HILLSDALE HOUSING AUTHORITY

COUNTY HOUSING
THE HOUSING AUTHORITY of ST. LOUIS COUNTY

Board of Commissioners Regular Meeting
Tuesday, November 17, 2026, 12:30 pm
County Housing Headquarters
8865 Natural Bridge Road
St. Louis, Missouri 63121

AGENDA

Item	**Individual**	**Action**
1. Call to Order	Chair	Informational
2. Roll Call	Terri Acoff-States	Informational
3. Approval of Minutes Regular Meeting September 22, 2026	Chair	Motion, 2nd, Vote
4. Public Comments	Chair	Informational
5. Executive Director's Report	Shannon Koenig	Informational
6. Financial Reports	Ben Washington	Motion, 2nd, Vote
7. Other Business		
A. Village of Hillsdale FY 2027 Budget, Resolution No. 1468 (Amended)	Ben Washington	Motion, 2nd, Vote
B. Public Housing Performance Report	Kawanna Tate	Informational
8. Executive Session	Chair	Motion, 2nd, 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.

9. Next Meeting March 23, 2027	Chair	Informational
10. Adjournment	Chair	Motion, 2nd, Vote

HILLSDALE HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
TUESDAY, SEPTEMBER 22, 2026
MEETING MINUTES

ROLL CALL:

COMMISSIONERS:
Brenda Nash, Chair
Margo McElroy, Vice Chair
John Edwards, Commissioner

STAFF:
Shannon Koenig, Executive Director and CEO
Terri Acoff-States, Executive Assistant
Ben Washington, Chief Financial Officer
William Barry, Director of Inspections, Quality Control, and Capital Programs
Kawanna Tate, Director, Housing Administration

PUBLIC:
Jason Blumenstock, Novogradac & Co.,LLP
JoAnn Robinson, Village of Hillsdale, Trustee

Approval of Minutes of Regular Board Meeting held Tuesday, June 23, 2026:

Chair Nash asked for a motion to approve the minutes of the regular board meeting held Tuesday, June 23, 2026. Vice Chair McElroy motioned for approval. Commissioner Edwards seconded the motion. Upon roll call the "Ayes" and "Nays" were as follows:

AYES	NAYS
B. Nash	None
M. McElroy	
J. Edwards	

The Chair declared the motion passed.

Presentation of the Village of Hillsdale Housing Authority Audit Report for year ending December 31, 2025.

Jason Blumenstock, Principal with Novogradac & Co., LLP gave a presentation of the Village of Hillsdale Housing Authority Audit Report for year ending December 31, 2025.

After discussion, Chair Nash asked for a motion to approve the Village of Hillsdale Housing Authority Audit Report for year ending December 31, 2025. Vice Chair McElroy motioned for approval, Commissioner Edwards seconded the motion. Upon roll call, "Ayes" and "Nays" were as follows:

AYES	NAYS
B. Nash	None
M. McElroy	
J. Edwards	

The Chair declared the motion passed.

DRAFT

HILLSDALE HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
TUESDAY, SEPTEMBER 22, 2026
MEETING MINUTES

PUBLIC HEARING:

The board held a public hearing on the Annual PHA Plan for 2027 and the Capital Funds Action Plan for 2031. The purpose of this hearing was to allow the public an opportunity to comment on each of these plans.

Chair Nash called to order the public hearing and invited anyone from the public to comment. There were no public comments. The hearing was adjourned.

PUBLIC COMMENTS:

Chair Nash informed the Board that she continues to communicate with the Village of Hillsdale regarding the need for two additional commissioner appointments to the Hillsdale Housing Authority Board.

EXECUTIVE DIRECTOR'S REPORT:

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

Ms. Koenig reported that the House Transportation, Housing and Urban Development, and Related Agencies Subcommittee released its FY2027 budget appropriations proposal, which includes an overall reduction of approximately 10% to the HUD budget. She stated proposed reductions and programmatic changes are spread across multiple programs.

Ms. Koenig informed the board that County Housing will be conducting its annual employee engagement survey to confidentially gather workforce feedback and use the results to inform current and future engagement strategies.

Ms. Koenig presented the board with a performance report that provides information for all four housing authorities operating under the County Housing umbrella. She reported the PHAS and SEMAP scores have remained steady or improved.

FINANCIAL REPORT:

Mr. Washington reviewed the Financial Reports for the period ending June 30, 2026.

After discussion, Chair Nash asked for a motion to approve the June 30, 2026 Financial Reports as read and discussed. Vice Chair McElroy motioned for approval. Commissioner Edwards seconded the motion. Upon roll call the "Ayes" and "Nays" were as follows:

AYES	NAYS
B. Nash	None
M. McElroy	
J. Edwards	

The Chair declared the motion passed.

DRAFT

HILLSDALE HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
TUESDAY, SEPTEMBER 22, 2026
MEETING MINUTES

OTHER BUSINESS:

A. Village of Hillsdale Housing Authority, FY 2027 Budget, Resolution No. 1468:

Mr. Washington presented the board with a detailed Village of Hillsdale Housing Authority FY 2027 Budget.

After discussion, Chair Nash asked for a motion to approve Resolution No. 1438, Village of Hillsdale Housing Authority FY 2027 Budget. Vice Chair McElroy motioned for approval. Commissioner Edwards seconded the motion. Upon roll call the "Ayes" and "Nays" were as follows:

AYES	NAYS
B. Nash	None
M. McElroy	
J. Edwards	

The Chair declared the motion passed.

B. Annual PHA Plan (2027) and Certification of Compliance:

Ms. Koenig presented the board with the 2027 Annual PHA Plan. She stated the 2027 Annual PHA Plan is a HUD required document that details the housing authority's policies, programs, and strategies for meeting local housing needs and goals. Ms. Koenig stated County Housing's 2027 Annual PHA Plan describes the updates made to the organization's policies and planned activities for the upcoming fiscal year.

After discussion, Chair Nash asked for a motion to approve the Housing Authority of St. Louis County's 2027 Annual PHA Plan. Vice Chair McElroy motioned for approval, Commissioner Edwards seconded the motion. Upon roll call the "Ayes" and "Nays" were as follows:

AYES	NAYS
B. Nash	None
M. McElroy	
J. Edwards	

The Chair declared the motion passed.

C. Capital Funds Action Plan (2031):

Mr. Barry presented the board with the Capital Funds Action Plan for 2031. He stated the Capital Fund Program (CFP) provides funds annually to Public Housing Agencies (PHAs) for the development, financing, and modernization of public housing developments and management improvements. By providing financial support for capital improvements, the program helps PHAs address the backlog of repairs, create healthier living environments, and promote the overall well-being of residents in public housing communities.

After discussion, Chair Nash asked for a motion to approve the Capital Funds Action Plan for 2031. Vice Chair McElroy motioned for approval; Commissioner Edwards seconded the motion. Upon roll call the "Ayes" and "Nays" were as follows:

AYES	NAYS
B. Nash	None
M. McElroy	
J. Edwards	

The Chair declared the motion passed.

DRAFT

D. 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 stated that staff have started to pull from the waitlist.

Ms. Tate reported ongoing vandalism and break-ins have caused significant damage to vacant units, including stolen copper piping, water intrusion, and mold growth. Extensive repairs and professional remediation will increase costs and delay the units' return to service.

EXECUTIVE SESSION:

An Executive Session was not held.

SCHEDULE NEXT BOARD MEETING:

The next meeting is scheduled for November 17, 2026

ADJOURNMENT OF MEETING:

There being no further business to come before the board, Chair Nash motioned to adjourn. Vice Chair McElroy motioned for approval; Commissioner Edwards seconded the motion. Upon roll call the “Ayes” and “Nays” were as follows:

AYES	NAYS
B. Nash	None
M. McElroy	
J. Edwards	

The Chair declared the motion passed.

_____
Chair

_____
Secretary

_____
Date

DRAFT

HILLSDALE HOUSING AUTHORITY
COUNTY HOUSING
THE HOUSING AUTHORITY of ST. LOUIS COUNTY

MEMORANDUM

To: Hillsdale Housing Authority Board of Commissioners

From: Shannon Koenig, Executive Director and CEO

Date: November 17, 2026

Subject: *Executive Director's Report*

This report provides an update on select Hillsdale Housing Authority related matters.

I. Customer Service Update

The annual customer service surveys have been distributed to Public Housing residents, Housing Choice Voucher participants, and landlords. We ask that survey responses be submitted by November 25. Paper copies are also available in our lobby and at public housing management offices. These surveys are an important tool for gathering feedback and identifying areas for improvement as we work to enhance our services and strengthen relationships with residents and partners.

II. Planning and Strategy

The leadership team is planning work for 2027, continuing to focus on our core objectives related to operational performance, increasing access to affordable housing and resident engagement. Initiatives and work planned for 2027 will be shared with the board in the new year.

HILLSDALE HOUSING AUTHORITY
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MEMORANDUM

To: Hillsdale Housing Authority Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Benjamin C. Washington, CPA, Chief Financial Officer

Date: November 17, 2026

Subject: *Financial Summary*

This memo provides a narrative explanation for the period ending September 30, 2026, financial reports.

I. Recommendation

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

II. Highlights

A. Revenue

The total YTD actual operating revenue of $54,215 was less than the total YTD budget revenue of $115,482 by $61,267 or 53%.

- Total Tenant Charges had an aggregate unfavorable budget variance of $61,127. Specifically, $25,565 was attributable to bad debt tenant write-offs. Another $44,385 in unfavorable Tenant Rents resulted from vacancies in ten (10) units, and four (4) units had $0 in tenant rent for the month. Only eight (8) units or 36% of the twenty-two (22) units in the portfolio were occupied.

B. Expenses

Total YTD actual expenses of $267,072 exceeded the total YTD budget expenses of $179,784 by $87,286 or 49%.

- Total Occupancy Costs had the most significant unfavorable budget variance, aggregating $103,505, primarily due to significant unit repairs.

C. Net Operating Income (Loss)

The total operating net loss was $212,856 before depreciation of $23,157, resulting in a bottom-line loss of $236,013.

D. Cash

As of September 30, 2026, the adjusted cash book balance in the operating bank account was $9,177. Of this amount, $3,916 was unrestricted, and $5,261 was restricted. Tenant rental income for the month was $6,531, and operating expense payments were $15,257.

III. Attachments

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

Hillsdale Housing Authority
Budgeted Income Statement
As of September 30, 2026

	Hillsdale HA							
	YTD Actual	**YTD Budget**	**Variance**	**% Variance**	**Monthly Actual**	**Monthly Budget**	**Variance**	**% Variance**
OPERATING ITEMS								
Total Operating Subsidy	64,395	59,574	4,821		7,024	6,619	405	
Total Tenant Charges	(5,444)	55,683	(61,127)		2,368	6,187	(3,819)	
Total Investment Income	88	225	(137)		2	25	(23)	
Total Income	**54,215**	**115,482**	**(61,267)**	-53.05%	**8,814**	**12,831**	**(4,019)**	-31.32%
Total Rents and Utility Reimbursements	4,969	6,000	(1,031)		531	667	(136)	
Total Salaries	37,509	45,149	(7,641)		4,022	5,017	(995)	
Total Benefits and Taxes	22,640	15,100	7,540		1,659	1,678	(19)	
Total Training, Seminars, Conferences	4	420	(416)		-	47	(47)	
Total Admin	65,121	66,669	(1,548)	-2.32%	6,211	7,408	(1,196)	-16.15%
Total Utilities	20,717	11,250	9,467		2,269	1,250	1,019	
Total Materials	32,772	18,900	13,872		4,627	2,100	2,527	
Total Contract Costs	88,796	20,220	68,576		2,815	2,247	568	
Total Tenant Services Expense	-	563	(563)		-	63	(63)	
Total Other Maintenance Expenses	1,178	750	428		165	83	82	
Total Other Occupancy Expenses	14,879	3,155	11,724		207	351	(144)	
Total Occupancy Expense	158,342	54,838	103,505	188.75%	10,083	6,093	3,990	65.48%
Total Insurance	13,234	17,485	(4,251)		63	1,943	(1,880)	
Total Outside Services	2,455	4,264	(1,809)		351	474	(123)	
Total Professional Fees	11,582	10,590	993		581	1,177	(596)	
Total Other Fees	6,391	11,490	(5,099)		744	1,277	(533)	
Total Telephone and Technology	5,965	8,803	(2,838)		1,363	978	385	
Total Other Administrative Expenses	1,242	2,354	(1,112)		229	262	(32)	
Total Internal Chargers	2,738	3,292	(554)		310	366	(56)	
Total Other General	43,608	58,277	(14,670)	-25.17%	3,640	6,475	(2,835)	-43.78%
Total Expenses	**267,072**	**179,784**	**87,286**	48.55%	**19,934**	**19,976**	**(42)**	-0.21%
Total Net Operating Income	**(212,856)**	**(64,302)**	**(148,553)**		**(11,121)**	**(7,145)**	**(3,977)**	
NON-OPERATING ITEMS								
Total Depreciation Expense	(23,157)	(23,596)	439		(2,573)	(2,622)	49	
Total Non- Operating Items	**(23,157)**	**(23,596)**	**439**		**(2,573)**	**(2,622)**	**49**	
Net Income (Loss)	**(236,013)**	**(87,899)**	**(148,114)**		**(13,694)**	**(9,767)**	**(3,928)**	
Total Capital Grants	-	38,213	(38,213)		-	4,246	(4,246)	
Net Income after CFP	**(236,013)**	**(49,685)**	**(186,327)**		**(13,694)**	**(5,521)**	**(8,174)**	

Housing Authority of the Village of Hillsdale
Cash Report
September 2026

BEGINNING BANK CASH BALANCE SEPTEMBER 1, 2026	**$**	**24,713**
ADD:		
Tenant Rent	$	6,531
Security Deposits	$	-
FSS Deposits	$	-
Capital Fund	$	-
Operating Subsidy	$	7,024
Interest	$	2
Transfer	$	-
Other Revenue	$	-
TOTAL DEPOSITS	**$**	**13,557**
LESS:		
Other Transfers	$	-
Checks	$	(2,940)
NSF / Service Fees	$	-
Withdraws/Other Deductions	$	(12,318)
Operating Subsidy Out	$	-
TOTAL PAYMENTS	**$**	**(15,257)**
ENDING BANK CASH BALANCE SEPTEMBER 30, 2026	**$**	**23,012**
Ending Bank Balance September 30, 2026	$	23,012
Outstanding Checks	$	(14,097)
Deposits in Transit	$	261
Other Items	$	-
Adjusted Book Balance September 30, 2026	**$**	**9,177**
Unrestricted Cash	$	3,916
Security Deposit Cash	$	5,261
	$	**9,177**

Public Housing Rent Roll
Hillsdale Housing Authority
As Of Date: 09/30/2026

Item No	Bedroom Size	Tenant Code		Tenant Rent
1	2	t0047924	$	1,213
2	3	t0020738	$	330
3	2	t0031897	$	273
4	2	t0035499	$	261
5	2	t0000314	$	92
6	2	t0035424	$	83
7	2	t0022459	$	82
8	2	t0000243	$	78
9	4	t0027545	$	-
10	2	t0034962	$	-
11	3	t0027603	$	-
12	4	t0035466	$	-
13	2		$	-
14	2		$	-
15	2		$	-
16	3		$	-
17	3		$	-
18	2		$	-
19	3		$	-
20	2		$	-
21	2		$	-
22	3		$	-
Total			$	2,412

Status	No of Units	% of Total Portfolio
Occupied	8	36%
$0 Rents	4	18%
Vacant	10	45%
	22	100%

HILLSDALE HOUSING AUTHORITY
COUNTY HOUSING
THE HOUSING AUTHORITY of ST. LOUIS COUNTY

MEMORANDUM

To: Hillsdale Housing Authority Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Benjamin C. Washington, CPA, Chief Financial Officer

Date: November 17, 2026

Subject: *FY 2027 Proposed Budget, Resolution No. 1468 Amended*

This memo accompanies the proposed FY 2027 budget and provides a list of budget assumptions and notes. Bolded items have been updated from the previous budget.

I. Recommendation

Staff recommend the Board approve the FY 2027 Proposed Budget as submitted.

II. Budget Assumptions and Notes

A. The budget assumes unit occupancy of 95%.

B. Federal program subsidy is based on the FY 2026 operating fund calculation and the FY 2026 annualized amount, adjusted for a potential 10% funding reduction.

C. The operating subsidy for FY 2027 is estimated to be $89,249, reduced by a 10% anticipated funding reduction to $80,324.

D. The capital fund program funding is expected to be $62,315. Of this amount, the budget includes $46,736 to cover administration costs. The remaining $15,579 will cover capital improvement projects and be capitalized on the Balance Sheet. In the original approved Budget Resolution, the capital fund amount was $61,682.

E. Tenant rent is budgeted at $31,609 based on 18 paid units and 4 $0 rent units, accounting for the 22 total units. We applied a 3% rent increase and anticipate a 5% vacancy loss.

F. Salaries expense reflects Management's allocated staffing plan for FY 2027.

G. Employer-paid Benefits and Taxes are estimated to be ~44% of salary expenses. We continue to experience significant increases in our health insurance expenses.

H. Employee training and development expenses are estimated at $448. In the original approved Budget Resolution, the employee training and development expenses were estimated at $819.

I. Occupancy expenses are budgeted at $18,149, with the significant amount of $14,929 related to tenant-paid sewer expenses.

J. Material costs are estimated at $5,726 based on anticipated unit repairs.

K. Contract costs are estimated at $26,942 based on anticipated unit repairs and HVAC expenses.

L. Payment in Lieu of Taxes (PILOT) expense is based on the current year's calculation of 10% of rental income less utilities expense is estimated at $1,500.

M. Aggregate property insurance expense of $19,118 is based on the Missouri Housing Authorities Property & Casualty, Inc. (MHAPCI) FY 2027 estimated premium schedule. In the original approved Budget Resolution, the insurance expense was estimated at $23,666.

N. Professional Fees are generally based on contractual pricing with the audit and accounting firms for FY 2027.

O. County Housing fees are expected to remain the same according to HUD guidelines to calculate the fees for service charges, which include the property management fee rate of $59.04, asset management fee rate of $10, and bookkeeping fee rate of $7.50 multiplied by units leased and available.

P. A net amended operating loss of $78,067 before depreciation of $33,035, resulting in a net amended loss of $111,102. In the original approved Budget Resolution, the net operating loss was $75,762 before depreciation and capital fund of $94,717, resulting in a net loss of $170,479. The expected loss is reduced by $59,377.

III. Attachment

A. FY 2027 Proposed Amended Budget

FY 2027 Hillsdale PHA Operating Budget Revised

Resolution No. 1468 Amended

G/L Acct No.	G/L Description	FY 2026 Annualized Actual	FY 2025 Budget	FY 2026 Budget	FY 2027 Budget
4000-00-110	REVENUE & EXPENSES				
4000-00-120	OPERATING INCOME				
4000-00-130	Income				
4100-00-140	Operating Subsidy				
4100-00-240	HUD PHA Operating Grants/Subsidy	$ 88,682	$ 96,635	$ 79,432	$ 80,324
4199-00-940	Total Operating Subsidy	$ 88,682	$ 96,635	$ 79,432	$ 80,324
4200-00-140	Capital Grants				
4210-00-240	Capital Fund Grants-Soft Costs	$ -	$ 59,810	$ 50,951	$ 46,736
4299-00-940	Total Capital Grants	$ -	$ 59,810	$ 50,951	$ 46,736
4300-00-140	Tenant Charges				
4300-00-240	Tenant Rent	$ 16,517	$ 68,400	$ 42,272	$ 31,609
4335-00-240	Maintenance- Materials	$ 7,740	$ -		
4390-00-240	Bad Debt-Tenant Rents	$ (61,357)	$ -		$ (2,500)
4399-00-940	Total Tenant Charges	$ (37,100)	$ 68,400	$ 42,272	$ 29,109
4500-00-140	Other Income				
4500-00-150	Investment Income				
4500-00-250	Investment Income - Unrestricted	$ 128	$ 251	$ 300	$ 300
4599-00-250	Total Investment Income	$ 128	$ 251	$ 300	$ 300
4998-00-940	Total Other Income	$ 128	$ 251	$ 300	$ 300
4999-00-930	Total Income	$ 51,709	$ 225,096	$ 172,955	$ 156,469
5000-00-130	EXPENSES				
5000-00-140	Rents and Utility Reimbursements				
5050-00-240	Utility Reimbursement	$ 6,852	$ 7,000	$ 9,744	$ 6,989
5999-00-940	Total Rents and Utility Reimbursements	$ 6,852	$ 7,000	$ 9,744	$ 6,989
6000-00-140	Salaries				
6000-00-150	Salaries - Administrative				
6000-00-250	Salaries - Administrative	$ 34,441	$ 21,635	$ 42,997	$ 42,221
6099-00-950	Total Salaries - Administrative	$ 34,441	$ 21,635	$ 42,997	$ 42,221
6200-00-150	Salaries - Maintenance				
6200-00-250	Salaries - Maintenance	$ 17,878	$ 70,000	$ 38,803	$ 28,061
6210-00-250	Overtime - Maintenance	$ 1,589			$ 2,805
6298-00-950	Total Salaries - Maintenance	$ 19,467	$ 70,000	$ 38,803	$ 30,866
6299-00-940	Total Salaries	$ 53,908	$ 91,635	$ 81,800	$ 73,087
6300-00-140	Benefits and Taxes				
6300-00-150	Employee Benefits - Administrative				
6300-00-250	Insurance - Dental - Administrative	$ -	$ 164	$ 390	$ 2,193
6305-00-250	Insurance - Health - Administrative	$ -	$ 6,573	$ 8,735	$ -
6315-00-250	Insurance - STD - Administrative	$ 365	$ 172	$ 437	$ 495
6320-00-250	Insurance - LTD - Administrative	$ 210	$ 116	$ 293	$ 285
6325-00-250	Insurance - Life - Administrative	$ 340	$ 165	$ 418	$ 461

FY 2027 Hillsdale PHA Operating Budget Revised

Resolution No. 1468 Amended

G/L Acct No.	G/L Description	FY 2026 Annualized Actual	FY 2025 Budget	FY 2026 Budget	FY 2027 Budget
6330-00-250	Insurance - Long-Term - Administrative	$ -	$ 14	$ 35	$ -
6350-00-250	Other - Pension - Administrative	$ 2,868	$ 5,783	$ 4,831	$ 3,889
6365-00-250	Taxes - FICA - Administrative	$ 6,125	$ 4,946	$ 5,198	$ 3,230
6370-00-250	Taxes - Unemployment - Administrative	$ 203	$ 94	$ 285	$ 276
6399-00-950	Total Employee Benefits - Administrative	$ 10,111	$ 18,026	$ 20,622	$ 10,828
6500-00-150	Employee Benefits - Maintenance				
6500-00-250	Insurance - Dental - Maintenance	$ -	$ 1,400	$ 260	$ 2,193
6505-00-250	Insurance - Health - Maintenance	$ 19,131	$ -	$ 3,714	$ 9,121
6535-00-250	Insurance - Vision - Maintenance	$ -		$ 21	$ -
6550-00-250	Other - Pension - Maintenance	$ 1,752	$ 913	$ 1,537	$ 2,375
6565-00-250	Taxes - FICA - Maintenance	$ 1,350	$ 964	$ 1,150	$ 2,361
6570-00-250	Taxes - Unemployment - Maintenance	$ 134	$ 56	$ 52	$ 182
6598-00-950	Total Employee Benefits - Maintenance	$ 22,368	$ 3,333	$ 6,734	$ 16,232
6599-00-940	Total Benefits and Taxes	$ 32,479	$ 21,359	$ 27,356	$ 27,060
6600-00-140	Other Employee Costs				
6610-00-240	Drug Screening	$ -			
6650-00-240	Employee Welfare	$ -			
6690-00-240	Other Misc Employee Costs	$ -		$ 83	$ 35
6699-00-940	Total Other Employee Costs	$ -	$ -	$ 83	$ 35
6700-00-140	Training, Seminars, Conferences				
6720-00-240	Training - Administration	$ -	$ 750	$ 1,786	$ 448
6730-00-240	Training - Maintenance	$ -			
6799-00-940	Total Training, Seminars, Conferences	$ -	$ 750	$ 1,786	$ 448
7000-00-140	Occupancy				
7000-00-150	Utilities				
7005-00-250	Electricity-Vacant Units	$ 2,486	$ 160	$ 500	$ 600
7015-00-250	Gas	$ 1,136	$ 20	$ 500	
7020-00-250	Gas - Vacant Units	$ 8,116	$ 15,000	$ 18,395	$ 1,900
7030-00-250	Sewer	$ 14,636			$ 14,929
7035-00-250	Sewer - Office	$ -			
7045-00-250	Water - Vacant Units	$ 1,058	$ 310	$ 600	$ 720
7099-00-950	Total Utilities	$ 27,432	$ 15,490	$ 19,995	$ 18,149
7100-00-150	Materials				
7105-00-250	Supplies - Appliance	$ 4,970			
7130-00-250	Supplies - Janitorial/Cleaning	$ 727	$ 100		$ 726
7135-00-250	Supplies - Maintenance / Repairs	$ 48,673	$ 6,000	$ 20,000	$ 5,000
7145-00-250	Tools and Equipment	$ -			
7199-00-950	Total Materials	$ 54,370	$ 6,100	$ 20,000	$ 5,726
7200-00-150	Contract Costs				
7200-00-250	Contract - Trash	$ 12,924	$ 3,450	$ 5,000	$ 6,600
7205-00-250	Contract - HVAC	$ 814	$ 35	$ 10,000	$ 5,020
7210-00-250	Contract - Snow Removal	$ -		$ 700	$ 5,078
7215-00-250	Contract - Elevator Monitoring	$ -		$ 80	$ 244
7220-00-250	Contract - Grounds	$ -	$ 1,100	$ 1,380	$ -
7225-00-250	Contract - Unit Repair	$ 113,182	$ 10,000	$ 50,685	$ 10,000

FY 2027 Hillsdale PHA Operating Budget Revised

Resolution No. 1468 Amended

G/L Acct No.	G/L Description	FY 2026 Annualized Actual	FY 2025 Budget	FY 2026 Budget	FY 2027 Budget
7230-00-250	Contract - Electrical	$ -	$ 750	$ -	
7235-00-250	Contract - Plumbing	$ -	$ 650		
7240-00-250	Contract - Pest Control	$ -	$ 550	$ 2,000	
7245-00-250	Contract - Janitorial/Cleaning	$ -		$ 1,100	$ -
7255-00-250	Contract - Alarm Monitoring	$ -		$ 225	
7265-00-250	Contract - Building Repairs				$ -
7270-00-250	Contract - Carpet Cleaning	$ -			$ -
7280-00-250	Contract - Floor Covering	$ 531		$ 100	$ -
7299-00-950	Total Contract Costs	$ 127,450	$ 16,535	$ 71,270	$ 26,942
7300-00-150	Tenant Services Expense				
7310-00-250	Other Tenant Services	$ -	$ 742	$ 750	
7399-00-950	Total Tenant Services Expense	$ -	$ 742	$ 750	$ -
7400-00-150	Other Maintenance Expenses				
7400-00-250	Maintenance Uniforms	$ -	$ 500	$ 500	
7405-00-250	Inspection Uniforms	$ -			
7410-00-250	Maintenance Personnel Mileage	$ -	$ -		
7420-00-250	Vehicle Maintenance	$ 1,708	$ 1,000	$ 500	$ 138
7499-00-950	Total Other Maintenance Expenses	$ 1,708	$ 1,500	$ 1,000	$ 138
7600-00-150	Other Occupancy Expenses				
7630-00-250	Payments in Lieu of Taxes	$ 432	$ 5,291	$ 1,500	$ 1,500
7640-00-250	Security/Law Enforcement	$ 1,964	$ 2,700	$ 2,484	$ 2,608
7699-00-950	Total Other Occupancy Expenses	$ 2,396	$ 7,991	$ 3,984	$ 4,108
7999-00-940	Total Occupancy	$ 213,355	$ 48,358	$ 116,999	$ 55,063
8000-00-140	Other Admin Expenses				
8000-00-150	Insurance				
8000-00-250	Insurance - Automobile	$ 831	$ 11,000	$ 957	$ 779
8010-00-250	Insurance - Liability	$ 2,821	$ 4,750	$ 3,983	$ 2,925
8020-00-250	Insurance - Property	$ 14,852	$ 13,550	$ 16,955	$ 13,954
8030-00-250	Insurance - Worker's Comp	$ 1,217	$ 260	$ 1,418	$ 1,460
8099-00-950	Total Insurance	$ 19,721	$ 29,560	$ 23,313	$ 19,118
8100-00-150	Outside Services				
8100-00-250	Consultants	$ 2,591	$ 9,000	$ 5,422	$ 3,203
8110-00-250	Temporary Administrative Labor	$ -	$ -	$ 500	$ 404
8199-00-950	Total Outside Services	$ 2,591	$ 9,000	$ 5,922	$ 3,607
8200-00-150	Professional Fees				
8200-00-250	Professional Fees - Legal	$ 4,035	$ 1,000	$ 2,720	$ 2,767
8210-00-250	Professional Fees - Accounting	$ 5,654		$ 4,500	$ 5,500
8220-00-250	Professional Fees - Audit	$ -	$ 7,400	$ 7,000	$ 7,000
8299-00-950	Total Professional Fees	$ 9,688	$ 8,400	$ 14,220	$ 15,267
8300-00-150	Other Fees				
8300-00-250	Bank Fees	$ 226	$ 250	$ 500	
8320-10-250	Management Fee - HASLC	$ 13,603	$ 14,010	$ 14,807	$ 14,807
8340-00-250	Late Fees	$ 163			
8360-00-250	Tenant Screening	$ 213			$ 150

FY 2027 Hillsdale PHA Operating Budget Revised

Resolution No. 1468 Amended

G/L Acct No.	G/L Description	FY 2026 Annualized Actual	FY 2025 Budget	FY 2026 Budget	FY 2027 Budget
8370-00-250	Miscellaneous Fees	$ -	$ -	$ 132	$ 12
8399-00-950	Total Other Fees	$ 14,205	$ 14,260	$ 15,439	$ 14,969
8400-00-150	Telephone and Technology				
8400-00-250	Computer Parts	$ -		$ 1,540	$ 540
8410-00-250	Contract - Answer Service	$ 402	$ 100	$ 612	$ 420
8420-00-250	Contract - IT Contracts	$ 3,725		$ 3,522	$ 3,698
8430-00-250	Internet	$ 121	$ 120	$ 460	$ 96
8440-00-250	Small Office Equipment	$ -	$ 250	$ 283	$ 142
8450-00-250	Software/License Fees	$ 641	$ 1,500	$ 5,860	$ 5,568
8460-00-250	Telephone	$ 606	$ 850	$ 1,128	$ 1,552
8499-00-950	Total Telephone and Technology	$ 5,494	$ 2,820	$ 13,405	$ 12,016
8500-00-150	Other Administrative Expenses				
8504-00-250	Advertising	$ -	$ 300		
8505-00-250	Communications	$ -			
8508-00-250	Copiers/Printers	$ -	$ 500	$ 500	$ 300
8524-00-250	Inspections	$ 1,008			$ 177
8544-00-250	Membership/Publications	$ 89	$ 15		$ 42
8548-00-250	Office Supplies	$ 14	$ 50	$ 1,120	$ 661
8560-00-250	Postage / Delivery	$ 633	$ 550	$ 70	$ 260
8576-00-250	Travel	$ 174			
8580-00-250	Other Misc. Admin Expenses	$ -	$ 500	$ 1,112	$ 1,049
8599-00-950	Total Other Administrative Expenses	$ 1,918	$ 1,915	$ 2,802	$ 2,489
8900-00-150	Internal Charges				
8910-00-250	Asset Mgt Fee Expense	$ 4,080	$ 2,640	$ 2,508	$ 2,508
8920-00-250	Bookkeeping Management Fee Expense	$ 1,062	$ 1,980	$ 1,881	$ 1,881
8996-00-950	Total Internal Charges	$ 5,142	$ 4,620	$ 4,389	$ 4,389
8997-00-940	Total Other Administrative Expenses	$ 58,760	$ 70,575	$ 79,490	$ 71,855
8998-00-930	TOTAL EXPENSES	$ 365,354	$ 239,677	$ 317,258	$ 234,537
8999-00-920	Operating Income	$ (313,645)	$ (14,581)	$ (144,303)	$ (78,067)
9000-00-120	NON-OPERATING ITEMS				
9000-00-130	Depreciation Expense				
	Capital Funds				
9000-00-230	Depreciation Expense	$ (30,876)	$ (31,854)	$ (31,462)	$ (33,035)
9099-00-930	Total Depreciation Expense	$ (30,876)	$ (31,854)	$ (31,462)	$ (33,035)
9997-00-920	TOTAL NON-OPERATING ITEMS	$ (30,876)	$ (31,854)	$ (31,462)	$ (33,035)
9998-00-910	NET INCOME	$ (344,521)	$ (46,435)	$ (175,765)	$ (111,102)

HILLSDALE HOUSING AUTHORITY
COUNTY HOUSING
THE HOUSING AUTHORITY of ST. LOUIS COUNTY

MEMORANDUM

To: Hillsdale Housing Authority Board of Commissioners

Through: Shannon Koenig, Executive Director and CEO

From: Kawanna Tate, Director, Housing Administration

Date: November 17, 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 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

From September through October 2026, the maintenance team completed three work orders and five 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.

Sub-Indicator	Performance	Points
Occupancy	54.8%	0/16
Accounts Payable Ratio	0.620	4/4
Tenant Accounts Receivable	(100.3%) *	5/5
Projected Points		**9**

***The A/R balance reports a negative amount that does not accurately reflect the actual financial position of tenant receivables. The underlying balance is being reviewed to determine the cause and confirm the accuracy of the reported amount.

III. FASS - projected 20.6/25 points

The purpose of the financial condition indicator is to measure the financial condition of each public housing project. The reporting period is through September 30, 2026.

Housing Authority	QR	MENAR	DSCR	Projected Pts
Hillsdale	0/12	0/11	2/2	**2.00**

IV. CFP - 10/10 projected points

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

A. Capital Grant Fund Progress

Grant Year	Amount	Obligated	Expended	Deadline to expend
2020	$47,946	100%	100%	3/25/2026
2021	$46,673	100%	100%	2/22/2025
2022	$57,363	100%	100%	5/11/2026
2023	$57,755	100%	100%	2/16/2027
2024	$59,810	100%	100%	5/05/2028
2025	$60,405	100%	0%	5/12/2029

B. Project Updates

In 2026, planned projects include replacing entry doors, and trimming and removing trees.

V. Projected Overall PHAS Score for 2026

PASS – 35/40 points
MASS –9/25 points
FASS – 2/25 points
CFP – 10/10 points

Projected: *56 Substandard Performer*