from FY 2025.
- **Community Development Block Grant (CDBG):** The bill provides level funding for the CDBG program at \$3.3 billion. This is the same as FY 2025 funding.
- **HOME Investment Partnerships Program (HOME):** The bill provides level funding for the HOME program at \$1.250 billion. This is the same as FY 2025 funding.
- **Homeless Assistance Grants:** The bill provides more than \$4.417 billion— a \$366 million increase from FY 2025. Among these grants, the bill provides a majority of the funds to the Continuum of Care program at \$4.010 billion.

NAHRO will release a detailed analysis of the bill in the coming days and continue to closely monitor its progress through Congress.

Keep Up with the Latest from NAHRO!

To subscribe to NAHRO's members-only Direct News and other NAHRO emails (both members-only and general), please [log in/create an account < https://my.nahro.org/My-Account >](https://my.nahro.org/My-Account) and [update your communications preferences < https://my.nahro.org/My-Account/Communications-and-Interests >](https://my.nahro.org/My-Account/Communications-and-Interests)



MEMORANDUM

To: County Housing Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Benjamin C. Washington, Chief Financial Officer

Date: March 10, 2026

Subject: *Financial Summary*

This memo provides a narrative explanation for the period ending December 31, 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 \$86,177,806 exceeded the total YTD budget revenue of \$76,166,419 by \$10,011,387 or 13%.

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

B. Expense

Total YTD actual operating expenses of \$85,860,136 exceeded the total YTD budget expenses of \$75,487,180 by \$10,372,956 or 14%.

- Of the \$10,372,956 budget variance, \$9,244,519 or 89% was attributable to the HCV program.
- Total HCV rents and utility reimbursements were higher than budgeted due primarily to the HUD-implemented initiative, Small Area Fair Market Rents (SAFMRs). County Housing is required to pay market-rate rents in the applicable zip code areas. Additionally, County Housing abides by its “Hold Harmless Policy” to pay higher rents to keep tenants stable in their current housing when the market-rate rent payment decreases for the landlord. County Housing provides the gap funding.
- Total occupancy expenses exceeded the budget by \$397,718 due primarily to higher utilities costs, material costs, and contract costs related to occupancy alignment.

C. Net Income

The total net operating income is \$317,670 before depreciation of \$293,361, resulting in a bottom-line of \$24,309.

D. Cash

- As of December 31, 2025, the adjusted cash balance in the USB Agency Disbursing operating bank account was \$327,133 of which \$251,583 is restricted and \$75,550 is unrestricted.
- As of December 31, 2025, the adjusted cash balance in the HCV operating bank account was \$2,131,423. The total HAP and admin fees received were \$6,519,153. The total HAP expenses were \$6,776,151.

III. Attachments

A. Budgeted Income Statement

B. Cash Report

Housing Authority of St. Louis County
 Budgeted Income Statement
 SUMMARY - ALL
 As of December 31, 2025

	Entity Wide			COCC			AMP's			HCV - ALL			BA			
	YTD Actual	YTD Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Actual	YTD Budget	Variance	
OPERATING ITEMS																
4099-00-940	Total Voucher Grants	80,764,763	70,533,630	10,231,133	-	-	-	-	-	-	80,764,763	70,533,630	10,231,133	-	-	-
4199-00-940	Total Operating Subsidy	1,179,357	1,265,049	(85,692)	-	-	-	1,179,357	1,265,049	(85,692)	-	-	-	-	-	-
4299-00-940	Total Capital Grants	583,966	573,790	10,176	-	-	-	583,966	573,790	10,176	-	-	-	-	-	-
4399-00-940	Total Tenant Charges	893,946	970,000	(76,054)	-	-	-	876,085	970,000	(93,915)	2,368	-	2,368	15,493	-	15,493
4499-00-940	Total Fraud Recovery	33,254	-	33,254	-	-	-	-	-	-	33,254	-	33,254	-	-	-
4599-00-250	Total Investment Income	130,042	195,250	(65,208)	1,354	3,000	(1,646)	191	300	(108)	3,864	51,950	(48,086)	124,632	140,000	(15,368)
4699-00-950	Total Miscellaneous Other Income	720,234	285,000	435,234	106,522	101,000	5,522	19,800	-	19,800	133,218	59,000	74,218	460,694	125,000	335,694
4997-00-950	Total Internal Income	1,872,244	2,343,700	(471,456)	1,872,244	2,343,700	(471,456)	-	-	-	-	-	-	-	-	-
	Total Income	86,177,806	76,166,419	10,011,387	1,980,119	2,447,700	(467,581)	2,659,400	2,809,139	(149,739)	80,937,467	70,644,580	10,292,887	600,819	265,000	335,819
5999-00-940	Total Rents and Utility Reimbursements	73,712,398	64,258,000	9,454,398	-	-	-	54,026	43,000	11,026	73,658,372	64,215,000	9,443,372	-	-	-
6299-00-940	Total Salaries	4,244,901	4,580,894	(335,993)	1,080,259	1,269,097	(188,838)	596,545	634,055	(37,510)	2,433,939	2,580,463	(146,524)	134,159	97,279	36,880
6599-00-940	Total Benefits and Taxes	1,199,800	1,156,436	43,364	252,834	304,320	(51,485)	194,672	160,811	33,860	722,139	672,133	50,006	30,155	19,173	10,983
6699-00-940	Total Other Employee Costs	2,407	-	2,407	2,407	-	2,407	-	-	-	-	-	-	-	-	-
6799-00-940	Total Training, Seminars, Conferences	35,966	91,100	(55,134)	26,060	50,100	(24,040)	1,085	7,000	(5,915)	7,872	34,000	(26,129)	950	-	950
	Total Admin Expenses	79,195,472	70,086,430	9,109,042	1,361,560	1,623,517	(261,957)	846,327	844,866	1,461	76,822,321	67,501,596	9,320,725	165,264	116,451	48,813
7099-00-950	Total Utilities	458,952	355,500	103,452	52,369	45,000	7,369	398,886	310,500	88,386	-	-	-	7,697	-	7,697
7199-00-950	Total Materials	237,371	151,000	86,371	1,784	8,500	(6,716)	235,460	142,500	92,959	-	-	-	128	-	128
7299-00-950	Total Contract Costs	752,474	462,800	289,674	77,432	62,500	14,932	618,679	394,300	224,380	-	6,000	(6,000)	56,363	-	56,363
7399-00-950	Total Tenant Services Expense	7,167	69,050	(61,883)	-	-	-	1,032	9,500	(8,468)	6,135	59,550	(53,415)	-	-	-
7499-00-950	Total Other Maintenance Expenses	28,901	10,700	18,201	1,558	3,300	(1,742)	26,073	7,400	18,674	1,269	-	1,269	-	-	-
7599-00-950	Total Outside Services	1,836	-	1,836	296	-	296	237	-	237	1,106	-	1,106	197	-	197
7699-00-950	Total Other Occupancy Expenses	130,366	170,300	(39,934)	17,817	26,000	(8,183)	58,208	71,000	(12,791)	49,887	66,300	(16,413)	4,454	7,000	(2,546)
	Total Occupancy Expenses	1,617,067	1,219,350	397,718	151,256	145,300	5,956	1,338,576	935,199	403,377	58,396	131,850	(73,454)	68,839	7,000	61,839
8099-00-950	Total Insurance	1,187,643	396,000	791,643	252,363	90,000	162,363	850,342	271,000	579,342	77,746	32,000	45,746	7,192	3,000	4,192
8199-00-950	Total Outside Services	408,003	396,000	12,003	89,693	125,000	(35,307)	34,857	72,000	(37,143)	171,174	159,000	12,174	112,280	40,000	72,280
8299-00-950	Total Professional Fees	479,137	304,100	175,037	221,453	210,000	11,453	54,857	41,000	13,857	179,099	41,100	137,999	23,729	12,000	11,729
8399-00-950	Total Other Fees	203,771	189,900	13,872	93,865	61,500	32,365	3,581	2,900	681	106,312	125,500	(19,188)	14	-	14
8499-00-950	Total Telephone and Technology	498,008	446,300	51,708	84,072	100,500	(16,428)	48,587	40,500	8,087	351,255	290,800	60,455	14,094	14,500	(406)
8599-00-950	Total Other Administrative Expenses	396,615	109,000	287,615	168,153	-	168,153	27,679	40,200	(12,521)	103,774	60,500	43,274	97,009	8,300	88,709
8996-00-950	Total Internal Charges	1,874,419	2,340,100	(465,681)	-	-	-	245,456	430,100	(184,644)	1,626,788	1,910,000	(283,212)	2,175	-	2,175
	Total Other General Expenses	5,047,597	4,181,400	866,197	909,598	587,000	322,598	1,265,359	897,701	367,659	2,616,147	2,618,900	(2,752)	256,492	77,800	178,692
	Total Expenses	85,860,136	75,487,180	10,372,956	2,422,414	2,355,817	66,597	3,450,262	2,677,766	772,496	79,496,864	70,252,346	9,244,519	490,595	201,251	289,344
	Total Operating Income (Loss)	317,670	679,239	(361,570)	(442,294)	91,883	(534,178)	(790,863)	131,373	(922,235)	1,440,603	392,235	1,048,368	110,224	63,749	46,475
NON-OPERATING ITEMS																
	Investment Gain/ Loss on Treasury Strips	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9099-00-930	Total Depreciation Expense	(293,361.12)	(276,931.20)	(16,429.92)	(11,166)	(11,166)	0.12	(232,269.60)	(213,840.12)	(18,429.48)	-	(2,000.04)	2,000.04	(49,925.64)	(49,925.04)	(0.60)
	Total Non- Operating Items	(293,361.12)	(276,931.20)	(16,429.92)	(11,166)	(11,166)	0.12	(232,269.60)	(213,840.12)	(18,429.48)	-	(2,000.04)	2,000.04	(49,925.64)	(49,925.04)	(0.60)
	Net Income (Loss)	24,309	402,308	(377,999)	(453,460)	80,717	(534,178)	(1,023,132)	(82,467)	(940,665)	1,440,603	390,234	1,050,368	60,298	13,824	46,475

**County Housing
Cash Report
December 2025**

BEGINNING BANK CASH BALANCE 12/1/2025	\$	645,991
ADD:		
Other Deposits	\$	45,052
Operating Subsidy / Admin Fee	\$	124,228
Interest	\$	120
Transfer	\$	374,344
TOTAL DEPOSITS	\$	543,744
LESS:		
Other Transfers	\$	(75,399)
Checks	\$	(50,218)
Payroll/Payroll Benefits Payment	\$	(375,925)
Withdraws/Other Deductions	\$	(338,710)
TOTAL PAYMENTS	\$	(840,252)
ENDING BANK CASH BALANCE 12/31/2025	\$	349,483
Ending Bank Balance 12/31/2025	\$	349,483
Outstanding Checks	\$	(25,591)
Deposits in Transit	\$	369
Other Items	\$	2,873
Adjusted Bank Balance 12/31/2025	\$	327,133
Unrestricted Cash	\$	75,550
Restricted Cash	\$	251,583
	\$	327,133



MEMORANDUM

To: County Housing Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Benjamin C. Washington, Chief Financial Officer

Date: March 10, 2026

Subject: *Resolution No. 1461, Write-Offs of Uncollectable Rents*

Attached are the write-offs for uncollectable rents for the period ending December 31, 2025.

I. Recommendation

Staff recommend the Board approve write-offs through the end of December 2025.

II. Background

Since the Board last approved write-offs in May 2025, County Housing staff have continued working diligently to support residents and resolve outstanding balances, much of which accumulated during the COVID-19 moratorium. During this period, staff have offered grace periods, repayment options, and ongoing communication to help residents maintain stability. In some cases, accounts remained unresolved due to moves, changes in household circumstances, or the extended timelines associated with legal processes, which typically take three to five months and may stretch longer near the holiday season.

County Housing's 334-unit portfolio also experiences regular turnover and routine balance adjustments, both of which naturally influence the number of accounts eligible for write-off at any given time.

Throughout this period, the Housing and Finance teams have worked closely together. Finance provides Accounts Receivable Aging Summary reports, and Housing reviews these reports, engages with residents, and pursues all reasonable collection efforts. When those efforts are fully exhausted, Operations brings forward the recommended write-offs. The current proposed amount for write-off is \$137,399, which accounts for the second half of 2025.



8865 Natural Bridge | P.O. Box 23886
St. Louis, MO 63121
(314) 428-3200 | Fax: (314) 949-7585
Hearing Impaired: 711 or (800) 735-2966

RESOLUTION NO.1461

AUTHORIZING QUARTERLY WRITE-OFF OF UNCOLLECTABLE RENTS March 10, 2026

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

WHEREAS, it has been determined by the Board of Commissioners that after unsuccessful efforts to collect the delinquent payments from said former tenant, said payments in the total amount of \$137,398.83 uncollectable and should be written off the books of the Housing Authority of St. Louis County.

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

<u>Project</u>	<u>Tenant's Number</u>	<u>Total Balance Due</u>
MO-001	t0044863	\$3,111
Villa/Fee Fee	t0047522	\$5,026
	t0017904	\$1623
	t0000065	\$79
	t0050967	\$10,860
	t0036340	\$13,188
	t0000111	\$1,579
	t0044434	\$93
	t0038027	\$421
	t0051706	\$11,231
	t0040160	\$2,743
	t0039183	\$727
MO-002	t0000271	\$11,228
Single Family	t0013409	\$2,129
	t0000281	\$928
	t0000011	\$5,500
	t0012702	\$1,681
	t0000543	\$2,136
	t0037237	\$13,939

MO-004		
Arbor Hill	t0011197	\$499.66
	t0039380	\$6,916
	t0038590	\$19,249.50
	t0043508	\$4,610
	t0019323	\$990

Neighborhood Stabilization	t0041314	\$16,911.67
----------------------------	----------	-------------

Total: \$137,398.83

Chair

Secretary



MEMORANDUM

To: County Housing Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Kawanna Tate, Director, Housing Administration

Date: March 10, 2026

Subject: *Public Housing Performance*

At our last meeting, we discussed our performance projections using the Public Housing Assessment System or the PHAS framework. Today, I will cover our current projections and other programmatic updates.

I. PASS – projected 35/40 points

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

A. Maintenance Activity

The maintenance team completed 61 work orders in January and February and rehabilitated 10 vacant units at Highview, Fee Fee Manor, and Villa Lago. Seventeen additional rehabilitations are in progress.

II. MASS – projected 8/25 points

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

Sub-Indicator	Performance	Points
Occupancy	94.58%	8/16
Accounts Payable Ratio	177%	0/4
Tenant Accounts Receivable	33.5%	0/5
Projected Points		8

Our occupancy score has decreased due to several factors.

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

III. FASS – projected 7.21/25 points

The purpose of the financial condition indicator is to measure the financial condition of each public housing project. The reporting period is through December 31, 2025.

Housing Authority	QR	MENAR	DSCR	Projected Points
County	2.49/12	2.72/11	2/2	7.21

IV. CFP - 10/10 projected points

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

A. Capital Grant Fund Progress

Grant Year	Amount	Obligated	Expended	Deadline to expend
2019	\$1,120,718	100%	100%	4/15/25
2020	\$1,650,401	99%	76%	3/25/26
2021	\$1,726,055	100%	100%	2/22/25
2022	\$1,732,441	95%	55%	5/11/26
2023	\$1,741,259	100%	45%	2/16/27
2024	\$1,614,796	35%	35%	5/5/28
2025	\$940,397	0%	0%	5/12/29

B. Project Updates

March 2026 Projects

Planned work includes bathroom renovations at Fee Manor, Highview, and Villa Lago, as well as guardrail replacements at Meacham Homes.

April 2026 Projects

Scheduled projects include common hall floor tile replacement and painting at Fee Fee Manor; lateral sewer line replacement at Villa Lago; range and refrigerator replacements at Meacham Homes and Highview; continued bathroom renovations at Highview; and floor tile replacement, kitchen renovations, and appliance replacements at South and North County Homes.

V. Projected Overall PHAS Score

PASS – 35/40 points

MASS – 8/25 points

FASS – 7.21/25 points

CFP – 10/10 points

Total 60.21 - Standard Performer

VI. Occupancy Alignment

In March, one County Housing resident will move from a three-bedroom unit to a one-bedroom unit. Another County Housing family will move from a three-bedroom unit to a two-bedroom unit. In addition, one family from another housing authority will transfer from a two-bedroom unit to a one-bedroom unit.



MEMORANDUM

To: County Housing Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Nicole Alexander, Director, Housing Choice Voucher Program

Date: March 10, 2026

Subject: *Housing Choice Voucher Program Updates*

This memo provides updates regarding the Veterans Affairs Supportive Housing (VASH) program funding and HUD inquiries related to the 2024 annual audit.

I. VASH Additional Administrative Fee Application

In early 2026, HUD announced a new opportunity for Public Housing Authorities (PHAs) to receive additional administrative fees to support the HUD-VASH program. This supplemental funding is intended to strengthen services for Veterans with active VASH vouchers and support successful lease-ups.

Eligible uses for the funds include:

- Security deposit assistance
- Owner incentive or retention payments
- Landlord recruitment activities
- Housing search assistance

HUD is determining funding levels based on each PHA's number of authorized VASH vouchers, rather than allowing PHAs to request specific amounts. County Housing applied for additional funding based on our administration of 145 VASH vouchers.

II. HUD Review of 2024 Audit

County Housing's annual audit includes both programmatic and financial reviews. After Board approval, the completed audit is submitted to HUD.

Following HUD's review of the 2024 audit, the agency requested follow-up documentation related to two findings:

- A Housing Quality Standards (HQS) issue
- A waiting list procedures issue

Last month, County Housing provided HUD with clarification and documentation outlining the corrective policies and procedures now in place to prevent recurrence. This response is a routine part of HUD's audit resolution process. At this time, HUD has not requested further information, and no additional action is required.



MEMORANDUM

To: County Housing Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Kurt Schulte, Real Estate Development Officer

Date: March 10, 2026

Subject: *Real Estate Development Report*

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

I. Recommendation

No Board action is required.

II. Discussion

A. Arbor Hill Apartments Redevelopment

- i. County Housing is submitting documents for Firm Commitment.
- ii. A resident informational meeting will be held this spring. Residents will be informed of progress and current status of the project as well as timeframes for milestones. Updates on the relocation process will also be covered with residents.
- iii. County Housing continues to work with the City of Maryland Heights on the off-site detention and has made significant progress since the January meeting on the design and costs of the off-site work.
- iv. Design Alliance has updated the construction drawings to accommodate requests from the City's Building Division.
- v. Proformas are being continuously updated to reflect changes in pricing and accommodate any impact from tariffs on construction materials.
- vi. County Housing is in the process of securing temporary off-site replacement units for residents. Locations within the Pattonville school district boundaries are being prioritized. The school district has assured us that if residents are relocated outside the district, their children will still be allowed to attend their current schools during the construction period.
- vii. Working with HUD on RAD conversion.

B. Future Development Plans

County Housing staff held informational calls with MHDC staff to review the 2025 competitive submissions. MHDC noted that the May tornado in the St. Louis Metropolitan Area influenced its recent award decisions.

County Housing staff also discussed with MHDC staff the current NOFA, scoring criteria, and MHDC's new policy reserving 15% of the credit allocation cap for natural-disaster response. Because this year's competitive application cycle may have an earlier deadline, County Housing is preparing exhibits on an accelerated schedule. In addition, the non-competitive 4% federal-only LIHTC schedule has been revised to three rounds, with the final round due April 1, 2026.

The discussions with MHDC covered submissions for Peace Place, Primm/Rothwell, and Stratford Commons. MHDC provided feedback that will inform improvements for resubmission. Staff are reviewing and reprioritizing these projects to align with current organizational needs.