

Feb. 2026

Number of Families Currently Waiting for Public Housing 1472

1 BR	928
2 BR	183
3 BR	131
4 BR	113
5 BR	117

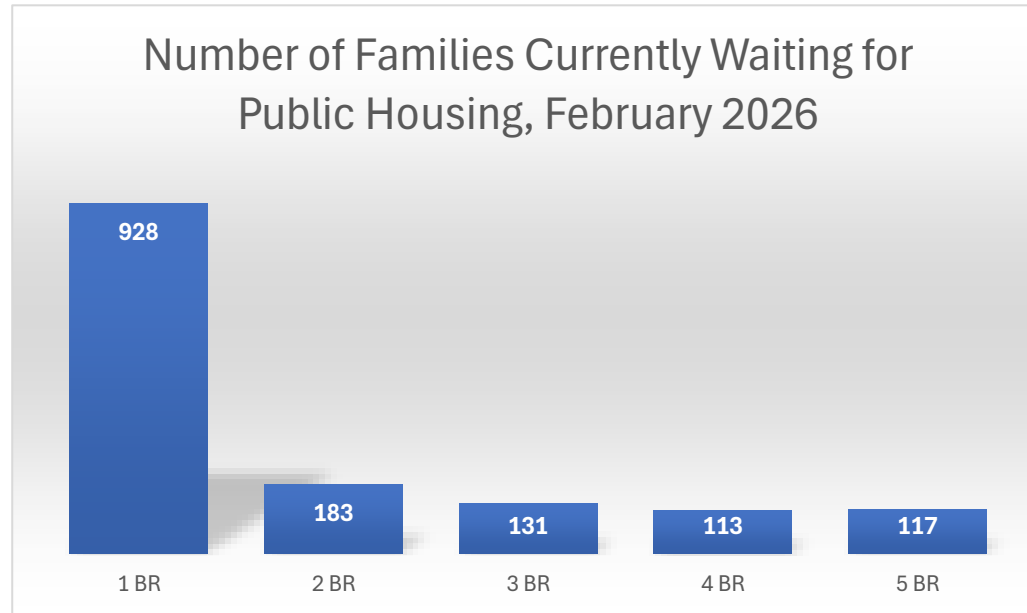
Notices to Vacate 1

Crescent Halls	0
South 1st St. Phase I	0
Westhaven	0
6th St.	0
Madison	0
Michie	0
Riverside	0
Scattered Homes	0
Dogwood/NOAH (Non-Subsidized)	1

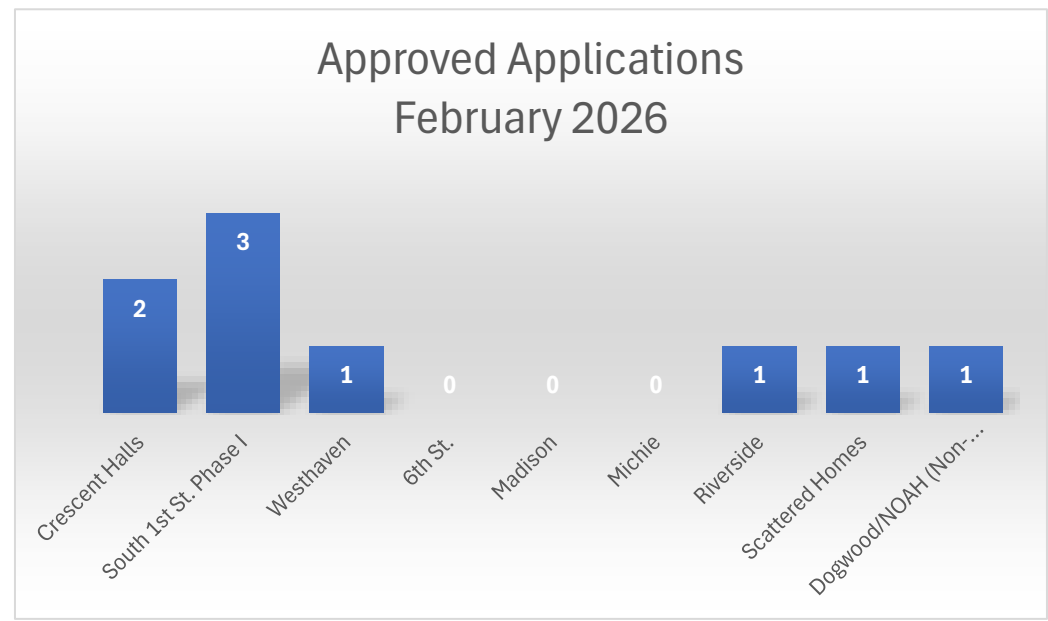
Eligibility Letters 8

Crescent Halls	0
South 1st St. Phase I	42
Westhaven	8
6th St.	0
Madison	0
Michie	0
Riverside	0
Scattered Homes	0
Dogwood/NOAH (Non-Subsidized)	N/A

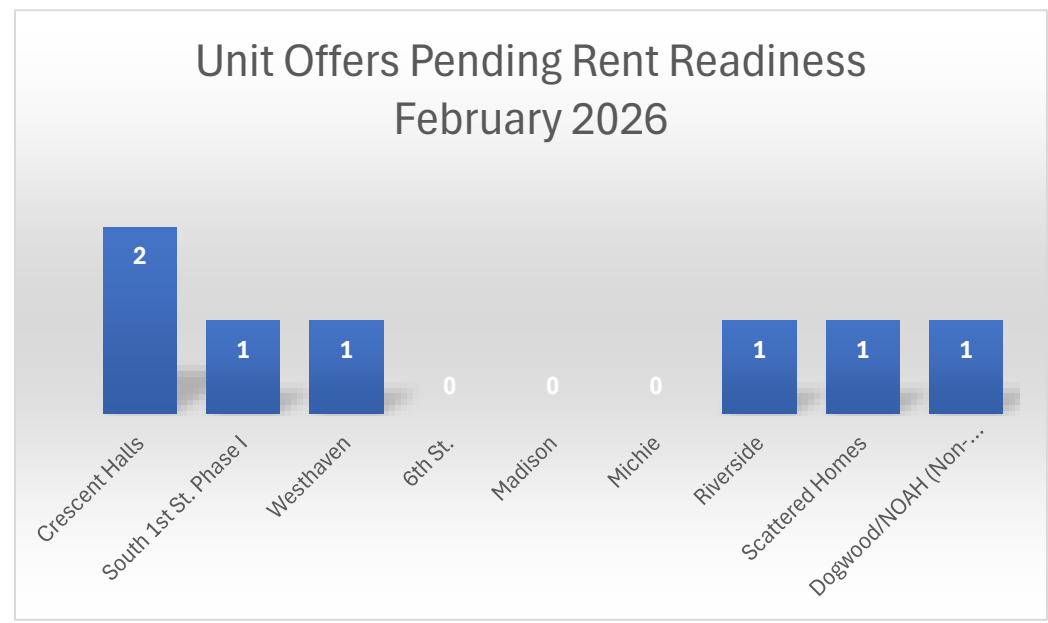
Number of Families Currently Waiting for Public Housing, February 2026



Approved Applications	9
Crescent Halls	2
South 1st St. Phase I	3
Westhaven	1
6th St.	0
Madison	0
Michie	0
Riverside	1
Scattered Homes	1
Dogwood/NOAH (Non-Subsidized)	1



Unit Offers (Pending Rent Readiness)	7
Crescent Halls	2
South 1st St. Phase I	1
Westhaven	1
6th St.	0
Madison	0
Michie	0
Riverside	1
Scattered Homes	1
Dogwood/NOAH (Non-Subsidized)	1



Current Month Non-Payments	116
Crescent Halls	28
South 1st St. Phase I	25
Westhaven	37
6th St.	5
Madison	2
Michie	2
Riverside	4
Scattered Homes	1
Dogwood/NOAH (Non-Subsidized)	12

Current UD's Filed, Rent 0

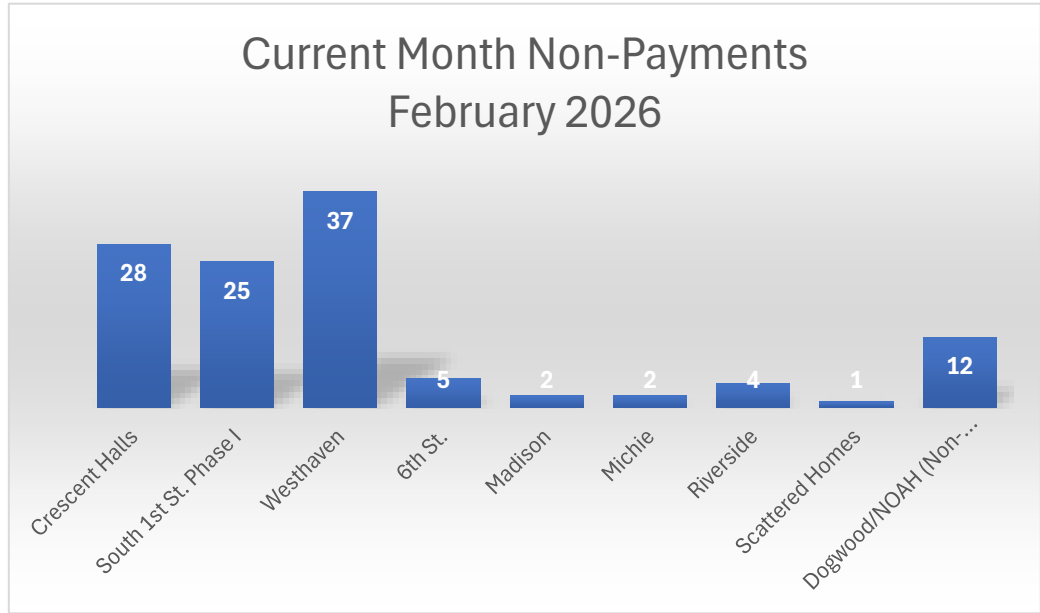
Crescent Halls	0
South 1st St. Phase I	0
Westhaven	0
6th St.	0
Madison	0
Michie	0
Riverside	0
Scattered Homes	0
Dogwood/NOAH (Non-Subsidized)	0

Current UD's Filed, Non-Rent/Non-Compliance 0

Crescent Halls	0
South 1st St. Phase I	0
Westhaven	0
6th St.	0
Madison	0
Michie	0
Riverside	0
Scattered Homes	0
Dogwood/NOAH (Non-Subsidized)	0

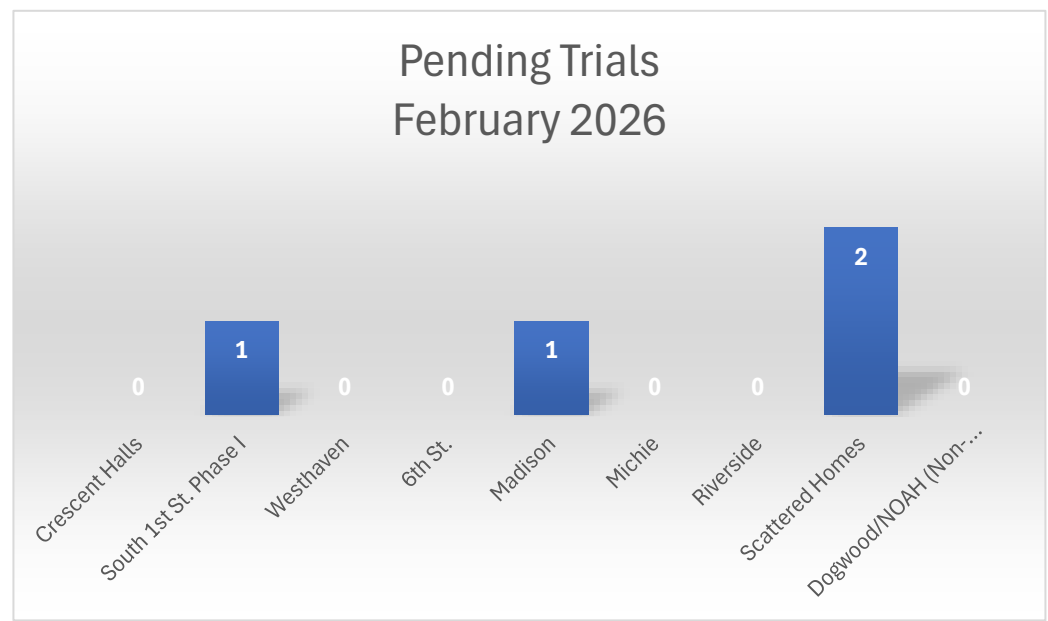
Pending 1st Returns 0

Crescent Halls	0
South 1st St. Phase I	0
Westhaven	0
6th St.	0
Madison	0
Michie	0
Riverside	0
Scattered Homes	0
Dogwood/NOAH (Non-Subsidized)	0



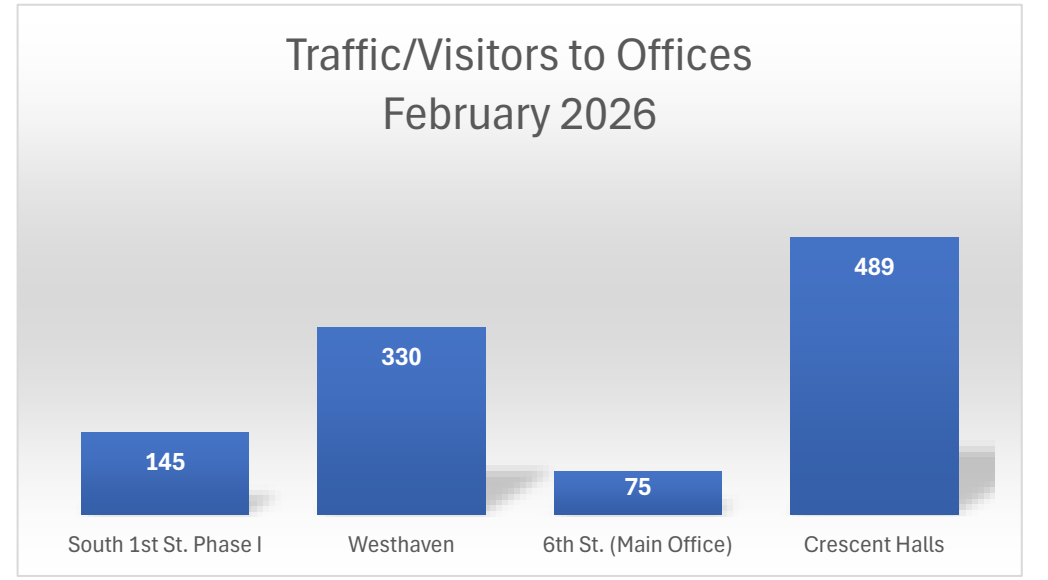
Pending Trials 4

Crescent Halls	0
South 1st St. Phase I	1
Westhaven	0
6th St.	0
Madison	1
Michie	0
Riverside	0
Scattered Homes	2
Dogwood/NOAH (Non-Subsidized)	0



Pending Writs 0

Crescent Halls	0
South 1st St. Phase I	0
Westhaven	0
6th St.	0
Madison	0
Michie	0
Riverside	0
Scattered Homes	0
Dogwood/NOAH (Non-Subsidized)	0



Purchases in Progress (Non-Subsidized) 0

Crescent Halls	0
South 1st St. Phase I	0
Westhaven	0
6th St.	0
Madison	0
Michie	0
Riverside	0
Scattered Homes	0
Dogwood/NOAH (Non-Subsidized)	0

Traffic (Visitors to Offices)	1039
South 1st St. Phase I	145
Westhaven	330
6th St. (Main Office)	75
Crescent Halls	489

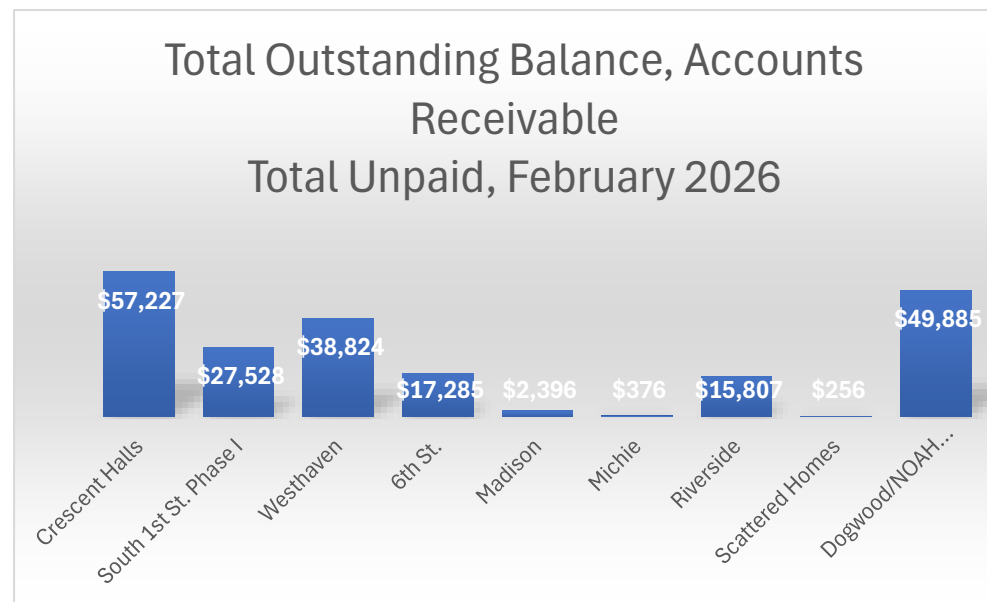
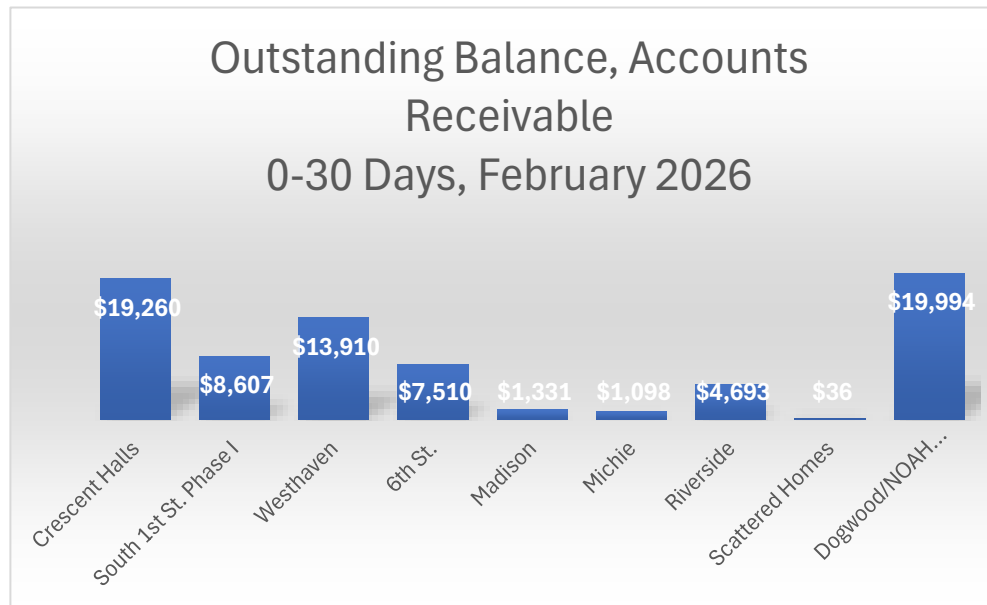
120-day Eviction Amount	\$ -
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30-Day Pending Evictions	\$ -
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Outstanding Balance, Accounts Receivable, 0-30 Days	\$ 76,439
Crescent Halls	\$ 19,260
South 1st St. Phase I	\$ 8,607
Westhaven	\$ 13,910
6th St.	\$ 7,510
Madison	\$ 1,331
Michie	\$ 1,098
Riverside	\$ 4,693
Scattered Homes	\$ 36
Dogwood/NOAH (Non-Subsidized)	\$ 19,994

Total Outstanding Balance, Accounts Receivable, Total Unpaid	\$ 209,584
Crescent Halls	\$ 57,227
South 1st St. Phase I	\$ 27,528
Westhaven	\$ 38,824
6th St.	\$ 17,285
Madison	\$ 2,396
Michie	\$ 376
Riverside	\$ 15,807
Scattered Homes	\$ 256
Dogwood/NOAH (Non-Subsidized)	\$ 49,885

Assistance from Agencies (Current Month Total)	\$10,040
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02.19.2026

NOTE: Finance staff continue to work with PM to clean up ledgers.

Collection Efforts

Asset Collections Manager, with the help of PM staff and resident communication, was able to refer and collect assistance for residents. (See Chart for amounts)

Phone contact

We continue to encourage residents to apply for local funding that may be available.

Balance Due Letters Issued, 30 Day Non-Payment Issued, Meetings as requested, Unlawful Detainers filed monthly as needed.

Payment Agreements (if qualified)

EDP Program has been active for approximately 10 months with referrals for Non-Payment being extremely high. Other referrals are being made as well. Resident Services and Property Management continue to meet monthly to pivot and adjust to be sure we are administering the program for maximum effectiveness and outcomes.

Pending Recertifications:

- Recertifications are being completed/caught up, and letters go out on the 1st day of each month to give notifications at least 120 days prior to the due date of the due date. Additionally, 90. 60. 30-day Termination notice and implementation of Market Rent (per HUD guidelines) until the recertification is completed.

Staff Training:

- Mini Learning Sessions- 11st one tentatively Jan or Feb 2026 on types of “Vouchers/subsidy” and what that means for the recipient.
- Staff evaluations will be taking place to schedule the appropriate training for the year. In-house training is ongoing.
- Fair Housing Training was completed by the entire Property Management Team in August 2025. Members of Resident Services Department and Maintenance attended the training as well.
- Nelrod – free weekly training
- Certification training for the year is based on beginning of the year assessments. Currently scheduling training for the team for 2026 to take place in April/May.
- Ongoing, Senior Property Managers will be assigned peer training with other staff members in their area of expertise. All training will be documented in writing. This is ongoing.

Meetings:

- Safety Meeting will resume in January 2026 with a virtual and in-person option (Once a month on 2nd Wednesday). We have now completed the individual, in-person, on-site meetings. We will provide feedback on this at our meeting in January.
- Team/Compliance Meeting (Once/ Twice a month based on needs)
- One on one compliance training regularly (weekly)
- Eviction Diversion Work Team- Once a month
- Site events are ongoing once a month on a rotating basis. We have had Community Days, Movie Nights, Ice Cream Socials just to name a few! Our team has dedicated thought and time to the different events and has been pleasantly surprised at the turnouts they have been getting!
- Summer Beautification Days planning will begin this month for 2026

Staff Update:

- Weekly one on one/cross training between team members to help serve our communities and keep “Residents First.”
- Staff continue to distribute notices as needed with needed reminders and current information.
- Staff continue to be assigned and complete training applicable to industry updates themselves on community resources, available and newly announced, to provide up to date information to those in need of additional assistance in various situations.
- Asset Collections Rep along with site staff continues to pursue collections and continue the effort to TARS, however, we also continue the efforts to collect on them and make referrals for local funds that may be available to assist residents. We also continue to offer and initiate Repayment Agreements for those that qualify.
- Office hours are from 8:00 AM to 4:30PM, however, appointments are still preferred, for any person needing to have a one

on one with their AM or other staff. This allows us to be prepared and manage our time to meet other duties and deadlines.